



City of Murrieta City Council Policy

POLICY: MULTIPLE SPECIES HABITAT CONSERVATION
PLAN (MSHCP)

POLICY NO.: 100-14

DATE: May 1, 2012

PURPOSE

The City values the rights of individual property owners to subdivide and develop their properties and looks to encourage and facilitate development, while balancing the requirements of federal, state, and local laws and regulations, as they relate to the Multiple Species Habitat Conservation Plan (MSHCP), federal and state Endangered Species Acts (ESA), and California Environmental Quality Act (CEQA). Further, the City Council believes that individual property owners should be treated equally under the law. Smaller property owners are disproportionately impacted by application of MSHCP Reserve Assembly requirements without contributing significantly to the City's compliance with the MSHCP and species protection.

This Policy is intended to provide clarity in the City's application of the requirements of the MSHCP for development of single-family homes and residential parcels of thirty (30) acres or less that are located in MSHCP Criteria Cells to ensure equal treatment of these smaller parcels with similar parcels throughout the City.

POLICY

It is the Policy of the City of Murrieta that development of individual single-family homes and residential parcels of thirty acres or less that are located in MSHCP Criteria Cells can occur, subject to the following:

- A. **Individual Single-Family Homes.** Development of an individual single-family home will follow the Expedited Review process as contemplated by the MSHCP, with development occurring on the least sensitive portions of the property and no dedication required.
- B. **Residential Parcel Maps.** Residential parcel maps creating four parcels or less
 - a. Will not be required to dedicate property for Reserve Assembly conservation, but will be subject to MSHCP "other plan" requirements.
 - b. Will be required to provide dedications for purposes consistent with the types of dedications (e.g. street frontages, utilities, fault zones, etc.) required in other areas of the City.

c. Will be reviewed for compliance with all other local development regulations and state and federal laws, including the CEQA.

C. **Conservation.** If it is determined property is needed for conservation and owners are willing to negotiate, they will be referred to the Regional Conservation Authority (RCA) for acquisition negotiations through an appraisal and acquisition process that is consistent with accepted State and federal practices and consistent with the MSHCP.

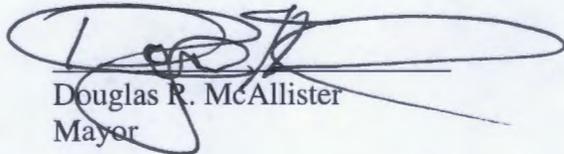
DEFINITIONS

Other Plan Requirements - Every project requiring a discretionary action in Western Riverside County needs to demonstrate MSHCP compliance. A project's location outside the Criteria Cell still requires consistency with a range of biological requirements that apply throughout the Plan area in accordance with the provisions of the MSHCP Implementation Manual, Section 4.

Reserve Assembly - The acquisition and conservation of habitat totaling approximately 153,000 acres, of which Murrieta needs to contribute between 1,580-3,200 acres, that is needed to meet the goals and objectives of the MSHCP.

The regulations and guidelines to achieve these policy goals will be further described in the future MSHCP Implementation Program. The Implementation Program will provide procedures to implement this Policy, for the City to meet its responsibilities described in the MSHCP, and to resolve conflicts prior to review of the City's consistency determinations by the Regional Conservation Authority and the wildlife agencies.

Adopted May 1, 2012


Douglas R. McAllister
Mayor