

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



Other revenue opportunities may be realized over the next 25 years. The County, Cities, and RCA will explore new revenue sources to support the acquisition of the MSHCP Conservation Area and its long-term management and enhancement. A goal of any new fee would be to spread a portion of the costs for the MSHCP across as broad a regional base as possible.

**TABLE 8-5
LOCAL PUBLIC/REGIONAL FUNDING SOURCES**

Source Anticipated	\$ Range	Requirements to Implement	Responsible Party
Private Funding Sources:			
Cities and County Development Mitigation Fees	\$539.6M	Approval of County Ordinance Approval of City(ies) Ordinance	County Cities
Density Bonus Fees	\$66M	Approval of General Plan	County
Public Funding Sources			
Local Roads	\$121M	Approval of Measure A, local agreement on allocation	RCTC/County
Other Transportation	\$250M	% of new road construction	RCTC/County
Other infrastructure Projects	\$unknown	Project-by-project negotiation	County and Cities
El Sobrante Landfill	\$90M	In place	County
County Landfills	\$10M	In place	County
Eagle Mountain Landfill	\$unknown	In place pending start-up	County
New Regional funding	\$unknown	Voter approval	County and Cities
TOTAL LOCAL FUNDS	\$1,076.6M		

8.6 ADEQUACY OF FUNDING

The Permittees and the Wildlife Agencies will annually evaluate the performance of the funding mechanisms and, notwithstanding other provisions of the MSHCP, will develop any necessary modifications to the funding mechanisms to address additional funding needs. Additionally, this annual evaluation will include an assessment of the funding plan and anticipate funding needs over

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the ensuing 18 months for the purpose of identifying any potential deficiencies in cash flow. If deficiencies are identified through this evaluation, then the Permittees and the Wildlife Agencies will develop strategies to address any additional funding needs consistent with the terms and conditions of the MSHCP.

Additional funding needs may occur for a variety of reasons. The following section discusses potential causes of additional funding needs in the local funding program and how the need for additional funding will be addressed. As discussed below, Local Permittees will, to the extent allowed by law and consistent with the legal requirements governing local jurisdictions, respond to additional funding needs.

8.6.1 Additional Funding Needs Resulting from Land Acquisition Costs Increasing Faster than Revenues

Financing for land acquisition will be reviewed annually by the RCA and revisited as necessary during the life of the Plan to update cost and financing projections. Appropriate adjustments to revenue from funding sources will be made to meet the obligations of the MSHCP. If a need for additional funding is projected due to increases in land values that exceed revenue from local funding sources:

- Local funding sources will be adjusted to cover the need for additional funding,
- New funding sources will be identified to supplement existing funding.

8.6.2 Increased Funding Needs Resulting from Management or Monitoring Costs Increasing Faster than Revenues

The RCA will review financing for management and monitoring programs and will update cost and financing projections as necessary during the life of the MSHCP. The RCA will make appropriate adjustments to revenue from funding sources to meet the obligations of the MSHCP. If a need for additional funding is projected based upon increases in management or monitoring costs that exceed revenue from local funding sources:

- Local funding sources will be adjusted to cover the need for additional funding.
- New funding sources will be identified to supplement existing funding.
- Contingency funds will be utilized on a short-term basis to maintain management and monitoring requirements.