



CLARK COUNTY DESERT CONSERVATION PROGRAM

MSHCP Amendment

Updated Funding Analysis

Clark County DCP

Analysis: Economic & Planning Systems, Inc. and Jodi McGraw Consulting, March 2026



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desert conservation
PROGRAM

AGENDA

What we'll cover today

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- | | | |
|-----------|----------------------------|---|
| 01 | Why we're here | The current permit, the amendment, and what's changing for developers. |
| 02 | The funding gap | \$459M to implement the amended plan over 50 years; here's what drives it. |
| 03 | What developers get | Streamlined ESA permitting for up to 215,000 acres of additional development. |
| 04 | The proposed fee | \$2,134 per acre, indexed annually, reviewed at least every 10 years. |
| 05 | NRS amendment | What changed in state law to allow the fee. |
| 06 | Q & A | Open discussion. |
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BACKGROUND

Where we are today

The current Clark County MSHCP and Section 10(a)(1)(B) incidental take permit took effect February 1, 2001. It covers 167,650 acres of non-federal development across the County and the Permittees. Roughly 80 percent of permitted take has been used, with only 35,269.26 acres remaining as of March 2026, and the permit term ends in 2031.

167,650

Acres covered
under current permit

35,269

Acres remaining
as of March 2026

~80%

Of permitted take
already used

2031

When the current
permit term ends

Without an amended permit, ESA-streamlined development authorization in Clark County stops.

Total cost and per-acre fee

TOTAL 50-YEAR COST

\$458.8M

in constant 2026 dollars, over the 50-year permit term



\$405.4M · Permit term costs (88%)

\$53.4M · Endowment

Averages about \$9.2M per year.

PER-ACRE MITIGATION FEE

\$2,134

per acre, 2026 dollars, across 215,000 acres of permitted take



\$1,886 · Permit term (88%)

\$248 · Endowment

Indexed annually; reviewed at least every 10 years.

WHAT CHANGED SINCE 2023

How the numbers have moved

2023 ESTIMATE

\$474.0M

\$2,204 per acre

August 2023 analysis, in 2023 dollars

CHANGE



-\$15.2M

total program cost · -\$70 per acre

2026 UPDATED ANALYSIS

\$458.8M

\$2,134 per acre

March 2026 analysis, in 2026 dollars

Total program cost came down by \$15.2M — despite three years of inflation between the analyses.

WHAT DROVE THE DECREASE

Smaller reserve footprint

305,242 acres in the nine Future Reserve Units, down from the 353,718 acres originally scoped — reduces ongoing reserve management costs.

Tighter riparian mitigation

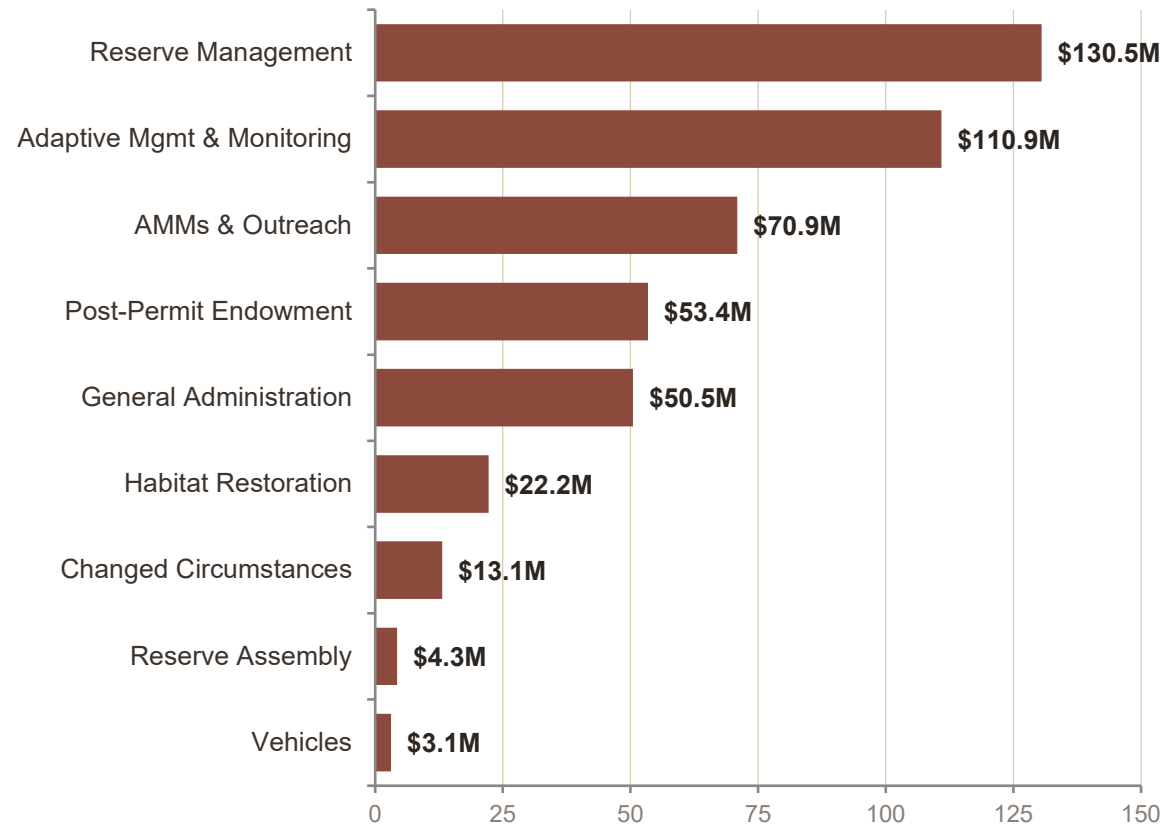
600 acres of new riparian acquisition replaces 700, reflecting updated projections of riparian take over the permit term.

