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Results; Assessment of Findings; Chapter Six - Projected Revenue for RCA; Sources of Revenue; Total Projected Revenue Gap Between Local Costs and RevenueChapter Seven - Additional Local Revenue Options; Sources of Revenue for Other HCPs; Analytic Approach; Option 1: Ad Valorem Property Tax; Option 2: Parcel Tax; Option 3: Special Property Assessments; Option 4: Mello-Roos Taxes; Option 5: Documentary Transfer Tax; Option 6: Local Development-Mitigation Fee; Option 7: Highway Tolls; Option 8: Vehicle-License Fee; Option 9: Vehicle-Registration Fee; Option 10: Sales Tax; Political Acceptability of Revenue Mechanisms; Conclusions Chapter Eight - The MSHCP's Effects on the Permitting Process forTransportation and Development ProjectsAnalytic Approach; Features of the MSHCP That May Speed or Slow the Permitting Process; Stakeholder Perceptions of the Features of the MSHCP That MayAccelerate or Slow Permitting Processes; Chapter Nine - Conclusion; Value of Land Needed for the Reserve; Land-Acquisition Strategy; The Adequacy of Revenues to Fund the Plan; Additional Revenue Options; Prospects for Achieving the Habitat-Conservation Goals of theReserve; The MSHCP's Benefits for Infrastructure Construction; Moving Forward Appendix A - Specification and Estimation of the Land-Value ModelAppendix B - Examples of Simulated Land-Price Paths; Appendix C - Revenue Sources for Existing Habitat-Conservation Plans; Appendix D - Integrating Funding for Infrastructure Construction andConservation; Appendix E - The Effect of the MSHCP on Mobility in Western RiversideCounty; Appendix F - Future Changes in the Permitting Process; References

Sommario/riassunto

The Western Riverside County Multiple Species Habitat Conservation Plan(MSHCP) is an ambitious effort to balance development and environmentalconcerns in an area of rapid urban growth. In return for setting up a500,000-acre conservation reserve, the U.S. Fish and Wildlife Service andthe California Department of Fish and Game granted the county and cities inwestern Riverside County a 75-year ""take"" permit for endangered species. Thetake permit allows the cities and county to approve development projectsoutside the reserve that could negatively affect 146 sensitive plant andanimal species. The
