

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



8.3.6 Use of Management and Monitoring Funds to Benefit the Total MSHCP Conservation Area

The local costs for implementation are predicated on the local Conservation component of the Plan. The Local Permittees and the Wildlife Agencies anticipate that funds pooled under the Plan will benefit the overall management of the entire MSHCP Conservation Area. Annually, the RCA will approve a management and monitoring program to allocate available funding to further the conservation goals of the MSHCP. The agreement of the Local Permittees to use local funds to further the overall goals of the Plan shall not create additional obligations of the Local Permittees beyond what is otherwise called for in the Plan.

8.4 LOCAL IMPLEMENTATION PLAN

The Local Implementation Plan utilizes the HANS Process as the primary mechanism for implementing the MSHCP (see *Section 6.1.1* for the text of the HANS Process). The local conservation of Additional Reserve Lands will occur under HANS using one or both of the following approaches or using a combination of the two:

- A. Dedications of land provided through the Cities and County Development Review process for new Development and through the application of incentives.
- B. The acquisition of lands from willing sellers.

8.4.1 Development Review

Through the Development review process, approximately 41,000 acres of land are anticipated to be conserved to aid the assembly of Additional Reserve Lands. Local land use powers will be used only to the extent that they represent local, state, or federal regulations (other than those resulting from the FESA or CESA). The MSHCP is not intended to create new regulatory burdens on property owners that would not otherwise exist in the absence of a MSHCP. The assumption of long-term maintenance and management and potential property tax savings resulting from the conveyance of land constitutes the primary form of compensation to the property owner for lands conserved as a result of conditions of approval.