

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

139A



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 21, 2012

SUBJECT: CVMSHCP 2012-01 (PRE-APPLICATION REVIEW (PAR) NO. 1261) Allocation of additional take within the Willow Hole Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) – For a future development project located on the southerly side of 20th Avenue, westerly of Bubbling Wells Road, easterly of Palm Drive, more specifically, Assessor's Parcel No. 660-040-003.

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

- | | |
|--|-----------|
| a. Habitat for Coachella Valley Milkvetch | 2.6 acres |
| b. Habitat for Coachella Valley Fringe Toed-Lizard | 2.8 acres |
| c. Habitat for Le Conte's Thrasher | 2.6 acres |
| d. Habitat for Coachella Valley Round Tailed Ground Squirrel | 2.6 acres |
| e. Habitat for Palm Springs Pocket Mouse | 2.6 acres |
| f. Desert Dune Areas | 1.8 acres |
| g. Desert Sand Source Fields | 1.0 acres |
| h. Fluvial & Aeolian Sand Transport | 2.6 acres |

For development of a total of 2.8 acres (due to overlap of habitat areas the above are not necessarily additive).

Initials:
CSL:kgb

Carolyn Syms Luna

Carolyn Syms Luna, Planning Director
(continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

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

Tina Grande

County Executive Office Signature BY Tina Grande

FORM APPROVED COUNTY COUNSEL
BY: *Karin L. Watts-Bazan* 9/6/12
DATE: _____
KARIN L. WATTS-BAZAN
Department Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

3.50

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.

PROJECT DESCRIPTION:

This is a request to allocate additional take for the future development of 2.8 acres (maximum needed for Coachella Valley Fringe Toed-Lizard habitat) within a twenty-five (25) acre parcel. The landowner has submitted an application for development of the property for two single family home development projects (TR34552 and TR34553) under approved Specific Plan No. 336 that proposes to construct a flood control facility, within 4.6 acres of an approximately 25 acre parcel.

PROJECT DETAILS:

1. The project site is located within the Willow Hole 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)
C. V. Milkvetch	24.8	2.0	2.6	4.6
C.V. Fringe Toed-Lizard	22.2	1.8	2.8	4.6
Le Conte's Thrasher	24.8	2.0	2.6	4.6
C.V.Round-Tailed Ground Squirrel	24.8	2.0	2.6	4.6
Palm Springs Pocket Mouse	24.8	2.0	2.6	4.6
Desert Dunes	19.8	1.6	1.8	3.4
Desert Sand Source	2.5	0.2	1.0	1.2
Fluvial and Aeolian Sand Transport	25.8	2.0	2.6	4.6

3. The landowner has agreed to place the remaining portion of the property (20 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:

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