

WJH JKH
2/18/10

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

February 17, 2010

SUBJECT: CVMShCP 2010-01 (PRE-APPLICATION REVIEW (PAR) NO. 1220)

SECTION: Development Review – Desert Office

TO: Clerk of the Board of Supervisors
FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input checked="" type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Desert Sun

Clerk Of The Board

Please charge your time to case number(s): ZPAR01220.

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Revised: 11/03/08
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Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2010

SUBJECT: CVMSHCP 2010-01 (PRE-APPLICATION REVIEW (PAR) NO. 1220) 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 northerly of Varner Road, southerly of Vista Chino, easterly of Rio Del Sol, westerly of Sierra Del Sol, more specifically, Assessor's Parcel No. 648-130-008.

RECOMMENDED MOTION: APPROVAL of Additional Take within the following habitat types for this specific property 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. | Fluvial & Aeolian Sand Transport | 1.6 acres |
| e. | Conserve Linkages | 1.6 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. 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.

Ron Goldman
Planning Director

RG: dm

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept Rec. Off.:
Per Exec. Ofc.:

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. 1220) that proposes to construct an office building with related parking and outdoor storage 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
Fluvial & Aeolian Sand Transport	5.0	0.4	1.6	2.0
Linkages	5.0	0.4	1.6	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.