



COACHELLA VALLEY CONSERVATION COMMISSION MEETING AGENDA

**THURSDAY, JANUARY 8, 2026
10:30 a.m.**

**Coachella Valley Water District
Steve Robbins Administration Building Training Room
75515 Hovley Lane East
Palm Desert, CA 92260**

Members of the public may use the following link for listening access and ability to address the CVCC when called upon:

<https://us02web.zoom.us/j/89090253814?pwd=jyJOEZICJJE0KFbom1vkRrxNUcUxTL.1>

Dial In: +1 669 900 9128 US

Webinar ID: 890 9025 3814

Password: 573139

IF YOU ARE UNABLE TO CONNECT VIA DIAL IN OPTION, PLEASE CALL 760-346-1127

Public comment is encouraged to be emailed to the CVCC prior to the meeting via email to cvag@cvag.org by 5:00 pm on the day prior to the Commission meeting. Members of the public joining the meeting by Zoom can also provide comment by using the “raise hand” feature or hitting *9 on the phone keypad.

As a convenience to the public, CVCC provides a call-in option and internet-based option for members of the public to virtually observe and provide public comments at its meetings. Please note that, in the event of a technical issue disrupting the call-in or internet-based options, the meeting will continue unless otherwise required by law.

**THIS MEETING IS HANDICAPPED ACCESSIBLE.
ACTION MAY RESULT ON ANY ITEMS ON THIS AGENDA.**

1. **CALL TO ORDER** – Mayor Pro Tem Gary Gardner, Chair, City of Desert Hot Springs
Roll Call
Pledge of Allegiance
Agenda Modifications
Conflict of Interest Disclosure

P5

2. **PUBLIC COMMENTS ON AGENDA ITEMS**

This is the first of two opportunities for public comment. Any person wishing to address the Coachella Valley Conservation Commission on items appearing on this agenda may do so at this time. At the discretion of the Chair, comments may be taken at the time items are presented. Please limit comments to 3 minutes.

3. **COMMISSION CHAIR/DIRECTOR ANNOUNCEMENTS**

4. **CONSENT CALENDAR**

- A. **Approve the minutes of the November 13, 2025, meeting**

P6

- B. **Authorize the Executive Director to negotiate and execute an amendment to the Professional Services Contract with Dokken Engineering to add up to \$55,000 and extend the ending date to June 30, 2026, contingent on approval of the 30x30 grant amendment by California Department of Fish and Wildlife**

P10

4. 1 **ITEMS HELD OVER FROM CONSENT CALENDAR**

5. **DISCUSSION / ACTION**

- A. **CVCC’s Audit for Fiscal Year 2024-25 and Related Reports – Jiajing Cheng**

P12

Recommendation: Receive and file the Audited Financial Statements for the fiscal year ended June 30, 2025, Report on Internal Controls over Financial Reporting, and the Auditor’s Communication with Those Charged with Governance

- B. Imperial Irrigation District Report on the Results of 2025 Western Burrowing Owl Study in the Imperial and Coachella Valleys – Jessica Humes, IID’s Supervisor for Environmental Compliance P69**

Recommendation: Information

- C. Budgetary Impacts Related to Burrowing Owl Coordination and Research – Kathleen Brundige P70**

Recommendation: To address the concerns related to the burrowing owl and provide any coordination with wildlife agencies:

- 1) Authorize a \$300,000 adjustment to the Fiscal Year 2025-26 budget to address immediate research needs, anticipated legal expenses and administrative expenses related to burrowing owl management; and
- 2) Approve Amendment No. 2 to the Services Contract with Dr. Conway’s laboratory at the University of Idaho, providing an additional \$292,489.15 to the contract and extending burrowing owl monitoring activities through December 2026

6. INFORMATION

- A. Attendance Record P77**
- B. Contracts under Executive Director’s signing authority P78**
- C. Acquisition Status Report P79**
- D. CVCC’s Quarterly Investment Report through September 30, 2025 P82**
- E. CVCC’s Unaudited Financial Reports through September 30, 2025 P83**
- F. Conflict of Interest Guidance P85**
- G. Continued Cleanup of Illegal Dumpsites and Encampments in Upper Mission Creek/ Big Morongo Canyon Conservation Areas P100**

7. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This is the second opportunity for public comment. Any member of the public wishing to address the Commission on items of general interest within the purview of this Commission may do so at this time. Please limit comments to 2 minutes.

8. ANNOUNCEMENTS

The next meeting of the **Coachella Valley Conservation Commission** will be held on Thursday, February 12, 2026, at 10:30 a.m. at the Coachella Valley Water District, Steve Robbins Administration Building Training Room, 75515 Hovley Lane East, Palm Desert, 92260.

9. **ADJOURN**

ITEM 1

**Coachella Valley Conservation Commission
Member Roster
2025 - 2026**



City of Cathedral City	Mayor Pro Tem Ernesto Gutierrez
City of Coachella	Mayor Steven Hernandez
Coachella Valley Water District	Board Member Anthony Bianco
City of Desert Hot Springs	Mayor Pro Tem Gary Gardner, <i>Chair</i>
Imperial Irrigation District	Director Alex Cardenas
City of Indian Wells	Councilmember Dana Reed
City of Indio	Mayor Elaine Holmes, <i>Vice Chair</i>
City of La Quinta	Mayor Linda Evans
Mission Springs Water District	Director Amber Duff
City of Palm Desert	Mayor Evan Trubee
City of Palm Springs	Councilmember Ron deHarte
City of Rancho Mirage	Councilmember Ted Weill
Riverside County	Supervisor Jose Medina - District 1 <i>Alternate: Councilmember Stephanie Virgen, Coachella</i> Supervisor Karen Spiegel – District 2 <i>Alternate: Mayor Pro Tem Kathleen Fitzpatrick, La Quinta</i> Supervisor Chuck Washington – District 3 <i>Alternate: Councilmember Jan Harnik, Palm Desert</i> Supervisor V. Manuel Perez – District 4 <i>Alternate: Mayor Scott Matas, Desert Hot Springs</i> Supervisor Yxstian Gutierrez – District 5 <i>Alternate: Councilmember Ben Guitron, Indio</i>

ITEM 4A

**Coachella Valley Conservation Commission
Meeting Minutes
November 13, 2025**



The audio file for this committee can be found at: <http://www.cvag.org/audio.htm>

- 1. CALL TO ORDER** – The meeting was called to order by Chair Gary Gardner, City of Desert Hot Springs Mayor Pro Tem, at 10:31 a.m. in the Coachella Valley Water District, Steve Robbins Administrative Building Training Room, 75515 Hovley Lane East, Palm Desert.
- 2. ROLL CALL** – Following the pledge, roll call was taken and it was determined that a quorum was present.

Members Present

Councilmember Ernesto Gutierrez*
Councilmember Frank Figueroa, *alternate*
Director Anthony Bianco**
Mayor Pro Tem Gary Gardner, *Chair*
Director Alex Cardenas
Mayor Pro Tem Dana Reed
Councilmember Oscar Ortiz
Mayor Linda Evans
Director Amber Duff
Mayor Pro Tem Evan Trubee**
Mayor Ted Weill
Councilmember Kathleen Fitzpatrick
Mayor Jan Harnik
Supervisor V. Manuel Perez
Councilmember Ben Guitron**

Agency

City of Cathedral City
City of Coachella
Coachella Valley Water District
City of Desert Hot Springs
Imperial Irrigation District
City of Indian Wells
City of Indio
City of La Quinta
Mission Springs Water District
City of Palm Desert
City of Rancho Mirage
Riverside County – District 2
Riverside County – District 3
Riverside County – District 4
Riverside County – District 5

Members Not Present

Mayor Ron deHarte
Councilmember Stephanie Virgen

City of Palm Springs
Riverside County – District 1

**arrived at Item 5*

***arrived at Item 8A*

3. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Reed led the commission in the Pledge of Allegiance.

4. AGENDA MODIFICATIONS (IF ANY)

None

5. PUBLIC COMMENTS ON AGENDA ITEMS

None

6. COMMISSION CHAIR / DIRECTOR COMMENTS

Chair Gardner reported that he attended the Friends of Desert Mountains’ dinner the previous evening and expressed appreciation for an excellent event. He also noted that he represented CVCC in the PBS SoCal Brain Trust meeting in Ontario on Wednesday, October 29, and provided a brief recap of the group’s discussion on developing long-term story concepts.

Executive Director Tom Kirk reviewed meeting logistics and reminded Commissioners of the ceiling-mounted microphones.

7. CONSENT CALENDAR

A. Approve the minutes of the September 11, 2025, meeting

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY COUNCILMEMBER GUTIERREZ TO APPROVE THE CONSENT CALENDAR ITEMS.

THE MOTION CARRIED WITH 12 AYES AND 5 MEMBERS ABSENT.

Councilmember Ernesto Gutierrez	Aye
Councilmember Frank Figueroa	Aye
Director Anthony Bianco	Absent
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Aye
Mayor Pro Tem Dana Reed	Aye
Councilmember Oscar Ortiz	Aye
Mayor Linda Evans	Aye
Director Amber Duff	Aye
Mayor Pro Tem Evan Trubee	Absent
Mayor Ron deHarte	Absent
Mayor Ted Weill	Aye
Councilmember Stephanie Virgen	Absent
Councilmember Kathleen Fitzpatrick	Aye
Mayor Jan Harnik	Aye
Supervisor V. Manuel Perez	Aye
Councilmember Ben Guitron	Absent

7.1 ITEMS HELD OVER FROM CONSENT CALENDAR

None

8. DISCUSSION / ACTION

A. Acquisition of one parcel in the Upper Mission Creek/Big Morongo Canyon Conservation Area

Diana Rosas, Associate Director of Coachella Valley Mountains Conservancy, presented the staff report.

Member discussion ensued regarding illegal dumping and in the area and the clean-up activities that were undertaken as part of the pre-acquisition efforts.

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY MAYOR WEILL TO APPROVE RESOLUTION 2025-07 FOR ACQUISITION OF ONE PARCEL CONSISTING OF APPROXIMATELY +/-10.77 ACRES IN THE UPPER MISSION CREEK/BIG MORONGO CANYON CONSERVATION AREA AT A COST NOT TO EXCEED \$140,000, PLUS CLOSING AND TRANSACTION RELATED COSTS NOT TO EXCEED \$2,500; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY CONTRACTS AND TAKE SUCH OTHER ACTIONS AS NECESSARY FOR THE ACQUISITION

THE MOTION CARRIED WITH 15 AYES AND 2 MEMBERS ABSENT.

Councilmember Ernesto Gutierrez	Aye
Councilmember Frank Figueroa	Aye
Director Anthony Bianco	Aye
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Aye
Mayor Pro Tem Dana Reed	Aye
Councilmember Oscar Ortiz	Aye
Mayor Linda Evans	Aye
Director Amber Duff	Aye
Mayor Pro Tem Evan Trubee	Aye
Mayor Ron deHarte	Absent
Mayor Ted Weill	Aye
Councilmember Stephanie Virgen	Absent
Councilmember Kathleen Fitzpatrick	Aye
Mayor Jan Harnik	Aye
Supervisor V. Manuel Perez	Aye
Councilmember Ben Guitron	Aye

B. Presentation: 30 X 30 Wildlife Connectivity Project

Shannon Lemieux, Data Research Analyst with the UC Davis Ecology Center, joined the Commission in person. She was accompanied by Dr. Fraser Shilling, also from the UC Davis Ecology Center, who participated via Zoom. Together, they provided an update on the project's work plan and shared recent field data study results.

Lengthy member discussion with Dr. Schilling and Ms. Lemieux answering questions from the Commission regard information presented.

No action was taken, as the item was presented for informational purposes only.

C. Burrowing Owl Status & Permitting Update

Director of Conservation Kathleen Brundige provided a PowerPoint update on the item.

Member discussion ensued regarding letter received from the California Department of Fish and Wildlife and how the CVCC will be responding to the issued rased.

Staff noted that an update on this item will be brought back on January's meeting agenda for the CVCC. No further action was taken as this was an informational item only.

D. Cleanup of Illegal Dumpsites and Encampments in Upper Mission Creek/Big Morongo Canyon Conservation Areas

Conservation Ranger Coordinator Will Steichen delivered a PowerPoint presentation outlining recent encampment clean-up efforts, including before-and-after photographs documenting the work completed.

No action was taken as this was an informational item only. Commissioners praised the cleanup efforts and asked that additional updates be brought back at future meetings.

9. INFORMATION

- A. Attendance Record Attendance Record**
- B. Contracts under Executive Director's signing authority**
- C. Acquisition Status Report**
- D. Native Planting Palette Resources for the Coachella Valley**
- E. Managing the North Shore Ranch property**

10. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

11. ANNOUNCEMENTS

The next **Coachella Valley Conservation Commission** meeting will be held on Thursday, January 8, 2026, at 10:30 a.m at the Coachella Valley Water District, Steve Robbins Administration Building Training Room, 75515 Hovley Lane East, Palm Desert, 92260.

12. ADJOURN

Chair Gardner adjourned the meeting at 11:58 a.m.

Respectfully submitted,

Elysia Regalado
Deputy Clerk

Coachella Valley Conservation Commission

January 8, 2026



STAFF REPORT

Subject: Contract Amendment for Dokken Engineering to Perform Additional Design Work on the I-10 Wildlife Crossing Project

Contact: Peter Satin, Regional Planner (psatin@cvag.org)

Recommendation: Authorize the Executive Director to negotiate and execute an amendment to the Professional Services Contract with Dokken Engineering to add up to \$55,000 and extend the ending date to June 30, 2026, contingent on approval of the 30x30 grant amendment by California Department of Fish and Wildlife

Background: At the November 2025 meeting, CVCC received an update on the Wildlife Connectivity Assessment for Interstate 10 and Closely Associated Transportation Infrastructure in the Banning Pass project (I-10 Connectivity Project), funded by a Natural Community Conservation Planning 30x30 grant awarded by the California Department of Fish and Wildlife (CDFW). The update provided information on the results of the various wildlife survey efforts undertaken, preliminary findings from the light and noise modelling, and initial recommendations on proposed locations for potential wildlife crossings both over and under I-10. Of particular interest to many Commissioners was addressing the recurring theft of wildlife cameras, which impacts the quantity of data received for analysis.

As originally budgeted, the University of California, Davis (UCD) Road Ecology Center – the team responsible for conducting the wildlife surveys and environmental modelling – had anticipated periodic travel to the region from Northern California for the purposes of conducting the necessary field work. However, the UCD team was able to utilize qualified biologists based in Southern California to conduct the required surveys and greatly reduce the anticipated travel costs. This has created a significant surplus within this grant task that can be reallocated to other project components, including the engineering and design work being led by Dokken Engineering.

In order to reallocate the surplus funding, CVCC staff made a formal request to CDFW in mid-November. As part of this amendment request, CVCC staff also requested an extension of the grant performance period from March 30, 2026 to June 30, 2026, to allow for additional survey efforts to mitigate the camera theft described above. CVCC staff is still awaiting approval from CDFW on this. In the meantime, CVCC staff and the UCD team have prepared budgets for two scenarios: one in which CDFW grants the reallocation request and the time extension request, and another in which CDFW grants the reallocation request but not the time extension request.

In anticipation of a response from CDFW, CVCC staff is recommending the Executive Director be authorized to negotiate and execute a contract with Dokken Engineering that reallocates the available funding and, if approved by CDFW, also extends the contract through June 2026. Any amendment of the Professional Services Contract with Dokken will be contingent on the larger project amendment approval by CDFW. The terms of the current research agreement with UCD accommodate both the internal reallocation and extended performance contemplated by the proposed amendment.

