

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

418B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 10, 2009

SUBJECT: ALLOCATION OF ADDITIONAL "TAKE" PURSUANT TO BOARD POLICY A-61 - PRE-APPLICATION REVIEW (PAR) NO. 1220 - CEQA EXEMPT - Applicant: Bill Wright - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) - Location: Southerly side of Vista Chino, westerly of Sierra Del Sol, easterly of Rio Del Sol Road - 5 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) Zone - REQUEST: This is a Pre-Application Review for development of two (2) acres within a five (5) acre parcel (40% lot coverage) in the Coachella Valley Multi-Species Habitat Conservation Plan for a planned office building on 1/2 acre pad with parking and project-related equipment storage area, and to permit "additional take" greater than 8% of each Plan habitat type within the proposed project's acreage for a privately sponsored development proposal pursuant to Board Policy A-61. - APN: 648-130-008.

RECOMMENDED MOTION: APPROVAL of additional "take" greater than 8% of each Plan habitat type within the proposed project's gross acreage for privately sponsored development proposals within Assessor's Parcel No. 648-130-008, pursuant to board Policy A-61, for development of two (2) acres within a five-acre parcel (40% lot coverage) in the Coachella Valley Multi-Species Habitat Conservation Plan, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report. This approval is for additional "take" only and does not include an entitlement for commercial development. This allocation of additional "take" shall be valid until December 31, 2011.

BACKGROUND:

The landowner for APN 648-130-008 proposes to construct and operate an office building, storage lot, and parking area on two acres of a five-acre parcel. The property contains four impacted species under the Coachella Valley Multi-Species Habitat Conservation Plan. The purpose of this request is to grant extra "take" greater than the 8% allowance for each plan habitat type within the project area for a commercial project under Board Policy A-61.

Ron Goldman
Planning Director

RG: jed
RM

REVIEWED BY EXECUTIVE OFFICE
DATE 9/24/09 by Tina Grande
Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

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Prev. Agn. Ref. | District: Fourth | Agenda Number:

3.63

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.32

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding the Allocation of additional "take" pursuant to Board Policy A-61, Pre-Application Review No. 1220 – CEQA Exempt – Bill Wright – Thousand Palms Zoning District – 4th District is continued to Tuesday, October 20, 2009 at 9:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 6, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 6, 2009
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
3.32

xc: Planning, COB