



CITY OF TEMECULA

PLANNING DIVISION

41000 Main Street

Temecula, CA 92590

951-694-6400

TemeculaCA.gov/planning

HANS

Introduction

The Habitat Assessment and Negotiation Strategy (HANS) application process is used by the City of Temecula to implement portions of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) by identifying and delineating conservation areas on specific properties. The HANS is reviewed by the Western Riverside County Regional Conservation Authority (RCA).

Additional Resources

Visit TemeculaCA.gov/MSHCP or wrc-rca.org/ for additional information.

SUBMITTAL CHECKLIST

APPLICANT ✓	STAFF ✓	# OF COPIES	SECTION	REQUIRED ITEMS Detailed instructions for each section can be found below. Incomplete applications will not be accepted. Use this checklist to make sure all requirements are fulfilled.
		1	A	Signed Development Application (original wet signature)
		2	B	Digital copies of exhibits and associated photographs that clearly represent the project area
		2	C	Digital copies of Site plan/Tentative Map (minimum size 11" x 17")
		2	D	Digital copies of any completed biological surveys
		2	E	Digital copies of MSHCP Consistency Analysis which must include: <ul style="list-style-type: none"> <input type="checkbox"/> Project Location <input type="checkbox"/> MSHCP Conservation Area Identification and Objectives <input type="checkbox"/> Section 6.1.1 Habitat Evaluation and Acquisition Negotiations Strategy <input type="checkbox"/> Section 6.1.2 Riparian/riverine and vernal pool habitat assessment <input type="checkbox"/> Section 6.1.3 NEPSSA survey area <input type="checkbox"/> Section 6.1.4 Urban Wild Lands Interface <input type="checkbox"/> Section 6.3.1 Vegetation mapping <input type="checkbox"/> Section 6.3.2 Additional Surveys <input type="checkbox"/> Section 6.4 Fuels management <input type="checkbox"/> Additional MSHCP Considerations <input type="checkbox"/> All relevant maps and biological resource information
		1	F	Joint Project Review (JPR) processing deposit check for \$1,500 made payable to the Regional Conservation Authority (RCA). Please also include in the memo line of the check a local project identifier i.e.) planning application number, APN, legal description, etc.
		2	G	Digital copies of an electronic map (GIS Shapefile) of the project site and mitigation locations (for both on and off-site mitigation); if proposed



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SECTION A	APPLICATION
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PROJECT INFORMATION

Project Title

Original Planning Application Number(s)

Related Permit(s) or Development Application Case Numbers

Project Description/Use

PROJECT LOCATION

Assessor's Parcel No(s)

Legal Description (Tract, Lot No.)

Street Address(es)

General Location

FOR STAFF USE

PLANNING APP. NO.

DATE STAMP

REC'D BY



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HANS

APPLICANT/REPRESENTATIVE

First Name	Middle Name	Last
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Street Address

City	State	Zip	Phone
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E-mail

PROPERTY OWNER

First Name	Middle Name	Last
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Street Address

City	State	Zip	Phone
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E-mail

SIGNATURES AND CERTIFICATIONS

I certify that all filing requirements have been satisfied for my application. I further understand that an incomplete application cannot be accepted for processing.

Applicant's Signature →	Date
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I certify under the penalty of the laws of the State of California that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Temecula, if any, may result in restrictions, limitations and construction obligations being imposed on this real property.

Owner's First Name (Printed)	Owner's Last Name
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Owner/Authorized Agent Signature →	Date
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NOTE

Written authorization from the legal property owner is required. An authorized agent for the owner must attach a notarized letter of authorization from the legal property owner.