Fiscal Analysis: All costs related to this item are covered under the California Department of Fish and Wildlife grant for the I-10 Connectivity Project, which provides \$686,514 in state funds.

Dokken's Professional Services Contract is currently limited to \$187,070.

If CDFW approves a time extension and reallocation of funding, surplus funding would be applied to additional field surveys by UCD and analysis of supplemental data, with a remaining \$25,000 made available to the Dokken team for additional design work. That scenario would bring Dokken's not-to-exceed amount to \$212,070.

If CDFW does not approve the extension of the performance period, there would be less time for supplemental survey effort by UCD, which would make an additional \$55,000 available to the engineering team and bring Dokken's contract to a not-to-exceed amount \$242,070.

In either case, the increased design budget would allow for a higher level of design on the proposed crossings and sound and light barriers that are together a key project deliverable.

ITEM 5A

Coachella Valley Conservation Commission
January 8, 2026



STAFF REPORT

Subject: CVCC's Audit for Fiscal Year 2024-25 and Related Reports

Contact: Jiajing Cheng, Senior Accountant (jcheng@cvag.org)

Recommendation: Receive and file the Audited Financial Statements for the fiscal year ended June 30, 2025, Report on Internal Controls over Financial Reporting, and the Auditor's Communication with Those Charged with Governance

CVCC Finance Committee: The CVCC Finance Committee will review this item at its January 5 meeting and staff will provide any verbal updates when the Commission meets.

Background: CVCC has engaged the Coachella Valley Association of Governments (CVAG) to provide staffing and other administrative tasks since its inception. CVAG's Financial Statements Audit Procurement Policy, adopted on June 3, 2002, requires CVAG to obtain from qualified auditing firms, proposals to perform CVAG's annual financial audit every five years. In June 2021, CVAG selected Davis Farr LLP as the independent auditor for CVAG, CVCC, and Desert Community Energy (DCE) for a five-year term beginning in Fiscal Year 2020–21. In spring 2025, CVAG approved a one-time extension to add a sixth year to the engagement to ensure auditor continuity during the implementation of CVAG's Enterprise Resource Planning (ERP) system, which also serves as CVCC's financial system.

Davis Farr LLP performed the annual audit over CVCC's Basic Financial Statements as of June 30, 2025, and for the fiscal year then ended which included the Government-Wide Financial Statements including the Statement of Net Position and Statement of Activities as well as Fund Financial Statements which include Balance Sheet – Governmental Funds, Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position, Statement of Revenues, Expenditures and Changes in fund Balance – Governmental Funds, Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities, and Notes to the Basic Financial Statements. Davis Farr issued an Unmodified Opinion on December 18, 2025, which means that CVCC's Basic Financial Statements present fairly, in all material respects, the respective financial position of CVCC as of June 30, 2025 for the year then ended in accordance with US GAAP (Generally Accepted Accounting Principles).

In accordance with Government Auditing Standards, Davis Farr also issued a report on their consideration of CVCC's internal control over financial reporting and their tests of CVCC's compliance with certain provisions of laws, regulations, contracts, and grant agreements as well as other matters; Davis Farr was not engaged to provide an opinion on internal control over financial reporting or on compliance. During its testing, Davis Farr did not identify any material weaknesses or significant deficiencies in internal controls. Finally, Davis Farr has provided a letter

to the Commission outlining Significant Audit Findings as promulgated by AU-C Section 260, "The Auditor's Communication with Those Charged With Governance."

For Fiscal Year 2024/25, CVCC's net position increased by approximately \$5.6 million, representing a 4.3 percent increase from the prior year. This change in net position reflects a 4.5 percent or \$4.1 million increase in investment in capital assets as well as about \$1 million or 4.2 percent increase in cash and investments. Total revenue increased by nearly \$2.2 million, or 35.1 percent, primarily due to Caltrans providing advanced mitigation funding for new projects in 2025. Total expenses increased by approximately \$900,000, or 46.9 percent, compared to the prior fiscal year, largely attributable to work performed by external consultants and much of it reimbursable by corresponding grant revenue.

A member of the Davis Farr team will present the reports to the Finance Committee at its January 5 meeting. Staff will provide any updates when the audit is presented to the full Commission at its January 8, 2026 meeting.

Fiscal Analysis: There is no additional cost to receiving and filing the audit reports. The professional fees associated with the audit were previously budgeted.

Attachments:

1. CVCC's Audited Financial Statements for the year ended June 30, 2025
2. Report on Internal Controls over Financial Reporting
3. Auditor's Communication with Those Charged with Governance

COACHELLA VALLEY CONSERVATION COMMISSION
FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2025



DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

COACHELLA VALLEY CONSERVATION COMMISSION

Financial Statements

Year ended June 30, 2025

(With Independent Auditor's Report Thereon)

COACHELLA VALLEY CONSERVATION COMMISSION

Financial Statements

Year ended June 30, 2025

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Independent Auditor's Report

To the Commission Members
Coachella Valley Conservation Commission
Palm Desert, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Coachella Valley Conservation Commission (Commission), as of and for the year June 30, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Commission, as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Commission's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Commission's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis and budgetary comparison schedules* be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Report on Summarized Comparative Information

We have previously audited the Commission's 2024 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated November 18, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Commission's basic financial statements. The *combining nonmajor fund financial statements* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The *combining nonmajor fund financial statements* are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the *combining nonmajor fund financial statements* are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2025, on our consideration of the Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Commission's internal control over financial reporting and compliance.

DavisFarrLLP

Irvine, California
December 18, 2025

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**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

The following is a discussion and analysis of Coachella Valley Conservation Commission's (CVCC or the Commission) financial performance and includes a summary of CVCC's financial statements coupled with a detailed analysis of CVCC's financial position and results of operations for the fiscal year ended June 30, 2025, with comparative information from the fiscal year ended June 30, 2024. The purpose of management's discussion and analysis (MD&A) is to help CVCC member agencies and other stakeholders understand what the financial statements and notes in this financial report say about Commission's financial health and why it has changed since last year. It contains information drawn from those other parts of the report, accompanied by explanations informed by CVCC staff's knowledge of the Commission's finances. Please read this discussion and analysis in conjunction with the financial statements, including the notes to the financial statements identified in the accompanying tables.

If you have any questions about this report or require further information, contact CVCC which is staffed by the Coachella Valley Association of Governments (CVAG) at 760.346.1127 and ask for the Director of Finance.

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual report consists of three parts - management's discussion and analysis (this section), the basic financial statements, and required supplementary information. The basic financial statements include two kinds of statements that present different views of the Commission:

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the Commission's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the Commission government, reporting the Commission's operations in more detail than the government-wide statements. As their name implies, the fund financial statements disaggregate financial information by separate funds to report on the specific purposes for which resources are used or for which they are restricted. The Commission reports all of its governmental activities in governmental funds which include the general fund as well as special revenue funds.

The financial statements also include *notes* that delve deeper into the Commission's finances as reported in the basic financial statements. The information in the notes is as important to understanding the information in the financial statements as the statements themselves. The Commission uses notes to (1) present information in greater details than is possible within the financial statements, (2) explain the nature of amounts reported in the financial statements and how those amounts were determined, and (3) report certain information that does not meet the requirements for inclusion in the financial statements (such as certain commitments). The statements and notes are followed by a section of *required supplementary information and notes to required supplementary information* that provide additional financial and budgetary-to-actuals information.

Types of Information in the Financial Statements

The government-wide financial statements use the economic resources measurement focus and accrual basis of accounting much like how private sector financial statements are presented. In other words, they comprehensively report all types of financial statement elements:

- *Assets* – resources that the Commission controls, which are mostly in the form of land.
- *Liabilities* - amounts the Commission owes to others such as to vendors for work performed but not yet paid.
- *Revenues and Expenses* – inflows and outflows of resources, respectively, related to the current year like grant revenue and related expenses.

**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

More detail about the measurement focuses and basis of accounting can be found in Note 1 of the notes to the financial statements, the summary of significant accounting policies.

Governmental fund financial statements use the *current economic resources measurement focus and modified accrual basis of accounting* to report on the sources, uses, and balances of current financial resources. The Commission's basic services such as management and monitoring of protected habitat are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end. The governmental funds do not report non-financial assets, such as capital assets, but they do report the flows of current financial resources related to those long-term items like the spending of cash to acquire land. In general, the governmental fund statements provide a detailed short-term view of the Commission's general government operations and the basic services it provides as opposed to the comprehensive, long-term view provided in the government-wide financial statements referenced above.

ANALYSIS OF THE COMMISSION'S FINANCES

Statement of Net Position
(amounts expressed in thousands)

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percent Change
Current and Other Assets	\$ 42,791	\$ 41,070	\$ 1,721	4.2%
Capital Assets	94,895	90,818	4,077	4.5%
Total Assets	<u>137,685</u>	<u>131,887</u>	<u>5,798</u>	<u>4.4%</u>
Current Liabilities	778	580	198	34.1%
Total Liabilities	<u>778</u>	<u>580</u>	<u>198</u>	<u>34.1%</u>
Investment in Capital Assets	94,895	90,818	4,077	4.5%
Restricted	35,537	35,034	503	1.4%
Unrestricted	6,475	5,455	1,020	18.7%
Total Net Position	<u>\$ 136,907</u>	<u>\$ 131,307</u>	<u>\$ 5,600</u>	<u>4.3%</u>

Note: Totals may not sum precisely due to rounding differences.

The table above demonstrates that as of June 30, 2025, the Commission's total net position – assets minus liabilities – was about \$137 million, an increase of \$5.6 million or 4.3 percent compared with 2024. This change in net position reflects a 4.5 percent or \$4.1 million increase in investment in capital assets as well as about \$1 million or 4.2 percent increase in cash and investments. All the increase in net position was the result of the financial performance of the governmental activities as the Commission has no business-type activities. The following sections of the MD&A analyze the finances of the governmental activities.

**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

A summary of the government-wide *statement of activities* follows:

Statement of Activities (amounts expressed in thousands)				
	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percent Change
Program Revenues:				
Operating contributions and grants	\$ 2,657	\$ 1,515	\$ 1,142	75.4%
Capital contributions and grants	3,685	2,725	959	35.2%
General Revenues:				
Investment Earnings	2,051	1,999	52	2.6%
Other revenues	53	18	35	194.4%
Charges for Services	6	-	6	100.0%
Total Revenues	8,452	6,257	2,195	35.1%
Program Expenses:				
Administrative	999	794	204	25.7%
Biological monitoring and land management program	1,853	1,148	706	61.5%
Total Expenses	2,852	1,942	910	46.9%
Changes in Net Position	5,600	4,315	1,285	29.8%
Net Position - Beginning of Period	131,307	126,991	4,315	3.4%
Net Position - End of Period	\$ 136,907	\$ 131,307	\$ 5,600	4.3%

Note: Totals may not sum precisely due to rounding differences.

The Statement of Activities shows that in fiscal year 2025, governmental revenues of around \$8.5 million exceeded expenses of about \$2.9 million resulting in the \$5.6 million increase in net position. Various activities contributed to this increase in net position. The primary drivers were capital and operating contributions from the California Department of Transportation (Caltrans) as part of its obligations to the Commission for mitigation, the reinstatement and collection of tipping fees from the Coachella/Indio Waste Transfer Authority (CIWTA), and grants for the biological monitoring program. These items and other governmental activities will be discussed next.

Increases in Program Revenues

During fiscal year 2025, there was a significant increase in both operating and capital contributions and grants. The total revenue increased by nearly \$2.2 million, from \$6.3 million to \$8.5 million, representing approximately a 35.1 percent increase from the previous year. This increase is due to Caltrans providing advanced mitigation funds for new projects in 2025; no revenue was received from Caltrans in 2024. Furthermore, Local Development Mitigation Fee collections declined by approximately \$0.6 million in 2025 compared to 2024. However, this reduction was largely compensated by the reinstatement and collection of tipping fees from the CIWTA, which contributed a comparable amount. Additionally, external grant revenue totaling about \$0.4 million was received to support expenses associated with biological monitoring.

**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

Increases in Expenses

Total expenses increased in fiscal year 2025 by 46.9 percent or \$0.9 million. This increase was largely attributable to work performed by external consultants, particularly those that perform biological monitoring and apportion of these costs have been reimbursed by grants as indicated in the section above. In addition there were also higher administrative costs from the Coachella Valley Association of Governments (CVAG) who staffs the Commission. The increase was primarily attributable to the addition of a new position during the year, with the associated costs largely offset by grant reimbursements.

Governmental Funds

The Commission reports three major funds individually in the governmental funds financial statements. Those funds are the general fund, the management and monitoring fund, and the land acquisition fund which will now be discussed in more detail.

General Fund - The General Fund accounts for all the general revenues of the Commission not specifically levied or collected for some special purpose, and for the expenditures related to the rendering of general services by the Commission. The current fiscal year's net excess was about \$1.4 million, bringing the ending fund balance of the General Fund to \$17.4 million which is mostly restricted for endowment purposes. One of the key drivers to the net excess included the reinstatement of tipping fees from CIWTA as well as tipping fees from the County of Riverside which amounted to nearly \$1.0 million combined in 2025. Other significant revenues included \$500 thousand from CVAG for endowment purposes and a portion of the funds from Caltrans referenced above as required under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Additionally, the Commission's investments in the Riverside County Treasurer's Pooled Investment Fund saw another year of strong yields.

Management And Monitoring Fund - The Management and Monitoring Fund accounts for the revenues associated with implementation of land management and biological monitoring programs for the CVMSHCP. The current fiscal year saw a net decrease in fund balance by \$0.2 million, bringing the total ending fund balance to nil. One contributing factor to this decrease relates to the Commission adopted Local Development Mitigation Fees (LDMF) ordinance which designates part of these fees collected to be used for Management and Monitoring expenditures. Current year revenue in the management and monitoring fund was about \$0.5 million, a decrease of about \$0.1 million from the amount received as revenue in fiscal year 2024. Although there was an increase in the base calculation for LDMF, there was an overall decrease in collections because there were fewer projects permitted in previously undisturbed lands that needed to mitigate impacts to wildlife habitat. Additionally, Consultant fees from CVAG also increased due to additional resource needs; as the Commission continues to acquire more land, the costs associated with management and monitoring will continue to rise.

Land Acquisition Fund - The Land Acquisition Fund accounts for land acquisitions under the CVMSHCP with revenues typically generated by LDMF as well as other ad-hoc agency mitigation fees from various agencies based on their CVMSHCP obligations. The current fiscal year's fund balance was \$18.8 million, remaining relatively stable from 2024. The fund was supported by about \$2.3 million in LDMF and \$1.2 million in agency mitigation fees from Caltrans. The LDMF represented a decrease of about \$0.5 million from 2024 while the agency mitigation fees increased by 100 percent due to the new agreement with Caltrans mentioned above. Overall, capital outlay necessary to accomplish CVMSCP land acquisition objectives increased by about \$0.8 million.

**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

SIGNIFICANT CAPITAL ASSET AND LONG-TERM FINANCING ACTIVITY

Capital Assets

Capital Assets
Net of Depreciation
(amounts expressed in thousands)

	Balance June 30,2025	Balance June 30,2024	Change	Percent Change
Land	\$ 91,661	\$ 87,808	\$ 3,853	4.4%
Land Improvement	2,976	3,007	(30)	(1.0)%
Building and Improvement	213	-	213	100.0%
Equipment	31	3	28	933.3%
Construction in Progress	13	-	13	100.0%
Total	\$ 94,895	\$ 90,818	\$ 4,077	4.5%

Note: Totals may not sum precisely due to rounding differences.

