

MSHCP Amendment: Developer Focus Group Funding Comparative Review

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desert conservation
PROGRAM



FUNDING STRATEGIES REVIEW



A comparative look at 6 HCPs that cover a similar range of activities

- Identifies implementation costs and differences
- Describes different approaches to plan funding
- Draw lessons learned
- Key drivers of implementation costs

SUMMARY OF HCPs



- Plan Areas varied between 27,832 acres to 5.9 million acres
 - MSHCP Amendment Plan Area = 4.1 million acres
- Permitted impact acres between 6,278 acres to 54,040 acres
 - MSHCP Amendment impact acres = 215,000
- Permit Terms between 30 and 75 years
 - MSHCP Amendment permit term = 50 years
- Covered Species: 1 to 146 species
 - MSHCP Amendment Covered Species = 31
- Large variation in avoidance and minimization measures
- In 5 out of 6 cases, developers separately fund species protection measures (e.g., clearance surveys)
 - MSHCP Amendment = Centralized Approach

HCP COMPARISON



Element	Pima County	Thurston County	Washington County	Ft. Ord	South Sacramento	Western Riverside
Impact Area (acres)	36,000	5,215	66,301	6,278	30,176	54,040
Preserved Lands (acres)	116,000	3,470	61,022	18,540	36,282	500,000
Permit Term	30 years	30 years	25 years	50 years	50 years	75 years
Covered Species	44	6	1	8	28	146
Total Cost of Plan	\$172,584,000	\$125,158,991	\$27,680,957	\$119,812,553	\$766,950,000	\$1,048,424,494
Cost per Impact Acre	\$4,794	\$23,995	\$637	\$19,085	\$25,416	\$19,401

Land acquisition is a key driver of costs

FUNDING STRATEGIES REVIEW



Funding primarily derived from 3 sources

Source	Pima County	Thurston County	Washington County	Ft. Ord	South Sacramento	Western Riverside
Project Proponents (developer fees)	\$0	\$110,136,820 (88%)	\$27,680,957 (100%)	\$119,240,487 (82%)	\$766,948,000 (100%)	\$924,139,269 (88%)
Local/regional Tax Base	\$172,584,000 (100%)	\$15,022,171 (12%)	\$0	\$0	\$0	\$95,671,825 (9%)
Contributions from Other Beneficiaries	\$0	\$0	\$0	\$25,922,262 (18%)	\$0	\$28,613,400 (3%)