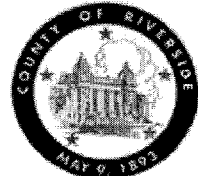


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 23, 2010

SUBJECT: CVMSHCP 2010-02 (PRE-APPLICATION REVIEW (PAR) NO. 1221) Allocation of Additional Take within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) – For a future development project located on the southerly side of Vista Chino, westerly of Sierra Del Sol, easterly of Rio Del Sol, more specifically, Assessor's Parcel No. 648-110-008.

RECOMMENDED MOTION: APPROVAL of Additional Take within the following habitat areas for this specific project up to, but not exceeding:

- | | |
|--|-----------|
| a. Habitat for Le Conte's Thrasher | 1.6 acres |
| b. Habitat for C.V. Round-Tailed Ground Squirrel | 1.6 acres |
| c. Habitat for Palm Springs Pocket Mouse | 1.6 acres |
| d. Sand Source Areas | 0.5 acres |
| e. Fluvial & Aeolian Sand Transport | 1.1 acres |
| f. Conserve Linkages | 1.5 acres |

For development of a total of 1.6 acres (due to overlap of habitat areas the above are not necessarily additive).

BACKGROUND: The County Of Riverside approved the Coachella Valley Multiple Species Habitat Conservation Plan (Plan) on October 2, 2007.

RG:jed

Ron Goldman
Planning Director (continued on attached page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	0
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	0
	Annual Net County Cost:	\$ 0	For Fiscal Year:	0

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 10/6/09 #3.33; 10/20/09 #3.64 | **District:** Fourth | **Agenda Number:**

3.21

RE: CVMSHCP 2010-02 (PRE-APPLICATION REVIEW (PAR) NO. 1221)

Date: February 23, 2010

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To ensure fair, consistent, and effective implementation of the Plan, Board Policy A-61 was adopted on February 26, 2008, establishing principles and policies affecting both private and public projects within the conservation areas. Under Policy A-61, a landowner is allocated a maximum of 8% of each Plan habitat types within a proposed project's gross acreage, unless otherwise authorized under the policy. Additional Take, in excess of the above allocation, may be allowed by the Board for individual projects. In considering the merit of recommending Additional Take, the Planning Director shall consider the community need for the proposed development, such as the provision of low income housing, the creation of job producing projects, or relevant site related issues.

PROJECT DESCRIPTION:

This is a Request to Allocate Additional Take for the future development of 1.6 acres within a five (5) acre parcel. The landowner has NOT submitted an application for development of the property at this time; however, the landowner has submitted a conceptual plan (under PAR No. 1221) that proposes to construct an office building, outdoor storage area, and parking area for a Contractor's Storage Yard, within 2 acres of a 5 acre parcel.

PROJECT DETAILS:

1. The project site is located within the Thousand Palms Conservation Area of the CVMSHCP.
2. Under Policy A-61, the project site contains the following:

A. Habitat Type	B. Acres of Habitat	C. 8% Allowed Disturbance (B x 8%)	D Requested Additional Take	E Acreage of Total Take (C + D)
Le Conte's Thrasher	5.0	0.4	1.6	2.0
C.V. Round-Tailed Ground Squirrel	5.0	0.4	1.6	2.0
Palm Springs Pocket Mouse	5.0	0.4	1.6	2.0
Sand Source Area	1.2	0.1	0.5	0.6
Fluvial & Aeolian Sand Transport	3.9	0.3	1.1	1.4
Linkages	5.0	0.4	1.5	2.0

3. The landowner has agreed to place the remaining portion of the property (3 acres) into a conservation easement with the Coachella Valley Conservation Commission.

This allocation of Additional Take is contingent upon successful completion of a subsequent development proposal, and shall be awarded only for the period of time of which the entitlement is valid. Any future discretionary action for the development proposal, including extensions of time to use the entitlement, shall be subject to the County's determination of Take available at the time such discretionary action is considered.

FINDINGS:

1. The Planning Director finds that there is a community need for proposed development which will create jobs.