Overall, the carrying value of the Commission’s capital assets – original cost minus accumulated depreciation - increased by about \$4 million or roughly 4.5 percent. The main driver for this increase was the acquisition of additional land parcels by the Commission to the tune of almost \$4 million. One of the parcels contains buildings, equipment, and other improvements. The Peninsular Bighorn Sheep Fence Project recorded depreciation of about \$0.1 million which offset additions to and reduced Land Improvements to below \$3.0 million. The construction in progress is related to post and cable fences being constructed for land management.

Significant Long-Term Financing Activity

During the fiscal year 2025, there were no significant long-term financing activities undertaken.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The Commission has identified several relevant factors that will influence the Commission's finances in the future and have either been included in the fiscal year 2026 budget or will be included in a future budget:

- **Grant Awards** - The Commission expects to receive additional external grant funding for management and monitoring and is the recipient of a \$0.5 million grant from CalRecycle for cleanup and abatement of reserve lands, of which around \$0.3 million is expected in fiscal year 2025–2026. Additionally, the two-year Wildlife Connectivity Assessment for Interstate 10 and Closely Associated Transportation Infrastructure in the Banning Pass was awarded to the CVCC, representing the largest non-acquisition grant since the inception of the CVMSHCP, from the California Department of Fish and Wildlife’s 30×30 implementation. Roughly \$0.3 million is budgeted for receipt in 2025–26. Another \$150 thousand in revenue is budgeted to cover Motus tower array costs and small mammal genetics. Total grants expected in 2025-2026 are nearly \$0.9 million and would represent a significant increase from fiscal year 2024- 2025.

**COACHELLA VALLEY CONSERVATION COMMISSION
MANAGEMENT DISCUSSION & ANALYSIS
YEAR ENDED JUNE 30, 2025**

- **Western Burrowing Owl Costs** – CVCC has recently faced a significant compliance issue regarding the western burrowing owl. Federal and state wildlife agencies have raised concerns about permit obligations, with a potential state listing decision pending in early calendar year 2026. Despite major investments in land acquisition and habitat protection, CVCC must now demonstrate effective long-term conservation strategies, including updated population data, relocation effectiveness, and habitat management, to maintain compliance and ensure the species' viability. This will likely result in an administrative, legal and management and monitoring cost increase of at least \$300,000 in the coming years.

CONTACTING THE COMMISSION'S FINANCIAL MANAGEMENT

This financial report is designed to provide citizens, member agencies, and resource providers with a general overview of the Commission's finances and to show the Commission's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Commission's Office staffed by the Coachella Valley Association of Governments, attention: Finance Department, at 74-199 El Paseo, Suite 100, Palm Desert, CA 92260 or by calling 760.346.1127 and asking for the Director of Finance.

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BASIC FINANCIAL STATEMENTS

COACHELLA VALLEY CONSERVATION COMMISSION

Statement of Net Position

June 30, 2025

(with comparative prior year information)

	Governmental Activities	
	2025	2024
Assets:		
Cash and investments (note 2)	\$ 40,709,481	\$ 39,619,508
Accounts receivable	108,766	128,470
Interest receivable	283,173	410,975
Deposits	2,800	14,725
Prepaid	17	-
Due from other governments	1,686,431	895,924
Capital assets, not depreciated (note 4)	91,674,144	87,808,240
Capital assets, net of depreciation (note 4)	3,220,552	3,009,542
Total Assets	137,685,364	131,887,384
Liabilities:		
Accounts payable	486,201	36,794
Deposits payable	28,018	25,518
Unearned revenue	1,685	-
Due to other governments	262,576	518,183
Total Liabilities	778,480	580,495
Net Position:		
Investment in capital assets	94,894,696	90,817,782
Restricted:		
Endowment	11,236,794	10,939,889
Management and monitoring	5,283,887	5,359,541
Land acquisition	19,016,304	18,814,286
Unrestricted	6,475,203	5,375,391
Total Net Position	\$ 136,906,884	\$ 131,306,889

See accompanying notes to financial statements.

COACHELLA VALLEY CONSERVATION COMMISSION

Statement of Activities

Year ended June 30, 2025

(with comparative prior year information)

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position	
		Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants	Governmental Activities	
					2025	2024
Governmental Activities:						
Administrative	\$ 998,849	\$ 5,820	\$ 1,759,570	\$ -	\$ 766,541	\$ 136,938
Biological monitoring and land management program	<u>1,853,387</u>	<u>-</u>	<u>897,914</u>	<u>3,684,740</u>	<u>2,729,267</u>	<u>2,161,737</u>
Total Governmental Activities	<u>\$ 2,852,236</u>	<u>\$ 5,820</u>	<u>\$ 2,657,484</u>	<u>\$ 3,684,740</u>	<u>3,495,808</u>	<u>2,298,675</u>
			General Revenues:			
			Investment income (loss)		2,051,200	1,998,740
			Other revenues		<u>52,987</u>	<u>18,065</u>
			Total General Revenues		<u>2,104,187</u>	<u>2,016,805</u>
			Change in Net Position		5,599,995	4,315,480
			Net Position - Beginning		<u>131,306,889</u>	<u>126,991,409</u>
			Net Position - Ending		<u>\$ 136,906,884</u>	<u>\$ 131,306,889</u>

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COACHELLA VALLEY CONSERVATION COMMISSION

Balance Sheet - Governmental Funds

June 30, 2025

(with comparative prior year information)

		Special Revenue Funds	
	General Fund	Management and Monitoring	Land Acquisition
Assets:			
Cash and investments	\$ 16,719,963	\$ -	\$ 18,524,709
Accounts receivable	-	108,766	-
Interest receivable	110,812	1,789	129,860
Deposits	-	2,800	-
Prepaid	-	3	14
Due from other funds	729,969	217,904	-
Due from other governments	<u>981,571</u>	<u>263,628</u>	<u>441,232</u>
 Total Assets	 <u>\$ 18,542,315</u>	 <u>\$ 594,890</u>	 <u>\$ 19,095,815</u>
 Liabilities, Deferred Inflows of Resources and Fund Balances:			
Liabilities:			
Accounts payable	\$ 244,103	\$ 170,970	\$ 71,128
Deposits payable	7,500	20,518	-
Unearned revenue	-	286	1,399
Due to other funds	947,873	-	-
Due to other governments	<u>-</u>	<u>255,607</u>	<u>6,969</u>
 Total Liabilities	 <u>1,199,476</u>	 <u>447,381</u>	 <u>79,496</u>
 Deferred Inflows of Resources:			
Unavailable revenue	<u>-</u>	<u>147,509</u>	<u>215,568</u>
 Total Deferred Inflows of Resources	 <u>-</u>	 <u>147,509</u>	 <u>215,568</u>
 Fund Balances:			
Nonspendable	-	3	14
Restricted:			
Endowment	10,867,652	-	-
Management and monitoring	-	-	-
Land acquisition	-	-	18,800,737
Unassigned	<u>6,475,187</u>	<u>(3)</u>	<u>-</u>
 Total Fund Balances	 <u>17,342,839</u>	 <u>-</u>	 <u>18,800,751</u>
 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	 <u>\$ 18,542,315</u>	 <u>\$ 594,890</u>	 <u>\$ 19,095,815</u>

See accompanying notes to financial statements.

COACHELLA VALLEY CONSERVATION COMMISSION

Balance Sheet - Governmental Funds (Continued)

June 30, 2025

(with comparative prior year information)

	Other Governmental Funds	Total Governmental Funds	
		2025	2024
Assets:			
Cash and investments	\$ 5,464,809	\$ 40,709,481	\$ 39,619,508
Accounts receivable	-	108,766	128,470
Interest receivable	40,712	283,173	410,975
Deposits	-	2,800	14,725
Prepaid	-	17	-
Due from other funds	-	947,873	12,680
Due from other governments	-	1,686,431	895,924
	<hr/>	<hr/>	<hr/>
Total Assets	\$ 5,505,521	\$ 43,738,541	\$ 41,082,282
Liabilities, Deferred Inflows of Resources and Fund Balances:			
Liabilities:			
Accounts payable	\$ -	\$ 486,201	\$ 36,794
Deposits payable	-	28,018	25,518
Unearned revenue	-	1,685	-
Due to other funds	-	947,873	12,680
Due to other governments	-	262,576	518,183
	<hr/>	<hr/>	<hr/>
Total Liabilities	-	1,726,353	593,175
Deferred Inflows of Resources:			
Unavailable revenue	-	363,077	103,357
	<hr/>	<hr/>	<hr/>
Total Deferred Inflows of Resources	-	363,077	103,357
Fund Balances:			
Nonspendable	-	17	-
Restricted:			
Endowment	369,142	11,236,794	10,939,889
Management and monitoring	5,136,379	5,136,379	5,256,184
Land acquisition	-	18,800,737	18,814,286
Unassigned	-	6,475,184	5,375,391
	<hr/>	<hr/>	<hr/>
Total Fund Balances	5,505,521	41,649,111	40,385,750
	<hr/>	<hr/>	<hr/>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 5,505,521	\$ 43,738,541	\$ 41,082,282

See accompanying notes to financial statements.

COACHELLA VALLEY CONSERVATION COMMISSION

**Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position**

June 30, 2025

Fund balances of governmental funds	\$ 41,649,111
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, such as land used in governmental activities, are not financial resources and, therefore, are not reported in the funds.	
Capital assets	95,124,370
Accumulated depreciation	(229,674)
Revenues are reported as unavailable revenue in the governmental funds and recognized in the statement of activities. These are included in the intergovernmental revenues in the governmental fund activity.	<u>363,077</u>
Net Position of Governmental Activities	<u>\$ 136,906,884</u>

See accompanying notes to financial statements.

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COACHELLA VALLEY CONSERVATION COMMISSION

**Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds**

Year ended June 30, 2025

(with comparative prior year information)

		Special Revenue Funds	
	General Fund	Management and Monitoring	Land Acquisition
Revenues:			
Development mitigation fees	\$ -	\$ 460,330	\$ 2,247,491
Agencies mitigation fees	777,748	-	1,221,680
Tipping fees	981,571	-	-
Grants	-	393,432	-
Investment income	839,217	9,522	1,004,288
Advertising revenue	-	9,487	-
Miscellaneous	49,571	-	-
	<u>2,648,107</u>	<u>872,771</u>	<u>4,473,459</u>
Total Revenues			
Expenditures:			
General Government:			
Administrative fees	-	5,045	24,631
Insurance	30,279	-	-
Meeting attendance stipend	9,018	-	-
General and office expenses	3,624	11,608	1,438
Professional services	90,277	50,007	27,225
Consultants	865,651	1,203,000	211,193
Land improvements	-	18,987	4,090
Miscellaneous	-	-	509,425
Capital outlay	-	12,930	3,708,992
	<u>998,849</u>	<u>1,301,577</u>	<u>4,486,994</u>
Total Expenditures			
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>1,649,258</u>	<u>(428,806)</u>	<u>(13,535)</u>
Other Financing Sources (Uses):			
Transfers in (note 3)		271,714	-
Transfers out (note 3)	(271,714)	-	-
	<u>(271,714)</u>	<u>271,714</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	1,377,544	(157,092)	(13,535)
Fund Balance - Beginning	<u>15,965,295</u>	<u>157,092</u>	<u>18,814,286</u>
Fund Balance - End	<u>\$ 17,342,839</u>	<u>\$ -</u>	<u>\$ 18,800,751</u>

See accompanying notes to financial statements.

COACHELLA VALLEY CONSERVATION COMMISSION

**Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds (Continued)**

Year ended June 30, 2025

(with comparative prior year information)

	Other Governmental Funds	Total Governmental Funds	
		2025	2024
Revenues:			
Development mitigation fees	\$ -	\$ 2,707,821	\$ 3,283,669
Agencies mitigation fees	-	1,999,428	579,390
Tipping fees	-	981,571	341,757
Grants	-	393,432	25,611
Investment income (loss)	198,174	2,051,201	1,998,740
Advertising revenue	-	9,487	8,342
Miscellaneous	-	49,571	19,911
		<u> </u>	<u> </u>
Total Revenues	<u>198,174</u>	<u>8,192,511</u>	<u>6,257,420</u>
Expenditures:			
General Government:			
Administrative fees	-	29,676	32,228
Insurance	-	30,279	24,246
Meeting attendance stipend	-	9,018	7,582
General and office expenses	-	16,670	23,790
Professional services	-	167,509	239,302
Consultants	-	2,279,844	1,479,938
Land improvements	-	23,077	90,191
Miscellaneous	141,730	651,155	-
Capital outlay	-	3,721,922	4,016,735
		<u> </u>	<u> </u>
Total Expenditures	<u>141,730</u>	<u>6,929,150</u>	<u>5,914,012</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>56,444</u>	<u>1,263,361</u>	<u>343,408</u>
Other Financing Sources (Uses):			
Transfers in (note 3)	-	271,714	1,139,478
Transfers out (note 3)	-	(271,714)	(1,139,478)
		<u> </u>	<u> </u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	56,444	1,263,361	343,408
Fund Balance - Beginning	<u>5,449,077</u>	<u>40,385,750</u>	<u>40,042,342</u>
Fund Balance - End	<u>\$ 5,505,521</u>	<u>\$ 41,649,111</u>	<u>\$ 40,385,750</u>

See accompanying notes to financial statements.

COACHELLA VALLEY CONSERVATION COMMISSION

**Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds to the Statement of Activities**

Year ended June 30, 2025

Net change in fund balances - total governmental funds \$ 1,263,361

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of these assets is allocated over their estimated useful lives and reported as depreciation expense (if applicable).

Cost of assets capitalized	4,236,737
Depreciation expense	<u>(159,823)</u>

Change in Net Position of Governmental Activities \$ 5,599,995

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NOTES TO THE BASIC FINANCIAL STATEMENTS

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies

(a) Description of Reporting Entity

The Coachella Valley Conservation Commission (the Commission) was formed under California's Joint Powers Law on December 1, 2005 for the purpose of overseeing and administering the Coachella Valley Multiple Species Habitat Conservation Plan (the CVMSHCP), a regional habitat conservation plan which balances conservation of rare and endangered species and development on an area-wide and regional basis under Section 6500 et. seq. of the Government Code. The Commission's members are the Cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, Rancho Mirage, Coachella Valley Water District, Imperial Irrigation District, and Mission Springs Water District. Nonvoting participants of the Commission are Coachella Valley Association of Governments, Riverside County Flood Control and Water Conservation District, Riverside County Regional Parks and Open Space District and Riverside County Waste Management District.

The CVMSHCP is a long-term habitat conservation plan permitted by the California Department of Fish and Game as of September 9, 2008 and the United States Fish and Wildlife Services as of October 1, 2008 under the authority of the state and federal Endangered Species Acts. Although the Commission was formed as an independent joint powers authority prior to issuance of the state and federal permits for the CVMSHCP, it did not begin functioning as an independent agency until October 2008. With the approval of the CVMSHCP permits, funding for the activities of the Commission, including land acquisition, land management and biological monitoring, became available as of October 1, 2008.

With the CVMSHCP, over 240,000 acres of open space will be protected as well as 27 species of plants and animals that are threatened or facing extinction. The Commission acquired its 100,000th acre in October 2021. The Commission is also empowered to acquire land and administer grant programs to not-for-profit programs and permittees to conserve lands that contribute to the CVMSHCP's reserves, and to coordinate conservation easement agreements with landowners, seek grants and other funding sources to assist with acquisition, and coordinate with other state and federal acquisition programs in the CVMSHCP's area to ensure efficiency and consistency among acquisition programs. The basic financial statements of the Commission include all activities for which the Commission is financially accountable.

Major sources of revenue for the Commission include a Local Development Mitigation Fee collected on new development, tipping fees from Riverside County landfills, and regional infrastructure mitigation funds from various agencies, including the Coachella Valley Association of Governments, Coachella Valley Water District and Imperial Irrigation District. Other funding sources may be identified in subsequent years.

(b) Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information about the reporting government as a whole, except for its fiduciary activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on charges for services.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Likewise, the primary government (including its blended component units) is reported separately from discretely presented component units for which the primary government is financially accountable. The Commission has no business-type activities, fiduciary activities, or component units.

Certain eliminations have been made as prescribed by GASB Statement No. 34 in regard to interfund activities, payables, and receivables. All internal balances have been eliminated for purposes of the Statement of Net Position.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues.

The underlying accounting system of the Commission is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Separate financial statements for the Commission's governmental funds are presented after the Government-wide Financial Statements. These statements display information about major funds individually and other governmental funds in the aggregate.

The Commission reports the following major governmental funds:

General Fund – This fund is used to account for all of the general revenues of the Commission not specifically levied or collected for special purposes, and for the expenditures related to the rendering of general services by the Commission.

Management and Monitoring Special Revenue Fund – This fund is used to account for the revenues associated with implementation of the land management program and the biological management program for the CVMSHCP. These programs are supported by grants and funds provided by various agencies to support implementation of the CVMSHCP.

Land Acquisition Special Revenue Fund – This fund is used to account for the revenues generated by the Local Development Mitigation Fee (LDMF) and mitigation contributions from various agencies. These revenues are used to support the acquisition of lands by the Commission on behalf of the Local Permittees to meet the goals of the CVMSHCP.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

(c) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The Government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transaction are recognized in accordance with the requirements of GASB Statement No. 33.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the current financial resources measurement focus, only current assets and current liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period. Noncurrent portions of long-term receivables due to governmental funds are reported on their balance sheets in spite of their spending measurement focus. However, special reporting treatments are used to indicate that they should not be considered "available spendable resources" since they do not represent net current assets. Recognition of governmental fund type revenue represented by noncurrent receivables is deferred until they become current receivables. Noncurrent portions of other long-term receivables are offset by fund balance reserve accounts.

Under the modified accrual basis of accounting, revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 150 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, except for principal and interest on long-term liabilities, claims and judgments, and compensated absences which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term liabilities are reported as other financing sources.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Commission does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The Commission has an item that qualifies for reporting in this category. Unavailable revenues, which arise only under a modified accrual basis of accounting, is reported only in the governmental funds balance sheet.

The governmental funds report unavailable revenues from one source. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources.

In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Governmental Fund Balances

Fund balances are reported in the fund statements in the following classifications:

Non-spendable Fund Balance — this includes amounts that cannot be spent because they are either not spendable in form (such as inventory) or legally or contractually required to be maintained intact (such as endowments).

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Restricted Fund Balance — this includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation. If the action limiting the use of funds is included in the same action (legislation) that created (enables) the funding source, then it is restricted. The accompanying financial statements include restricted fund balance for management and monitoring, land acquisition, and endowment. The CVMSHCP that created the funding source restricted the use of these funds for specific purposes.

Committed Fund Balance — this includes amounts that can be used only for the specific purposes determined by a formal action of the Commission. It includes legislation (Commission action) that can only be overturned by new legislation requiring the same type of voting consensus that created the original action. Therefore, if the Commission action limiting the use of the funds is separate from the action (legislation) that created (enables) the funding source, then it is committed, not restricted. The Commission considers a resolution to constitute a formal action of the Commission for the purposes of establishing committed fund balance.

Assigned Fund Balance — this includes amounts that are designated or expressed by the Commission but does not require a formal action like a resolution or ordinance. The Commission may delegate the ability of an employee or committee to assign uses of specific funds, for specific purposes.

Unassigned Fund Balance — this includes the remaining spendable amounts which are not included in one of the other classifications.

It is the Commission's policy that restricted resources will be applied first, followed by (in order of application) committed, assigned, and unassigned resources, in the absence of a formal policy adopted by the Commission.

(d) Reclassification and Eliminations

Inter-fund balances must generally be eliminated in the government-wide financial statements, except for net residual amounts due between governmental activities. Any allocations must reduce the expenses of the function from which the expenses are being allocated, so that expenses are reported only once - in the function in which they are allocated.

(e) Cash and Investments

The Commission pools cash and investments of all funds. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

(f) Capital Assets

Capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets, donated works of art and similar items, and capital assets received as part of a service concession arrangement, are recorded at acquisition value at the date of acquisition. Generally, the Commission capitalizes assets with a cost in excess of \$5,000 with a useful life in excess of one year.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide financial statements. Depreciation expense is charged as an expense against operations and accumulated depreciation is reported on the Statement of Net Position. The ranges of lives used for depreciation purposes for each capital asset class are as follows:

Equipment and Vehicles	2-12 years
Land improvements	20-25 years
Building and Improvements	50 years

(g) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

(h) Comparative Financial Statements

Selected information regarding the prior year has been included in the accompanying financial statements. This information has been included for comparison purposes only and does not represent a complete presentation in accordance with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Commission's prior year financial statements, from which selected financial data was derived. The Commission has reclassified certain prior year information to conform with current year presentations.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 2: Cash and Investments

Cash and investments of the Commission consisted of the following at June 30, 2025:

Cash and deposits:		
Deposits with financial institutions	\$	2,146,276
Investments:		
Riverside County Pooled Investment Fund		16,545,997
CAMP Investment Fund		22,017,208
Total cash and investments	\$	<u>40,709,481</u>

Deposits

The Commission's deposits with financial institutions were insured or collateralized as required by State Law.

Investments Authorized by the California Government Code and the Commission's Investment Policy

The table below identifies the investment types that are authorized for the Commission by the California Government Code (or the Commission's investment policy, where more restrictive).

The table also identifies certain provisions of the California Government Code (or the Commission's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage of Portfolio</u>	<u>Maximum Investment in One Issuer</u>
United States Treasury Obligations	3 years	None	None
Money Market Mutual Funds investing in United States Treasury Investments	N/A	20%	10%
County Pooled Investment Funds	N/A	None	None
California Asset Management Program	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Commission manages its exposure to interest, rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. The Commission's investment in the Riverside County Pooled Investment Fund of \$16,545,997 and in the CAMP Investment Fund of \$22,017,208 is available on demand.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 2: Cash and Investments (Continued)

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Commission does not hold any investments subject to minimum credit ratings. The pooled investments held with the Riverside County Pooled Investment Fund and California Asset Management Program (CAMP) Pool Investment Fund are considered to be unrated.

Investment in Riverside County Investment Pool

The Commission is a voluntary participant in the County of Riverside Treasury Pool. The fair value of the Commission's investment in this pool is reported in the accompanying financial statements at amounts based upon the Commission's pro-rata share of the fair value provided by the County for the entire County portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by the County.

Joint Power Authority Pools

The Commission is a voluntary participant in the California Asset Management Program (CAMP), a California Joint Power Authority that falls under the California Code Section 53601 (p), which is directed by a Board of Trustees that is made up of experienced local government finance directors and treasurers. The fair value of the Commission's investment in this pool is reported in the accompanying financial statements at amounts based upon the Commission's pro-rata share of the fair value provided by CAMP for the entire CAMP portfolio (in relation to the amortized cost of that portfolio).

Fair Value Hierarchy

The Commission categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. All Commission investments are not subject to fair value rating.

Note 3: Interfund Activities

Transfers

The General Fund transferred \$271,714 to the Management and Monitoring Special Revenue Fund to cover the deficit incurred in that fund.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 4: Capital Assets

A summary of capital asset activity for the year ended June 30, 2025, is as follows:

	Balance at July 1, 2024	Additions	Deletions	Balance at June 30, 2025
Capital assets, not depreciated:				
Land	\$ 87,808,240	\$ 3,852,974	\$ -	\$ 91,661,214
Construction in Progress	-	12,930	-	12,930
Total capital assets, not depreciated	<u>87,808,240</u>	<u>3,865,904</u>	<u>-</u>	<u>91,674,144</u>
Capital assets, being depreciated:				
Land Improvements	3,070,572	125,667	-	3,196,239
Building and improvement	-	213,666	-	213,666
Equipment	8,821	31,500	-	40,321
Total capital assets, being depreciated	<u>3,079,393</u>	<u>370,833</u>	<u>-</u>	<u>3,450,226</u>
Less accumulated depreciation:				
Land Improvements	(63,970)	(155,997)	-	(219,967)
Building and improvement	-	(448)	-	(448)
Equipment and vehicles	(5,881)	(3,378)	-	(9,259)
Total accumulated depreciation	<u>(69,851)</u>	<u>(159,823)</u>	<u>-</u>	<u>(229,674)</u>
Total capital assets, being depreciated, net	<u>3,009,542</u>	<u>211,010</u>	<u>-</u>	<u>3,220,552</u>
Total capital assets, net	<u>\$ 90,817,782</u>	<u>\$ 4,076,914</u>	<u>\$ -</u>	<u>\$ 94,894,696</u>

Depreciation expense was charged to the following function in the Statement of Activities:

Biological monitoring and land management program	<u>\$159,823</u>
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Note 5: Liability, Property and Workers' Compensation Protection Description

Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

The Coachella Valley Conservation Commission is a member of the California Joint Powers Insurance Authority (the Authority). The Authority is composed of 125 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq.

The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The Authority began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

Primary Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. The total funding requirement for self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 5: Liability, Property and Workers' Compensation Protection Description (Continued)

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula.

(2) The first layer of losses includes incurred costs up to \$100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer.

(3) The second layer of losses includes incurred costs from \$100,000 to \$500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer.

(4) Incurred costs from \$500,000 to \$50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. Subsidence losses have a sub-limit of \$50 million per occurrence. The coverage structure includes retained risk that is pooled among members, reinsurance, and excess insurance. More detailed information about the various layers of coverage is available on the following website: <https://cjpia.org/coverage/risk-sharing-pools>.

Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2024-25.

Note 6: Future Funding

Per the 2011 Local Development Mitigation Fee Nexus Study, plan implementation costs include the direct and indirect costs associated with land acquisition, the Monitoring Program, and the Management Program, including Adaptive Management. Additional costs include staff costs associated with Plan Administration.

The estimated costs of Plan implementation for the permittees over the 75-year term are \$1,708,767,000. Revenue sources to fund these costs are as follows:

Local Development Mitigation Fee	\$1,212,881,000
Conservation Trust Fund	160,432,000
Regional Road Projects and Infrastructure Mitigation	100,814,000
Interest on Investments	<u>234,640,000</u>
Total Revenues	<u>\$1,708,767,000</u>

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to the Basic Financial Statements

Year ended June 30, 2025

Note 6: Future Funding (Continued)

In accordance with the CVMSHCP, Coachella Valley Association of Governments (CVAG) committed \$30 million of future Measure A funds, which would mitigate all the regional transportation projects listed in the current Transportation Project Prioritization Study (TPPS). Under the CVMSHCP, the \$30 million in the CVAG transportation funds would contribute to both land acquisition and the establishment of the Endowment Fund, which would ensure monitoring and management of the acquired lands. The CVMSHCP area includes 1.1 million acres, encompassing the entire Coachella Valley and the surrounding mountains. The CVMSHCP will benefit the local jurisdictions by providing Take Authorization for all development, including public infrastructure projects, undertaken by the Permittees (signatories to the MSHCP) outside the Conservation Areas.

By providing Take Authorization for public and private development projects, the MSHCP eliminates the need for individual biological surveys and negotiations for project mitigation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game. At June 30, 2025, the outstanding commitment from CVAG is \$5,175,000. This commitment has not been recorded as a receivable because it has not met all the revenue recognition requirements.

Note 7: Related Party Transactions

The agreement between the Commission and Coachella Valley Association of Governments (CVAG) has undergone several amendments over the years, with the latest amendment approved by the CVCC and the CVAG Executive Committee in June 2023. This amended agreement sets a not-to-exceed contract amount based on the annual budget. For fiscal year 2024–2025, the amount shall not exceed \$1,683,141. During the period from July 1, 2024 through June 30, 2025, CVAG incurred on behalf of CVCC \$1,232,284. of staff time and allocated administrative expenses that were billed. As CVCC recognizes expenses on the accrual basis, an additional \$450,857 has been recorded as accrued costs. However, the final actual amount is expected to be lower than the accrued estimate.

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REQUIRED SUPPLEMENTARY INFORMATION

COACHELLA VALLEY CONSERVATION COMMISSION

**Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund**

Year ended June 30, 2025

	Budget Amounts		Variance with Original Budget Over (Under) Final Budget	Actual Amounts	Variance with Final Budget Over (Under) Actual Amounts
	Original	Final			
Revenues:					
Agencies mitigation fees	\$ 911,032	\$ 911,032	\$ -	\$ 777,748	\$ (133,284)
County tipping fees	300,000	300,000	-	981,571	681,571
Investment income	431,757	431,757	-	839,217	407,460
Miscellaneous	-	-	-	49,571	49,571
Total Revenues	1,642,789	1,642,789	-	2,648,107	1,005,318
Expenditures:					
General Government:					
Meeting attendance stipends	12,967	12,967	-	9,018	(3,949)
Office operations	28,000	28,000	-	30,279	2,279
Professional services	102,020	102,020	-	93,901	(8,119)
CVAG admin reimbursement	790,740	790,740	-	865,651	74,911
Total Expenditures	933,727	933,727	-	998,849	65,122
Excess (Deficiency) of Revenues Over (Under) Expenditures	709,062	709,062	-	1,649,258	940,196
Other Financing Sources:					
Operating transfers in	630,154	630,154	-	-	(630,154)
Operating transfers out	(1,360,216)	(1,360,216)	-	(271,714)	1,088,502
Total Other Financing Sources	(730,062)	(730,062)	-	(271,714)	458,348
Net Change in Fund Balance	(21,000)	(21,000)	-	1,377,544	1,398,544
Fund Balance - Beginning	15,965,295	15,965,295	-	15,965,295	-
Fund Balance - Ending	\$ 15,944,295	\$ 15,944,295	\$ -	\$ 17,342,839	\$ 1,398,544

See accompanying notes to required supplementary information.

COACHELLA VALLEY CONSERVATION COMMISSION

**Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Management and Monitoring**

Year ended June 30, 2025

	Budget Amounts		Variance with Original Budget Over (Under) Final Budget	Actual Amounts	Variance with Final Budget Over (Under) Actual Amounts
	Original	Final			
Revenues:					
Development mitigation fees	\$ 533,641	\$ 533,641	\$ -	\$ 460,330	\$ (73,311)
CA fish & game	721,238	721,238	-	393,432	(327,806)
Friends of the desert mountains	18,000	18,000	-	-	(18,000)
Investment income	14,391	14,391	-	9,522	(4,869)
Advertising revenue	3,500	3,500	-	9,487	5,987
Other revenue	7,500	7,500	-	-	(7,500)
Total Revenues	1,298,270	1,298,270	-	872,771	(425,499)
Expenditures:					
Current:					
Administrative fees	5,336	5,336	-	5,045	(291)
Office operations	31,752	31,752	-	-	(31,752)
Professional services	1,068,000	1,068,000	-	253,680	(814,320)
CVAG admin reimbursement	746,810	746,810	-	607,421	(139,389)
Land management costs	92,500	92,500	-	422,501	330,001
Capital Outlay	10,000	10,000	-	12,930	2,930
Total Expenditures	1,954,398	1,954,398	-	1,301,577	(652,821)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(656,128)	(656,128)	-	(428,806)	227,322
Other Financing Sources:					
Transfers in	730,062	730,062	-	271,714	(458,348)
Total Other Financing Sources	730,062	730,062	-	271,714	(458,348)
Net Change in Fund Balance	73,934	73,934	-	(157,092)	(231,026)
Fund Balance - Beginning	157,092	157,092	-	157,092	-
Fund Balance - Ending	\$ 231,026	\$ 231,026	\$ -	\$ -	\$ (231,026)

See accompanying notes to required supplementary information.

COACHELLA VALLEY CONSERVATION COMMISSION

**Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Land Acquisition**

Year ended June 30, 2025

	Budget Amounts		Variance with Original Budget Over (Under) Final Budget	Actual Amounts	Variance with Final Budget Over (Under) Actual Amounts
	Original	Final			
Revenues:					
Development mitigation fees	\$ 2,605,421	\$ 2,605,421	\$ -	\$ 2,247,491	\$ (357,930)
Agencies mitigation fees	1,168,268	1,168,268	-	1,221,680	53,412
Investment income	539,979	539,979	-	1,004,288	464,309
Other revenue	<u>103,357</u>	<u>103,357</u>	-	-	<u>(103,357)</u>
Total Revenues	<u>4,417,025</u>	<u>4,417,025</u>	<u>-</u>	<u>4,473,459</u>	<u>56,434</u>
Expenditures:					
Current:					
Administrative fees	26,054	26,054	-	24,631	(1,423)
Professional services	84,000	84,000	-	17,158	(66,842)
CVAG admin reimbursement	133,473	133,473	-	210,069	76,596
Land management costs	196,000	196,000	-	16,719	(179,281)
Misellaneous	-	-	-	509,425	509,425
Land acquisitions	3,967,000	3,967,000	-	3,658,325	(308,675)
Capital outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>50,667</u>	<u>50,667</u>
Total Expenditures	<u>4,406,527</u>	<u>4,406,527</u>	<u>-</u>	<u>4,486,994</u>	<u>80,467</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>10,498</u>	<u>10,498</u>	<u>-</u>	<u>(13,535)</u>	<u>(24,033)</u>
Net Change in Fund Balance	<u>10,498</u>	<u>10,498</u>	<u>-</u>	<u>(13,535)</u>	<u>(24,033)</u>
Fund Balance - Beginning	<u>18,814,286</u>	<u>18,814,286</u>	<u>-</u>	<u>18,814,286</u>	<u>-</u>
Fund Balance - Ending	<u>\$ 18,824,784</u>	<u>\$ 18,824,784</u>	<u>\$ -</u>	<u>\$ 18,800,751</u>	<u>\$ (24,033)</u>

See accompanying notes to required supplementary information.

COACHELLA VALLEY CONSERVATION COMMISSION

**Required Supplementary Information
Note to Budgetary Comparison Schedules**

Year ended June 30, 2025

	General Fund Over (Under)	Management and Monitoring Fund Over (Under)	Land Acquisition Fund Over (Under)
BUDGETARY REVENUES			
Differences - final budget to actual:			
Agencies mitigation fees: At the time of the budget, agreements were still pending with the California Department of Transportation and revenue amounts were projected in the budget. For the Land Acquisition fund, the actual revenue in the agreements were higher than budgeted. For the general fund, they were lower than the projection. In addition, the general fund was budgeted to receive revenue in fiscal year 2024-2025 that was actually received in fiscal year 2023-2024, causing it to come under budget.	\$ (133,284)	\$ -	\$ 53,412
County Tipping Fees: Tipping fees were over budget as a new agreement for the reinstatement of the revenue from the Coachella/Indio Waste Transfer Authority was not certain until after budget finalization.	681,571	-	-
Investment income: Investment income was largely over budget due to the conservative nature of revenue estimates in the budgetary process. Decrease in cash balances resulted in less appropriation of the revenue than anticipated for the Management and Monitoring Fund.	407,460	-	464,309
Friends of the desert mountains: Due to less work incurred than anticipated during the fiscal year, the corresponding grant revenue was lower than budgeted.	-	(18,000)	-
Other: The general fund was over budget as revenue related to state Route 62 emergency repairs and inverted slab installation and were not budgeted; the land acquisition fund was under budget because unavailable revenue related to a Streambed Alteration Agreement was still not received during the fiscal year due to ongoing review at California Department of Fish and Wildlife.	49,571	-	(103,357)
Development mitigation fees: The decrease in development mitigation fees from the budget is primarily due to fewer projects being permitted than expected on previously undisturbed lands that required mitigation for impacts to wildlife habitat.	-	(73,311)	(357,930)
CA fish & game: The amount is under budget due to less work incurred related to the grant than anticipated; it will occur in a future fiscal year.	-	(327,806)	-
BUDGETARY EXPENSES			
Differences - final budget to actual:			
Miscellaneous: The expense amount in the Land Acquisition fund is overbudget due to partial return of fee revenue from a prior fiscal year related to the West of Devers Upgrade Project. Final costs on the project came in below original estimates and were not known at the time of budget.	\$ -	\$ -	\$ 509,425
Office operations: The amount in management and monitoring is under budget because about \$30,000 allocated for the Land Management Database Program incurred no related activity in the fiscal year.	-	(31,752)	-
Professional services: Amounts were under budget in the management and monitoring fund because of less work in the fiscal year for the Wildlife Connectivity Assessment which will continue in future fiscal years. Additionally, University of California Riverside costs were recorded under Species Monitoring and grouped within land management costs, below; whereas, they were budgeted under professional services. Budgeted costs related to western burrowing owls did not occur but will in the future. In the land acquisition fund, \$31,000 budgeted for legal review of the Law Enforcement Ordinance was either not incurred or incurred at a significantly lower amount. Approximately \$28,000 of appraisal costs were reclassified to Land Acquisition and capitalized.	-	(814,320)	(66,842)
CVAG admin reimbursement: In line with the staffing agreement between the Commission and CVAG, the total CVAG admin reimbursement came in under budget; however, individual variances between funds exist due to staff time being charged differently between funds than budgeted.	74,911	(139,389)	76,596
Land management costs: Amounts in the management and monitoring fund demonstrate above budget because certain biological monitoring costs were budgeted under professional services; however, the actual expenditures were recorded under species monitoring and classified within land management costs. In the land acquisition fund, land improvements costs and removal of invasive species and habitat restoration came in way lower than budget and continue in the future.	-	330,001	(179,281)
Land acquisitions: The amount is under budget because less land was acquired than initially anticipated, either due to the timing of purchase and sale agreements or greater difficulty in identifying interested sellers.	-	-	(308,675)
Capital Outlay: Amounts are over budget because purchases were budgeted to land acquisition; however, one parcel acquired during the year included depreciable capital assets like buildings and equipment which were classified here as actuals instead of the land acquisitions account.	-	-	50,667

See accompanying notes to required supplementary information.

COACHELLA VALLEY CONSERVATION COMMISSION

Notes to Required Supplementary Information

Year ended June 30, 2025

Note 1: Budgets and Budgetary Accounting

The Commission adopts an annual budget prepared on the modified accrual basis of accounting for its governmental funds except for the Management Contingency, In-Lieu Fee, Lizard Endowment, Casey's June Beetle, and Travertine Point Monitoring Funds. The Executive Director or designee is authorized to transfer budgeted amounts between the accounts of any department. Revisions that alter the total appropriations of any fund are approved by the Commission's Board. Prior year appropriations lapse unless they are approved for carryover into the following fiscal year. Expenditures may not legally exceed appropriations at the fund level. Reserves for encumbrances are not recorded by the Commission.

Note 2: Excess of Expenditures over Appropriations

For the fiscal year ended June 30, 2025, expenditures exceeded appropriations in the General Fund by \$65,122 and in Land Acquisition Fund by \$80,467. However, in the Management and Monitoring Fund, expenditures were under appropriations by \$652,821.

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COACHELLA VALLEY CONSERVATION COMMISSION

**Combining Balance Sheet
Nonmajor Governmental Funds**

June 30, 2025

	Special Revenue Funds					
	Lizard Endowment	Management Contingency	In-Lieu Fee	Casey's June Beetle	Travertine Point Monitoring	Total Governmental Funds
Assets:						
Cash and investments	\$ 364,725	\$ 2,139,719	\$ 2,102,546	\$ 262,175	\$ 595,644	\$ 5,464,809
Interest receivable	<u>4,417</u>	<u>25,907</u>	<u>-</u>	<u>3,175</u>	<u>7,213</u>	<u>40,712</u>
Total Assets	<u>\$ 369,142</u>	<u>\$ 2,165,626</u>	<u>\$ 2,102,546</u>	<u>\$ 265,350</u>	<u>\$ 602,857</u>	<u>\$ 5,505,521</u>
Liabilities and Fund Balances:						
Liabilities:						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances:						
Restricted:						
Endowment	369,142	-	-	-	-	369,142
Management and monitoring	<u>-</u>	<u>2,165,626</u>	<u>2,102,546</u>	<u>265,350</u>	<u>602,857</u>	<u>5,136,379</u>
Total Fund Balances	<u>369,142</u>	<u>2,165,626</u>	<u>2,102,546</u>	<u>265,350</u>	<u>602,857</u>	<u>5,505,521</u>
Total Liabilities and Fund Balances	<u>\$ 369,142</u>	<u>\$ 2,165,626</u>	<u>\$ 2,102,546</u>	<u>\$ 265,350</u>	<u>\$ 602,857</u>	<u>\$ 5,505,521</u>

COACHELLA VALLEY CONSERVATION COMMISSION

**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds**

Year ended June 30, 2025

	Special Revenue Funds					
	Lizard Endowment	Management Contingency	In-Lieu Fee	Casey's June Beetle	Travertine Point Monitoring	Total Governmental Funds
Revenues:						
Investment income (loss)	\$ 19,157	\$ 117,087	\$ 16,856	\$ 13,772	\$ 31,302	\$ 198,174
Total Revenues	<u>19,157</u>	<u>117,087</u>	<u>16,856</u>	<u>13,772</u>	<u>31,302</u>	<u>198,174</u>
Expenditures:						
Miscellaneous	-	141,730	-	-	-	141,730
Total Expenditures	<u>-</u>	<u>141,730</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>141,730</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>19,157</u>	<u>(24,643)</u>	<u>16,856</u>	<u>13,772</u>	<u>31,302</u>	<u>56,444</u>
Net Change in Fund Balances	<u>19,157</u>	<u>(24,643)</u>	<u>16,856</u>	<u>13,772</u>	<u>31,302</u>	<u>56,444</u>
Fund Balance - Beginning	<u>349,985</u>	<u>2,190,269</u>	<u>2,085,690</u>	<u>251,578</u>	<u>571,555</u>	<u>5,449,077</u>
Fund Balance - Ending	<u>\$ 369,142</u>	<u>\$ 2,165,626</u>	<u>\$ 2,102,546</u>	<u>\$ 265,350</u>	<u>\$ 602,857</u>	<u>\$ 5,505,521</u>

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS***

Independent Auditor's Report

To the Commission Members
Coachella Valley Conservation Commission
Palm Desert, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Coachella Valley Conservation Commission ("Commission"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements, and have issued our report thereon dated December 18, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Commission's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Commission's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DavisFarrLLP

Irvine, California
December 18, 2025

To the Commission Members
Coachella Valley Conservation Commission
Palm Desert, California

We have audited the financial statements of Coachella Valley Conservation Commission (Commission) as of and for the year ended June 30, 2025, and have issued our report thereon dated December 18, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated June 27, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Commission solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and our firm have complied with all relevant ethical requirements regarding independence.

We identified self-review threats to independence as a result of non-attest services provided. Those non-attest services included the preparation of the financial statements and recording journal entries detected during the audit process. To mitigate the risk, management has compared the draft financial statements and footnotes to the underlying accounting records to verify accuracy and has reviewed a disclosure checklist to ensure footnotes are complete and accurate.

Additionally, we utilize a quality control reviewer to perform a second review of journal entries and the financial statements. We believe these safeguards are sufficient to reduce the independence threats to an acceptable level.

Significant Risks Identified

During the planning of the audit, we identified the risk of errors in recording land purchases as a significant risk. As a result, we reviewed 65% of total purchases, and we reviewed the minutes of the Board to ensure all purchases, including donated land, have been recorded properly.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Commission is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, the Commission changed accounting policies regarding risk disclosures related to government vulnerabilities due to concentrations and constraints by adopting Statement of Governmental Accounting Standards (GASB Statement) No. 102, *Certain Risk Disclosures*. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements were:

- Estimates involving estimated acquisition value of donated land. We evaluated the key factors and assumptions used to develop certain estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Commission's financial statements relate to: Note 4 Capital Assets.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no significant unusual transactions identified as a result of our audit procedures.

Identified or Suspected Fraud

We have not identified or have obtained information that indicates fraud may have occurred.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. We did not identify any uncorrected financial statement misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We did not identify any material misstatements as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Commission's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. There were none noted.

Representations Requested from Management

We have requested certain written representations from management, which are included in the letter dated December 18, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

Other Matters

In the normal course of our professional association with CVCC we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as CVCC's auditors.

This report is intended solely for the information and use of the Commission Members and management of the Commission and is not intended to be and should not be used by anyone other than these specified parties.

DavisFarrLLP

Irvine, California
December 18, 2025

ITEM 5B

Coachella Valley Conservation Commission

January 8, 2026



STAFF REPORT

Subject: Imperial Irrigation District Report on the Results of 2025 Western Burrowing Owl Study in the Imperial and Coachella Valleys

Contact: Kathleen Brundige, Director of Conservation (kbrundige@cvaq.org)

Recommendation: Information

Background: As highlighted at the November 12 CVCC meeting, significant efforts have been undertaken under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and in the Imperial Valley to protect burrowing owl habitat and populations. The burrowing owl has recently been the subject of a petition requesting its listing under the California Endangered Species Act.

In 2025, Imperial Irrigation District (IID) coordinated with CVCC staff to undertake and fund a massive census study of burrowing owl populations in both the Imperial and Coachella Valleys, which included conserved lands protected under the CVMSHCP and lands outside Conservation Areas region wide. IID submitted the scientific report to the California Department of Fish and Wildlife for review and consideration as a part of the California Fish and Game Commission's formal consideration. Jessica Humes, Supervisor for Environmental Compliance for IID, will be presenting the results from the report at the CVCC's January 8 meeting.

Fiscal Analysis: There is no cost to CVCC for this update.

IID paid for the study in 2025 which included lands inside the CVMSHCP. CVCC is following up with a survey by Dr. Courtney Conway's lab at the University of Idaho to leverage the significant investment and resulting survey data received under the study. They will revisit the recent observations to band individual owls and collect blood and tissue for genetic analysis of the population. Details of the proposed contract amendment for that study can be found under a separate agenda item.

Attachments:

- 1) [Status Review of Western Burrowing Owl Populations Imperial Valley and Coachella Valley](#)
- 2) [Imperial Irrigation District 2025 Burrowing Owl Survey Report for Imperial Valley and Coachella Valley](#)

ITEM 5C

Coachella Valley Conservation Commission

January 8, 2026



STAFF REPORT

Subject: Budgetary Impacts Related to Burrowing Owl Coordination and Research

Contact: Kathleen Brundige, Director of Land and Habitat Conservation
(kbrundige@cvaq.org)

Recommendation: To address the concerns related to the burrowing owl and provide any coordination with wildlife agencies:

- 1) Authorize a \$300,000 adjustment to the Fiscal Year 2025-26 budget to address immediate research needs, anticipated legal expenses and administrative expenses related to burrowing owl management; and
- 2) Approve Amendment No. 2 to the Services Contract with Dr. Conway's laboratory at the University of Idaho, providing an additional \$292,489.15 to the contract and extending burrowing owl monitoring activities through December 2026

CVCC Finance Committee: The CVCC Finance Committee will review this item at its January 5 meeting and staff will provide any verbal updates when the Commission meets.

Background: At the November 13 meeting, staff provided an update on the significant progress achieved in burrowing owl monitoring and management under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVCC remains committed to the CVMSHCP's objectives of conserving regional biodiversity and ensuring the long-term viability of the western burrowing owl. In recent months, CVCC staff has been in coordination with Permittees to respond to a formal letter that U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife issued on September 19, 2025 to raise compliance concerns related to the western burrowing owl (BUOW). CVCC staff takes these concerns with the utmost seriousness. Staff are actively coordinating with both wildlife agencies to ensure compliance with permit obligations and are working collaboratively with Permittees to address the issues raised.

The research needs and administrative expenses related to this effort, including legal fees, is now prompting CVCC staff to recommend an amendment to an existing contract and authorization to adjust the existing budget to account for expected expenses.

As part of the Fiscal Year 2025–2026 Annual Work Plan, a comprehensive survey of the Coachella Valley was required to confirm the persistence of the burrowing owl population. In 2025, biologists from the Imperial Irrigation District (IID) and AECOM conducted a region-wide census, expanding upon methodologies used in the 2009 and 2011 surveys. As noted in a separate agenda item, IID staff will attend the January meeting of the CVCC to present the results of the survey.

In July 2025, staff was contacted regarding a multi-state genetic analysis of burrowing owls in the western United States, coordinated through Colorado State University. Staff were referred to Dr. Courtney Conway's laboratory at the University of Idaho for blood and tissue collection. Dr. Conway, a recognized expert with extensive publications on burrowing owls, and his team

conducted banding and sampling from August through December, building upon IID survey locations.

The original scope of work included sampling at least 100 owls across CVCC and partner-owned conservation lands, as well as levees, berms, and dikes within Riverside Flood Control, IID, and Coachella Valley Water District (CVWD) service areas. These efforts support banding surveys and DNA analysis to inform long-term conservation strategies, including population viability, demographics, and resident versus transient owl dynamics.

To ensure continuity, staff recommend expanding the scope and budget of the University of Idaho contract to retain Dr. Conway's team through the 2026 breeding season. This extension will allow for ongoing nest monitoring, banding, and collection of blood and tissue samples for future genetic analysis. Additionally, legal fees are expected to increase in Fiscal Year 2025–26 due to the potential listing of burrowing owls in California and ongoing discussions with wildlife agencies regarding permit requirements and compliance.

Fiscal Analysis: The total requested budget increase is \$300,000, with this fiscal year's expenses offset by transfers from other funds. To fund this, staff recommends:

- An increase of \$200,000 to the Fiscal Year 2025–2026 Management and Monitoring Fund to support burrowing owl monitoring through June 2026; and
- An increase of \$100,000 in administrative and legal fees to address immediate permit compliance issues.

Much of the funding will go to research led by Dr. Conway's laboratory. The original contract was approved at a not-to-exceed amount of \$99,900.11 through December 31, 2025. In December 2025, with approximately \$15,000 remaining on the contract, CVCC's Executive Director authorized Amendment No. 1 to extend the contract at no additional cost through 2026. CVCC staff now recommends an increase of \$292,489.15 to the contract to support the expanded scope of work through December 2026. Staff is anticipating any work occurring after July 2026 will be factored into the Fiscal Year 2026-27 budget when it goes to the Commission for approval.

This item is also going to be presented to the CVCC Finance Committee when it meets on January 5.

**COACHELLA VALLEY CONSERVATION COMMISSION
AMENDMENT #2 TO THE
RESEARCH AGREEMENT NO. CVCC-26-005 WITH**

**The Regents of the University of Idaho on behalf of Dr. Conway's Lab for the project:
"Movements and Productivity of Burrowing Owls in Coachella Valley"**

Institution: **Regents of the University of Idaho**
Project Leader: Dr. Courtney Conway
Address: 875 Perimeter Drive MS 3020, Moscow, ID 83844-3020
Project title: Movements and Productivity of Burrowing Owls in Coachella Valley
Project Period: 28 July 2025 to 31 December 2025: extended through December 31, 2026
Effective Date of Amendment: January 8, 2026
Funding: USD \$99,900.11: add \$292,489.15 for a total not to exceed \$392,389.26

This research agreement is between the Coachella Valley Conservation Commission, hereinafter referred to as CVCC and **Regents of the University of Idaho**, hereinafter referred to as UIDAHO, is amended in the following particulars and no others.

1. On the Research Agreement title page, add \$292,489.15 for a total not to exceed \$392,389.26 to the Funding:

“add \$292,489.15 for a total not to exceed \$392,389.26”

2. Include **ATTACHMENT A. SCOPE OF WORK** for the additional funding in the amount not-to exceed \$292,489.15 as amended in the Research Agreement title page to the Funding.

The undersigned, as authorized representatives of the UIDAHO and CVCC, respectively, certify the establishment of Amendment #2 to the Research Agreement.

CVCC:
Signature:

Regents of the University of Idaho
Signature:

Name: Tom Kirk
Title: Executive Director, CVCC
Date:

Name: Sarah S. Martonick
Title: Director, Office of Sponsored Programs
Date:

ATTACHMENT A. SCOPE OF WORK

Movements and Productivity of Burrowing Owls in Coachella Valley

Burrowing Owls (*Athene cunicularia*) were once a common breeder in grasslands and deserts throughout the western U.S. and Canada. Burrowing Owl populations have declined, and the species has been extirpated from areas on the western, northern, and eastern periphery of their breeding range (Conway & Pardieck 2006, Macías-Duarte & Conway 2015, Conway 2018a). Burrowing Owls are now federally endangered in Canada (COSEWIC 2017), and are listed by the U.S. Fish and Wildlife Service as a Species of National Conservation Concern in the United States (USFWS 2021). Moreover, Burrowing Owls were recently petitioned for state listing in both California and Washington and the California Fish and Game commission designated Burrowing Owls as a candidate species in March 2024 which provides full California ESA protections. Burrowing Owls are commonly found nesting and wintering along berms of irrigated agricultural fields (Conway et al. 2006, Conway 2018b) including those in Imperial and Coachella Valleys (Bartok and Conway 2010). Furthermore, Burrowing Owls are often adversely affected by accelerating land use change in the areas they rely on (e.g., flat grasslands, shrublands, and deserts with deep soil). In California, the Imperial and Coachella Valleys support a high proportion of remaining burrowing owls in the state. Hence, the persistence and stability of Burrowing Owls in the Coachella Valley plays an oversized role in the persistence, listing status, and conservation of Burrowing Owls in California.

The status of Burrowing Owls in the Coachella Valley has varied over the past 35 years. In the 1990s, no Burrowing Owls were detected while during visits to historically occupied nest sites throughout the valley and the investigators believed that owls had been extirpated from the Coachella Valley (USFWS 2003). During surveys from 2003-2007, ~33 owls were detected throughout the valley (Darnell). During surveys from 2009-2011, ~40 pairs were detected (Rotenberry et al. 2010, Coachella Valley Conservation Commission 2014). The Burrowing Owl Conservation Strategy in the MSHCP for Coachella Valley calls for systematic surveys of appropriate burrowing owl habitat within the Conservation Areas to better determine distribution and abundance of Burrowing Owls and to inform whether a goal of ≥ 16 pairs is being met. To achieve that goal, we will visit locations where burrowing owls were detected during AECOM (IID) surveys and we will search those areas to locate nest burrows based on telltale signs at burrow entrances (Garcia and Conway 2009, Smith and Conway 2011). We will also opportunistically search for owls throughout suitable habitat as we travel to and from areas where owls were detected by recent surveys. At each presumed nest burrow that we locate, we will perform observations to determine the breeding status of the owls and phenology of breeding events. We will use spotting scopes and binoculars to carefully check for leg bands at each location where we detect owls. If bands are observed, we will record the sequence of colored and metal bands, record the band number (when possible), and record the GPS location of each nest and satellite burrow for inclusion on a map. We will revisit each nest site at least twice each week, from initial identification through fledging of the last juvenile (i.e., 30 days old). At a subset of nest sites, we will install motion-activated wildlife cameras, positioned to capture the burrow entrance, to document fate of nesting attempts, brood sizes, identity of nest predators, causes of nest failures, and prey delivery rates (to document whether those correlated with nesting productivity metrics). We will check the cameras and replace their memory cards at least every 3-4 days. These data will provide detailed estimate of reproductive success, fledging rates, and how those metrics vary across the Coachella Valley and the factors that influence reproductive success in the valley.

We will trap, measure, and band all adult and juvenile Burrowing Owls possible at each active nest site. We will use walk-in box traps (modified Havahart traps), bow nets, and other standard trapping techniques to capture owls. Previously-unbanded owls will receive a unique band combination to allow for future identification without handling. The methods outlined above have been used successfully to document annual changes in abundance, fecundity, nest-site locations and identify causes of declines in other populations (e.g., Conway et al. 2006, Lundblad et al. 2021). Dispersal behavior of Burrowing Owls varies regionally (Holroyd et al. 2011, Macías -Duarte and Conway 2021) and dispersal behavior and migratory behaviors are affected by local food and parasite loads (Ogonowski and Conway 2009, Garcia et al. 2024); marking breeding owls will allow us to document immigration and emigration of owls and local movements. We will compare reproductive metrics with those from other populations throughout the species' range (Conway et al. 2012) to gauge the relative health of Burrowing Owl populations in Coachella Valley. Burrowing Owls are relatively common in other areas of California and the extent to which owls move amongst those areas is important information for designing an effective Burrowing Owl management plan for recovery. Hence, we will capture and mark owls in other areas in California. We will collect blood and feather samples from all captured owls for genetic analyses and to assess the effects of agricultural practices on genetic structure (Macías-Duarte et al. 2020).

Deliverables

Monthly Updates: We will provide quarterly updates to CVCC.

Data Products: We will provide all data collected in tabular database formats (i.e., MS EXCEL or ACCESS) and spatial data as GIS ESRI shapefiles. We will provide GIS-generated map(s) depicting the locations of all occupied owl burrows.

Literature Cited

- Bartok, N., and C. J. Conway. 2010. Factors affecting the presence of nesting burrowing owls in an agricultural landscape. *Journal of Raptor Research* 44:286-293.
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Item	Quantity	Justification	Amount
Personnel			
Graduate student support (FTE=0.5)	52 wk, 20 hrs/wk at \$27/hr	Graduate student stipend to support project coordination	\$28,080.00
Graduate student fees	\$5566/semester & \$618 summer	Fees for grad student	\$11,750.00
Grad student insurance	\$1206 per semester	insurance for grad student	\$2,412.00
Fringe on graduate student stipend	3.20%	Standard Univeristy of Idaho rate for graduate students	\$898.56
Research Technicians (T1 PERSI)	\$27.50/hr	Two Research Technicians to support field work	\$114,400.00
Fringe on Research technician wages	29.50%	University of Idaho rate for staff	\$33,748.00
Travel			
field vehicle rental	\$900/month/vehicle x 12 months	Vehicle needed to access owl nests and survey locations	\$10,800.00
Fuel	30 gallons/week for 52 weeks	Fuel for rental vehicle: rate estimated	\$7,488.00
Hotels	\$160/night	to obtain samples outside Coachella Valley	\$6,400.00
Per diem	\$50/d		\$8,000.00
Supplies			
Field housing rental			\$0.00
Field housing utilities			\$0.00
Postage and mailing			\$600.00
Trapping/banding supplies			\$900.00
trail cameras for nest sites	\$500/camera		\$7,500.00
batteries for GPS, cameras, survey speakers	12 packs @ 40/pack		\$480.00
leg bands			\$700.00
arcGIS software			\$900.00
Total Direct Costs			\$235,056.56
Indirect (26%)		26% MTDC	\$57,432.59
Total			\$292,489.15

Notes

20 nights in hotels to obtain samples at other CA locations

ITEM 6A

**COACHELLA VALLEY CONSERVATION COMMISSION
FY2025-2026 ATTENDANCE RECORD**

JURISDICTION / AGENCY	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
City of Cathedral City	-	-	✓	-	✓	-	-	-	-	-	-	-
City of Coachella	-	-	✓	-	✓	-	-	-	-	-	-	-
Coachella Valley Water District	-	-		-	✓	-	-	-	-	-	-	-
City of Desert Hot Springs	-	-	✓	-	✓	-	-	-	-	-	-	-
Imperial Irrigation District	-	-		-	✓	-	-	-	-	-	-	-
City of Indian Wells	-	-	✓	-	✓	-	-	-	-	-	-	-
City of Indio	-	-	✓	-	✓	-	-	-	-	-	-	-
City of La Quinta	-	-	✓	-	✓	-	-	-	-	-	-	-
City of Palm Desert	-	-	✓	-	✓	-	-	-	-	-	-	-
Mission Springs Water District	-	-	✓	-	✓	-	-	-	-	-	-	-
City of Palm Springs	-	-	✓	-		-	-	-	-	-	-	-
City of Rancho Mirage	-	-	✓	-	✓	-	-	-	-	-	-	-
Riverside County - District 1	-	-	✓	-		-	-	-	-	-	-	-
Riverside County - District 2	-	-	✓	-	✓	-	-	-	-	-	-	-
Riverside County - District 3	-	-	✓	-	✓	-	-	-	-	-	-	-
Riverside County - District 4	-	-	✓	-	✓	-	-	-	-	-	-	-
Riverside County - District 5	-	-	✓	-	✓	-	-	-	-	-	-	-

Absent 
 Present 
 No Meeting 

ITEM 6B

Coachella Valley Conservation Commission
January 8, 2026



STAFF REPORT

Subject: Contracts under Executive Director's signing authority

Contact: Allen McMillen, Contracts Analyst, (amcmillen@cvag.org)

Recommendation: Information

Background: The following contracts were signed by the CVCC Executive Director under his signature authority since the Commission last met in November 2025:

1. A services contract with Curtis-Rosenthal, Inc. was executed to appraise two vacant land parcels comprising approximately 10.0 acres located in the Thousand Palms Conservation Area. The contract is for a not-to-exceed amount of \$5,000.
2. A contract amendment was executed with The Regents of the University of California, on behalf of the Department of Evolution, Ecology & Organismal Biology to extend the Research Project Schedule to analyze the genetic effectiveness of linkages for corridor dwelling small mammals until December 31, 2026. There is no additional cost for CVCC associated with this amendment.
3. A contract amendment was executed with The Regents of the University of Idaho on behalf of Dr. Courtney Conway's Lab to extend the Research Agreement to analyze the movements and productivity of burrowing owls in Coachella Valley until December 31, 2026. There is no additional cost for CVCC associated with this amendment. A second contract amendment, which does involve additional costs, is being presented under a separate agenda item at the Commission's January 2026 meeting.

Fiscal Analysis: The appraisal expense for the Thousand Palms conservation area is covered in CVCC's Fiscal Year 2025-2026 Land Acquisition Fund.

ITEM 6C

Coachella Valley Conservation Commission

January 8, 2026



STAFF REPORT

Subject: Acquisition Status Report

Contact: Peter Satin, Conservation Program Manager (psatin@cvag.org)

Recommendation: Information

Background: In response to feedback from the CVCC, staff has established an acquisition tracker to provide updates on where current acquisition efforts are being prioritized and the status of any open negotiations. This report will now appear regularly on CVCC agendas.

Prior to taking title to any property, CVCC and staff at the Coachella Valley Mountains Conservancy conduct a title review to identify any items of concern recorded against the property (such as deeds of trust or existing easements) and perform a site inspection to identify any physical defects on the property (including dumping, illicit off-road vehicle use and similar concerns). An appraisal is also ordered to determine the fair market value of the property. The findings from each of these due diligence activities will inform the final acquisition price offered in the Purchase and Sale Agreement, which is brought before CVCC for approval.

Since November, CVCC has closed on the following parcels:

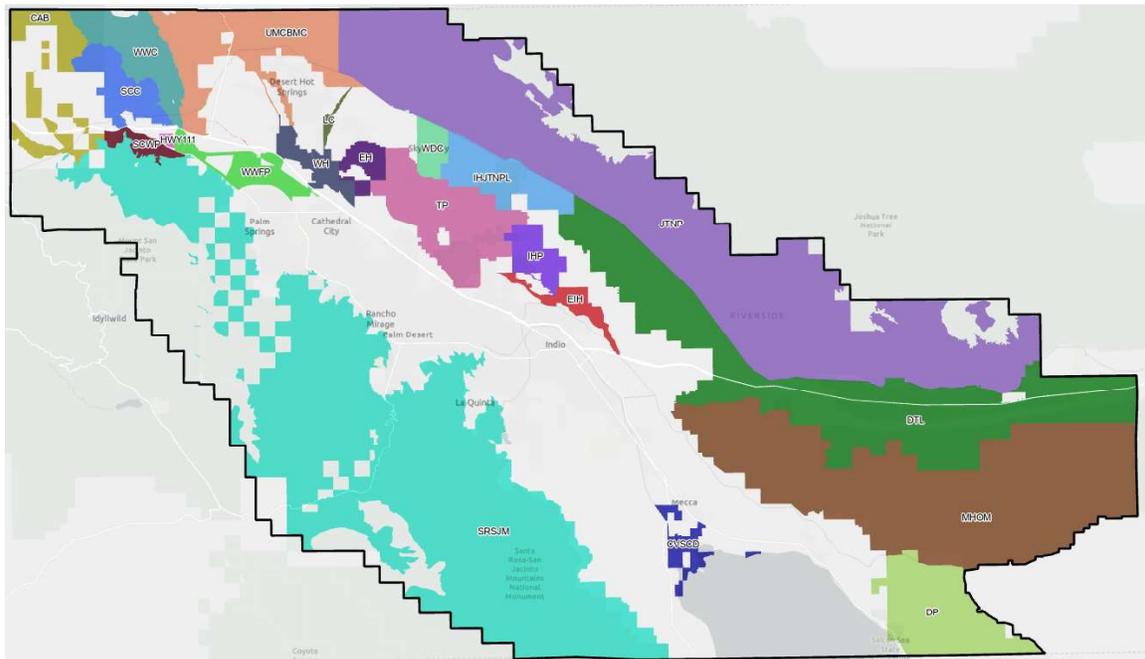
- Dos Palmas Conservation Area: Assessor Parcel Numbers (APN) 733-190-010, 733-190-012, and 733-190-013 (100 acres)

CVCC Commissioners have also inquired about the status of tax-default sales. In 2023, the US Supreme Court handed down the decision *Tyler v. Hennepin County, Minnesota, et al.*, finding that public agencies could not retain any revenues from tax-default sales that exceeded the sum total of delinquent taxes owed. The Riverside County Treasurer-Tax Collector has suspended all in-process tax-default sales while it reviews the implication of the *Tyler* decision on future tax-default sales. CVCC has not withdrawn its application for the current round of tax-default sales, but staff have been informed by the Treasurer's office that the original purchase prices are no longer valid. CVCC staff will continue to monitor the situation and provide updates in future status reports.

Fiscal Analysis: This informational item has no cost. Individual purchase prices are listed for each respective project.

Active Acquisitions							
Conservation Area	APN(s)*	Acreage	Title Review	Site Inspection	Appraisal	PSA Purchase Price	Close of Escrow
WH	1	9.23	X				
WH	1	5	X				
TP	1	5.14	X	X	X		
TP	1	4.86	X	X	X		
MHOM	3	140.75	X	X	X	\$ 63,000	
UMC 665-110-003	10.77	X	X	X	X	\$ 140,000	Jan. 30, 2026

*Only if PSA executed. Otherwise, Parcel Count



**COACHELLA VALLEY CONSERVATION COMMISSION
INVESTMENT REPORT
FOR SEPTEMBER 30, 2025**

CASH AND INVESTMENTS UNDER THE DIRECTION OF CVCC

Description	Carrying Amount	% of Total	Fair Market Value		% of Total	Interest Rate Yield	Maturity Date
County of Riverside Pooled Investment Fund	\$ 16,977,431	41.00%	\$ 16,982,061.08	[a]	41.01%	3.94%	N/A
Wells Fargo Bank (Checking)	\$ 61,109	0.15%	\$ 61,109		0.15%	N/A	N/A
Wells Fargo Bank (In-Lieu Fee)	\$ 2,106,078	5.09%	\$ 2,106,078		5.09%	0.64%	N/A
CAMP	\$ 22,261,868	53.76%	\$ 22,261,868		53.75%	4.27%	N/A
Total Cash & Investments	\$ 41,406,486	100.00%	\$ 41,411,117		100.00%		

Note:

[a] Fair market value does not include accrued interest. Source of Market Values - the September 2025 County of Riverside Treasurer's Pooled Investment Fund Monthly Report Paper Gain/(Loss) was 0.027%.

I hereby certify that the investment portfolio of the Coachella Valley Conservation Commission (CVCC) complies with the California Government Sections pertaining to the investment of agency funds and CVCC's written Investment Policy, which was adopted on January 09, 2025.

The investment portfolio provides CVCC the ability to meet its expenditure requirements for at least the next six months.

Submitted by:



Claude T. Kilgore
CVCC Auditor

Coachella Valley Conservation Commission

Unaudited Balance Sheet

As of September 30, 2025

	<u>Sep 30, 2025</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash - CAMP	22,261,868
Cash - County Treasurer	16,977,431
Cash - WF Imprest	61,110
Cash - Wells Fargo (ILF)	2,106,078
Fair Value Adjustment	4,630
Total Checking/Savings	<u>41,411,117</u>
Accounts Receivable	1,824,986
Other Current Assets	1,102,703
Total Current Assets	<u>44,338,806</u>
Fixed Assets	
Land	93,238,464
Equipment/Vehicles	46,582
Construction In Progress	19,751
Land Improvement	3,226,819
Building and Improvements	213,666
Accumulated Depreciation	(229,674)
Total Fixed Assets	<u>96,515,609</u>
TOTAL ASSETS	<u><u>140,854,415</u></u>
LIABILITIES & BALANCE	
Liabilities	
Current Liabilities	1,985,515
Total Liabilities	<u>1,985,515</u>
Balance	138,868,901
TOTAL LIABILITIES & BALANCE	<u><u>140,854,415</u></u>

Coachella Valley Conservation Commission
Unaudited Statement of Revenues and Expenditures
As of September 30, 2025

	Jul 2025 - Sep 2025
Revenues	
State Funding	6,261
Local Funding	612,932
Tipping Fee	40,000
Other Revenue	900
Investment Income	342,185
Gain/(Loss) in Investments	21,817
Total Revenues	1,024,095
Expenditures	
Current	
Meeting Attendance Stipend	1,500
Professional Services	46,717
Legal Services	2,362
Direct Program/Project Costs	3,000
Consultants	393,564
LDMF Administrative Fees	5,876
Land Maintenance	74,440
Species Monitoring Expenses	18,215
General Expense and Sundries	4,487
Account/Service Fees	832
Training and Event Registration	10,675
Medicare	62
Social Security Tax ER Expense	267
Unemployment	87
Capital Outlay	
Capital Outlay: Equipment/Vehicle	13,082
Capital Outlay: Land	78,057
Capital Outlay: Land Improvement	29,772
Total Expenditures	682,995
Excess (Deficiency) of Revenues Over (Under) Expenditures	341,100
Other Financing Sources (Uses)	-
Net Change	341,100

ITEM 6F

Coachella Valley Conservation Commission
January 8, 2026



STAFF REPORT

Subject: Conflict of Interest Guidance

Contact: Elysia Regalado, Deputy Clerk, (eregalado@cvag.org)

Recommendation: Information

Background: Over the years, CVCC Commissioners have periodically requested clarification regarding the rules and regulations governing conflicts of interest during voting. This staff report provides a refresher on key requirements to support informed, transparent, and ethical decision-making.

A full guidance memorandum from Best Best & Krieger is included as an attachment. Key highlights are summarized below:

- **Real Property Conflicts:** Ownership of property within 500 feet of a subject parcel creates a presumed conflict of interest. Property located more than 500 feet away may still present a conflict depending on the circumstances. Staff provides parcel maps and related information with each acquisition item, and Commissioners must recuse themselves from discussion and voting when a conflict exists.
- **Financial Contributions:** Campaign contributions of **\$500 or more** made within **12 months before or after** a proceeding by an individual or entity involved in the matter constitute a conflict, subject to limited exceptions. Commissioners must disclose such contributions and abstain from participating in related decisions.
- **Personal Financial Interests:** Commissioners must recuse themselves if they hold any financial interest that could be affected by the decision, including real property ownership, business investments, personal income, or spousal income.
- **Dual Roles and Service on Other Boards:** Serving in multiple public roles does not automatically require recusal. However, recusal is required when the matter involves real estate negotiations or potential litigation discussed in closed session. Commissioners are encouraged to be transparent about dual roles to avoid any appearance of bias.
- **Disclosure and Recusal Procedures:** Commissioners must publicly disclose the basis for a conflict of interest and fully recuse themselves, which includes leaving the room during deliberations and refraining from any participation in the item.

Staff also wishes to inform the Commission of upcoming changes to the Ralph M. Brown Act that will take effect in 2026. While most of these changes are not expected to apply directly to CVCC because it is a joint powers authority, staff will continue to coordinate with legal counsel to ensure the Commission remains compliant with any provisions that do apply. For reference, the Brown Act is available for review at the following link: [Ralph M. Brown Act](#)

Fiscal Analysis: There is no cost to the CVCC for this informational update

Attachment: Best Best & Krieger 2024 Key Insights Into Open Government & Ethics- *Avoiding Financial Conflicts- Should I Participate in this Decision?*



Avoiding **Financial Conflicts of Interest** — Should I Participate in this Decision?

The Political Reform Act of 1974 (Gov. Code Sections 81000–91014) forms the foundation for California’s financial conflict of interest laws for public officials. The purpose is to cover both actual and apparent conflict of interest situations between a public official’s private interest and their public duties.

The basic rule is that no public official shall make, participate in making, or in any way attempt to use their official position to influence a governmental decision if they know, or have reason to know, that they have a financial interest in the decision.

Who Should Avoid Financial Conflicts of Interest?

All decision-making public officials for local government agencies which includes every member, officer, and employee of a local government agency, as well as consultants to a local agency who meet certain criteria. Public officials may also include members of public agency boards, councils, commissions, and committees with decision-making authority.

If you are a public official who may make, participate in making, or in any way influence a public agency decision, this resource will help determine whether you have a potential financial conflict of interest that has to be addressed.

Do I Have a Financial Conflict of Interest Under the Political Reform Act?

Before making a decision or discussing a future decision of your public agency, try to answer the following questions:

1. Will you be “participating in a decision?”

You are “participating in a decision” of your public agency by doing any of the following:

- **Making an actual decision** — Voting, making an appointment, or taking an action that obligates or commits your public agency.
- **Contributing to the decision-making process** — Making a recommendation or participating in negotiations about the public agency decision.
- **Influencing the decision** — Making your position known, discussing the decision with other agency officials, providing reports, or influencing others (such as staff or consultants) who are involved in the decision-making process.

2. Does the decision affect one or more of your “financial interests?”

A financial conflict of interest can exist if the public agency decision you are participating in affects (positively or negatively) any of your “financial interests” as described in the Act and listed here:

- **Business Interest:** Any for-profit business entity in which you or your immediate family (spouse and dependent children) have a direct or indirect investment worth \$2,000 or more. You also have a financial interest in any business in which you are an employee, manager, officer, director, owner, partner or trustee, regardless of whether you have an investment or receive income from the entity.
- **Source of Gross Income:** A public official has a financial interest in any source of income that is either received by or promised to the official and totals \$500 or more in the 12 months before the decision. Income is very broadly defined as “a payment received” with few exceptions. Examples of income include salary, wage, advance, dividend, interest, rent, proceeds from any sale, gift, loan, forgiveness or payment of debt, or community property interest in income of a spouse. The FPPC regulations make it clear that a conflict of interest results whenever either the amount or the source of an official’s income is materially affected by a decision. Also, a decision that foreseeably will materially affect an official’s employer would generally necessitate a disclosure and disqualification, even if the amount of income received by the official was not affected. Common exclusions from income include loans from commercial lending institutions in the ordinary course of business made on terms available to the general public, campaign contributions, government salaries and benefits, monetary inheritances, and alimony or child support payments.
- **Gift Interest:** Any gift(s) — cash, goods or services — promised or given to you in the past 12 months by a person, business, or other entity totaling \$590 or more in value. The dollar limit is adjusted biennially in odd-numbered years based on the Consumer Price Index (CPI).
- **Real Property Interest:** Any real property interest, including ownership, mortgage, lease, easement or license, or option to acquire such interest in real property, located in the public agency’s jurisdiction owned directly or indirectly by you or your immediate family if the fair market value of the real property interest is \$2,000 or more. Month-to-month tenancies are not considered an interest in real property. Interest in real property also includes a pro rata share of a business entity’s real property or trust in which the public official or immediate family owns, directly or indirectly, a 10 percent interest or greater.

- **Personal Financial Interest:** Any personal expense, income, asset, or liability of you or your immediate family (spouse and dependent children).
- 3. Will the public agency decision have a reasonably foreseeable “material financial effect” on any of your financial interests?**

Participation in a decision that affects your financial interest creates a conflict of interest only if it is reasonably foreseeable (a realistic possibility) and the effect is “material.”

In general, if the financial effect can be recognized as a realistic possibility and more than hypothetical or theoretical, it is reasonably foreseeable. If the financial result can be expected only in extraordinary circumstances not subject to the public official’s control, it is not reasonably foreseeable. In determining whether a governmental decision will have a reasonably foreseeable financial effect on a financial interest other than an interest explicitly involved, described above, the following factors should be considered:

- a. The extent to which the occurrence of the financial effect is contingent upon intervening events.
- b. Whether you should anticipate a financial effect on your financial interest as a potential outcome under normal circumstances when using appropriate due diligence and care.
- c. Whether you have a financial interest that is of the type that would typically be affected by the terms of the governmental decision.
- d. Whether the governmental decision will provide or deny an opportunity, or create an advantage or disadvantage for one of your financial interests, including whether the financial interest may be entitled to compete or be eligible for a benefit resulting from the decision.

This is not an exclusive list of all the relevant facts that may be considered in determining whether a financial effect is reasonably foreseeable.

“Material” means important or significant, and often depends upon whether or not the interest is explicitly involved. For each financial interest you identified as potentially affected by the decision, review the corresponding analysis below to determine whether the effect is material.

- **Business, Source of Income, and Gift Financial Interests — Explicitly Involved:** If your financial interest is explicitly involved (i.e., the subject of or a named party in the decision), the financial effect of the decision on your financial interest is presumed to be material unless you can demonstrate that the decision will not have a financial effect on your financial interest.
- **Business, Source of Income, and Gift Financial Interests — Not Explicitly Involved:** A reasonably foreseeable financial effect on a business entity is material if it results in 1) a change in gross revenues or in the value of assets or liabilities by at least \$1 million or 5 percent of annual gross revenues, or 2) a change in business expenses of \$250,000 or more or of 1 percent of annual gross revenues and the change is at least \$2,500; or if the business entity owns property that is the subject of the decision or would be substantially effected by the decision.
- **Real Property Interest — Explicitly Involved:** When your real property interest is explicitly involved in a public agency decision, the reasonably foreseeable financial effect is presumed material. A real property interest is explicitly involved when the decision includes matters such as the property's zoning, annexation, sale, lease, licensed or permitted use, taxes, fees, or improved services to the property.
- **Real Property Interest — Not Explicitly Involved:** When the real property is not explicitly involved, a decision's reasonably foreseeable financial effect is presumed material if, among other things, any part of the property in which you have a financial interest is within a 500-foot radius of the real property involved in the decision, unless it is clear the decision will not have a measurable impact on your property. If your property is located more than 500 feet, but less than 1,000 feet, from the property line of the property involved in the decision, the financial effect is material if the decision would have certain specified impacts, such as changing the parcel's view, noise or traffic level, development or income-producing potential, best use, character, or market value.

If the real property in which you have a financial interest is 1,000 feet or more from the property involved in the decision, the financial effect of the decision on your real property interest is presumed not to be material unless the specific circumstance of the decision and the nature of your property interest make it reasonably foreseeable that the decision will have a significant financial effect on your real property interest. Factors include the development potential of the property, use of the property, and character of the neighborhood.

- **Real Property Interest — Leasehold Interest:** If you have a leasehold interest in real property as opposed to an ownership interest, your leasehold interest in the property is material if the decision changes the termination date of the lease, affects the potential rental value of the property, changes your actual or legally allowable use of the property, or impacts your use and enjoyment of the property
- **Personal Financial Interest:** The financial effect of a decision on your personal financial interest is material if the decision may result in you or your immediate family member receiving a financial benefit or loss of \$500 or more in any 12-month period due to the decision.

5. Does the decision affect your financial interests differently from the “public generally?”

Even if you answered “yes” to the first three questions, you have a financial conflict of interest only if the decision affects you differently from the public in general. The financial effect of a decision is indistinguishable from its effect on the public generally if you establish that a significant segment of the public is affected and the effect on your financial interest is not unique compared to the effect on the significant segment.

A significant segment of the public is at least 25 percent of:

- **Business Interest —** All businesses or nonprofit entities within your jurisdiction.
- **Real Property Interest —** All real property, commercial real property, or residential real property within your jurisdiction.
- **Individuals —** All individuals within your jurisdiction.

If you are elected to represent a specific district/area in the public agency, your “jurisdiction” is that district/area; otherwise, your jurisdiction is the agency’s jurisdiction.

A significant segment of the public is at least 15 percent of residential property within your agency’s jurisdiction if the only interest you have in the decision is your primary residence.

Specific rules exist for special circumstances involving public service and utility charges, general use or licensing fees, decisions with limited neighborhood effects, rental properties, required representative interests as part of a board or commission membership, states of emergency, and governmental interests.

What Should I Do if a Financial Conflict Exists?

1. Do not participate in the decision.

If you answered “Yes” to all four questions above, you most likely have a financial conflict of interest and you are prohibited from participating in the decision-making process. Do not participate in the discussion or render any opinion or advice, and do not act in any way that might influence the decision.

2. Disclosure and recusal are required.

State law requires you to publicly disclose your financial conflict of interest on the record and excuse yourself from the meeting while the matter is being considered in open session. You generally do not have to excuse yourself on consent calendar items unless the item is pulled, but must publicly disclose the type of your financial interest (i.e., business entity, real property, etc.) that gives rise to the conflict of interest.

3. Do not commit violations of the Political Reform Act (PRA)

Violation of the PRA can result in administrative fines, civil penalties, and criminal sanctions.

Other Conflict of Interest Laws

Two other key financial conflict of interest laws apply to public officials that you may encounter as either a board or council member, public employee, or consultant in the decision-making process:

1. Self-Interested Contracts (Government Code Section 1090)

This key law prohibits you, as a local official or employee, from voting on, discussing, or negotiating a proposed contract or sale with your public agency if you could receive some financial gain or loss from the contract or sale. Even if you abstain as a board or council member, the entire board or council is prohibited from entering into the contract unless an exception applies. Any contract signed by a public agency board or council in violation of Section 1090 is void. The rule is different if you are a decision-making employee not on the board or council. A public agency employee may disclose their financial interest in the public agency contract and be disqualified from any involvement, allowing the board or council to enter the contract legally. Violation of this law will void the contract or sale and may result in permanent forfeiture of office for elected officials. There are limited exceptions to this law that are beyond the scope of this resource.

2. Campaign Contributions (Government Code Section 84308)

If you are a directly elected or appointed public official, this law (known as the Levine Act) prohibits you from participating in proceedings involving licenses, permits, or other entitlements for use that affect a person, business, or other entity from which you have received a campaign contribution of more than \$250 within the preceding 12 months, and requires you to disclose on the record the receipt of any such contribution. In addition, this law prohibits you from accepting campaign contributions of more than \$250 from a party or participant in the proceeding for 12 months after a final decision is rendered in a proceeding.



Conflict in Government Contracts — Government Code **Section 1090**

Generally, government officials or employees with personal financial interests in a government contract cannot participate in or influence the creation of that contract. California Government Code section 1090 (“Section 1090”) prohibits members of the Legislature, state, county, district, judicial district, and city officers or employees (and certain consultants) from having a financial interest in any contract made by them in their official capacity or by any governmental body or board of which they are members.

A contract made in violation of Section 1090 carries with it serious consequences. With certain exceptions for independent contractors, a willful violation is punishable as a felony and the offending person may be banned from office for life. Prosecutors and the Fair Political Practices Commission (FPPC) can sue for civil penalties or impose administrative fines. Contracts made in violation of Section 1090 are void, even when the contract is to the advantage of the government agency. All benefits flowing from the contract obtained by the non-government entity may be restored to the agency (disgorged) without any offset to the other contracting party for goods or services provided.

Members of state or local governing bodies and state or local employees are generally subject to Section 1090. Consultants of an agency may be subject to Section 1090 if they have responsibilities for contracting decisions, act in a “staff capacity,” or are otherwise involved in the making of a government contract unless they fall under the exceptions outlined in Section 1097.6. If you believe that Section 1090 may apply to your situation, you should engage qualified legal counsel to help you navigate these issues.

Do I Have a Disqualifying Conflict of Interest Under Section 1090?

The FPPC is the state body responsible for ensuring that California state and local governments operate ethically under the requirements of the Political Reform Act. The FPPC applies a six-step analysis to determine whether an official or employee has a disqualifying conflict of interest under Section 1090.

1. Is the official or employee subject to the provisions of Section 1090?

All state, county, district, judicial district and city officers and employees are subject to the law. Independent contractors may be subject to Section 1090 as well unless they fall under the exceptions outlined in Section 1097.6, which went into effect on January 1, 2024. Now, independent contractors who enter into a contract with a public agency to perform one phase of a project and seek then to enter into a subsequent contract for a later phase of the same project are not “officers” under Section 1090 if their duties and services related to the initial contract did not include assisting the public agency with any portion of a request for proposals,

request for qualifications, or any other subsequent or additional contract with the agency. However, even if independent contractors assist the public agency with contracting matters, they may enter into a subsequent contract with the public agency for a later phase of the same project so long as: (1) their prior participation during an initial stage of a project was limited to conceptual, preliminary, or initial plans or specifications; and (2) all bidders or proposers for the subsequent contract have access to the same information, including all conceptual, preliminary, or initial plans or specifications.

2. Does the decision or action at issue involve a contract?

One looks to general principles of contract law to determine whether a contract is involved in a process or decision. Sections 1090 and 1097 require that all transactions be viewed in a broad manner and avoid narrow and technical definitions of “contract.” Under this law, “a contract” includes a request for proposal, MOU, construction contract, lease or other real property agreements, purchase orders and agreements, any exchange of goods or services for consideration whether in writing or not and grants of money or property or other things of value. Generally, a contract exists when two or more parties agree to exchange goods or services with the expectation that each will receive something of value in return.

3. Is the official or employee participating in the making of a contract?

“Making a contract” is broadly construed and includes any participation in the making of the contract including, but not limited to involvement in preliminary discussions, negotiations, compromises, reasoning, planning, drawing of plans and specifications, solicitation for bids and other actions. The understanding of “participation” is very broad and requires careful analysis. Also, in relation to a public body, such as a city council or district board, when members of a public board, commission or similar body have the power to execute contracts, each member is presumed to be involved in the making of all contracts by his or her board regardless of whether the member actually participates in the making of the contract. The presence of one person with a financial conflict of interest in a contract prevents the entire body from acting on that contract. Thus, when council or board members are involved, it is irrelevant whether or not they recuse themselves from the decision because the law usually presumes that the official was involved in entering the contract.

4. Does the official or employee have a “financial interest” in the contract?

A person has a financial interest in a contract if he or she might profit or suffer a loss from the contract in any way. Said another way, any kind of financial impact – good or bad – causes a conflicting financial interest. The impact need not even be certain. Although Section 1090 does not specifically define “financial interest,” the term is liberally and broadly construed to include indirect, as well as direct interests. An indirect interest often arises when an official or employee has a business or financial relationship with a person or entity who is contracting with the government entity. A person is conflicted under Section 1090 when their financial interest might in any way prevent the person from exercising absolute loyalty and undivided allegiance to the best interests of the public agency. Any separate, personal interest of an officer or employee in a government-made contract may constitute an indirect interest. An official has a conflict of interest when that official’s spouse has a financial interest in the making of the contract. This is because the law presumes that an official is financially interested in his or her spouse’s income or financial interest.

5. Does either a “remote interest” or non-interest apply?

By law, there are various statutory exceptions to Section 1090’s prohibition against an entire board or agency making a contract. Where the financial interest involved is deemed a “remote interest,” as defined in Section 1091, the contract may be made if: 1) the officer in question discloses his or her financial interest in the contract to the public agency, 2) such interest is noted in the entity’s official records and 3) the officer abstains from any participation in the making of the contract.

Section 1091 provides a list of 16 “remote interests.” These provisions are complex and one should not rely on the application of these exceptions without first consulting with counsel or seeking the advice of the FPPC.

Non-interests apply to all persons covered by Section 1090: Non-interests are set forth in Section 1091.5. There are 13 of these statutory non-interests. In essence, these constitute a legislative recognition that certain financial interests are so remote or speculative as to not require disqualification from participating in the making of a contract, or which are designed to serve or accommodate some other public policy, such as one’s interest in one’s own salary from a government entity or the receipt of public

services. A non-interest means a person is not disqualified from participating in the making of a contract. Some non-interests do still require the official to disclose the interest in the official records. Again, as with “remote interests,” these non-interest exceptions are complex and one should seek the advice of legal counsel or the FPPC before relying on one of these statutory exceptions.

6. Does the Rule of Necessity apply?

The Rule of Necessity applies only to government entities, not individuals. In very limited circumstances, a Rule of Necessity has been applied to allow the making of a contract that Section 1090 would otherwise prohibit. Under the Rule of Necessity, a government agency may acquire an essential good or service in an emergency when to delay the contract would be to the public detriment, or when no source other than that which triggers the conflict is available. When the Rule of Necessity applies, due to a conflict with an official on a multi-member board or body, the interested official must abstain from any participation in the decision.

What Are the Consequences if Section 1090 is Violated?

- With certain exceptions for independent contractors, a willful violation or aiding and abetting a willful violation of Section 1090 is punishable as a felony and carries a sentence of up to three years in state prison and a lifetime ban from holding office.
- A prosecutor or the FPPC can bring a civil action to collect civil fines of up to \$10,000 or three times the amount of the benefit received under the contract.
- The FPPC can impose administrative fines of up to \$5,000 per violation.
- The contract is void and suit may be brought to have the contract declared void.
- All proceeds, payments and profits received or obtained as a result of the contract must be returned to the government entity.
- Because most Section 1090 violations also violate the Political Reform Act’s prohibition against having a financial interest in a governmental decision, the full array of penalties available under that Act also apply, including misdemeanor criminal liability, civil penalties, administrative fines and injunctive relief.

ITEM 6G

Coachella Valley Conservation Commission

January 8, 2026



STAFF REPORT

Subject: Continued Cleanup of Illegal Dumpsites and Encampments in Upper Mission Creek/ Big Morongo Canyon Conservation Areas

Contact: Will Steichen, Conservation Management Analyst (wsteichen@cvag.org)

Recommendation: Information

Background: At the November 2025 meeting, staff presented an overview of the illegal dumping and encampment cleanup efforts underway in the Upper Mission Creek/Big Morongo Canyon Conservation Areas. Commissioners expressed an interest in receiving continued updates as the cleanup progresses. At the Commission's request, this report provides an updated status of the project, including completed cleanup activities, additional sites identified, preventative measures taken and planned follow-up work.

The CVCC owns several parcels in and around the City of Desert Hot Springs that are within the Upper Mission Creek/Big Morongo Canyon Conservation Areas. These parcels serve as important transition zones between conservation habitat and developed areas. Since 2019, CVCC and its partners have observed increasing challenges with illegal dumping and homeless encampments on these properties, where soft sand dunes, washes, and limited access routes have complicated cleanup efforts and created ongoing health, safety, and environmental concerns.

To address these issues, CVCC secured funding in early 2025 from the California Department of Resources Recycling and Recovery (CalRecycle) through the Illegal Disposal Site Abatement Grant Program. This funding supports cleanup, transportation, and disposal activities across approximately 1,284 acres of CVCC-owned lands. The grant was designed to address 15 previously identified dumpsites including nine encampments, as well as any new sites identified during the contract term.

As highlighted at the CVCC's November meeting, CVCC led a coordinated effort to address the illegal dumping and encampments on CVCC-owned land including Police, Code Compliance, Animal Control, and the Social Welfare Action Group (SWAG). Eviction notices were issued in advance, followed by outreach and service coordination to support voluntary relocation, with final eviction and cleanup activities occurring on October 27, 2025 and no arrests or forceful removals required.

The bulk of cleanup work was completed in October and November, during which two additional dumpsites were identified, bringing the total to 17 sites. Cleanup operations were carried out by American Integrated Services (AIS) removing approximately 260,000 pounds of debris, including 90 pounds of propane tanks, 60 pounds of fire extinguishers, 80 pounds of nitrous oxide, and other hazardous materials. E&C Towing removed 30 vehicles, RVs, and trailers from the project

area. Hundreds of tires were consolidated and removed at no cost by the Urban Conservation Corps (UCC).

While the initial cleanup prioritized the removal of structures, vehicles, and large debris, sufficient funds remain under the AIS contract to support additional work. Accordingly, AIS will return in January 2026 with a hand crew to conduct a more detailed, site-specific cleanup, focusing on finer debris and residual waste in areas with the highest levels of legacy dumping and former encampments.

As part of immediate deterrence efforts, 30 temporary illegal-dumping signs were installed throughout the project area – one at each entrance and two to three at each cleanup site – referencing the Desert Hot Springs Municipal Code and fines of up to \$10,000. These temporary measures will be followed by the installation of permanent signage and installation of Flock Safety cameras during the winter. CVCC staff will also have continued coordination with the Desert Hot Springs Police through a Memorandum of Understanding that runs through June 2026 in order to support continued patrols and enforcement.

Fiscal Analysis: There is no additional cost to this update. The cleanup project is funded through the Management and Monitoring Program budget and will be fully reimbursed by the CalRecycle grant. These costs are included in the CVCC Fiscal Year 2025-26 Budget.

Following a competitive procurement process, the CVCC in June awarded a contract to American Integrated Services (AIS) for a not-to-exceed amount of \$249,234. To date, AIS has billed \$165,857.47 leaving \$83,376.53 available for additional cleanups within the project area. E&C Towing performed vehicle towing, storage, and disposal services on an as-needed basis, under a contract not to exceed \$100,000. The agreement, executed under the Executive Director's signature authority, extends through March 31, 2027. UCC collected and recycled the consolidated tires at no cost to CVCC.

Attachment: Project site photos

Upper Mission Creek/Big Morongo Canyon Conservation Area Encampment & Illegal Dump Cleanup Site Photos



