Lower endowment requirement

\$53.4M endowment replaces the prior \$58.9M figure, tracking the smaller ongoing post-permit management base.

COST BREAKDOWN

Where the money goes



Source: EPS/JMc Funding Analysis, March 2026 (Table 1, 2026 dollars)

Two categories drive over half the cost

28%

\$130.5M

Reserve Management

Managing the existing 88,095-acre BCCE and riparian reserves, plus 305,242 acres in nine new Future Reserve Units on BLM lands.

24%

\$110.9M

Adaptive Management & Monitoring

Science Advisor Panel, species and habitat monitoring, connectivity planning, and the data needed to keep the permit defensible.

WHERE THE FEE GOES

What each cost category buys

Reserve Management

\$130.5M

Day-to-day stewardship of 88,095 acres of existing reserves (BCCE, riparian) and 305,242 acres in nine new Future Reserve Units: fencing and fence repair, weed control, debris removal, law enforcement.

Avoidance & Minimization Measures

\$70.9M

Species clearance surveys, tortoise pick-up, health assessments and translocation, seed and plant salvage for restoration activities, DCP public education and outreach efforts, and a construction worker training program.

General Administration

\$50.5M

Program management, GIS and species distribution model updates, legal counsel, mitigation fee management, contract administration, and periodic funding analysis updates.

Changed Circumstances

\$13.1M

Reserved for response to fires, drought, invasive species, new species listings, and disease. Sized at 10% of reserve management cost.

Adaptive Management & Monitoring

\$110.9M

Species and habitat monitoring, Science Advisor Panel, connectivity planning, and the data required to keep the permit defensible to USFWS.

Post-Permit Endowment

\$53.4M

A non-wasting fund to manage the reserves in perpetuity. Generates roughly \$1.9M annually at a 3.5% real return.

Habitat Restoration & Enhancement

\$22.2M

Upland and riparian restoration project implementation in the reserve system to maintain and enhance habitat quality for covered species.

Reserve Assembly

\$4.3M

Land acquisition from willing sellers to protect 600 acres of new riparian habitat at a 1:1 mitigation ratio (about 900 total acres given parcel composition).

Species clearance surveys are included

You will not hire your own biological consultants for these surveys.

DCP conducts pre-project species clearance surveys and other AMM compliance work on behalf of developers as part of the conservation program. The cost is bundled into the per-acre mitigation fee.

Included in the fee (DCP handles)

- ✓ Pre-project species clearance surveys
- ✓ Desert tortoise pick-up, health assessment, and translocation
- ✓ Plant and seed salvage activities
- ✓ Construction worker environmental training
- ✓ Compliance monitoring under the AMMs
- ✓ DCP education and outreach program

What developers do

- Pay the per-acre mitigation fee when obtaining a grading permit
- Comply with general construction BMPs
- Notify DCP per the survey scheduling protocol
- Honor the project design measures in the AMMs
- Plan to the Max – Mapping tool

THE DEAL

What developers get for the fee



ESA take coverage

Streamlined incidental take authorization in place of project-by-project ESA consultations.



Up to 215,000 acres of capacity

A 50-year runway of permitted development capacity for Clark County.



One coordinated program

A single program delivers conservation across all Permittees instead of a patchwork.



Regulatory certainty

Long-term permit horizon reduces project schedule risk and financing uncertainty.



Science-based mitigation

Adaptive management with a Science Advisor Panel keeps the program defensible to USFWS.



Fewer surprises

Reduced covered species list narrows the scope of compliance obligations.

WHY THE INCREASE

Why is the fee higher?

HOW WE GOT HERE

Why \$550 per acre worked for so long

SNPLMA carried much of the load

SNPLMA funded major program activities, including land acquisition and habitat work, allowing developer fees to be banked rather than spent.

Rapid early development

Clark County's early-program development pace generated fee revenue faster than the program needed to spend it.

High interest rates

Banked balances compounded during a period of high interest rates, stretching the value of every dollar collected.

Expanded conservation

Nine new Future Reserve Units (305,000+ acres) added to existing reserves.

Real cost recovery

Current fee has not kept pace with actual cost of implementing the program.

Perpetual endowment

\$53.4M endowment funds reserve management forever after the permit ends.

Adaptive management

Science-based monitoring and Science Advisor Panel are USFWS requirements.

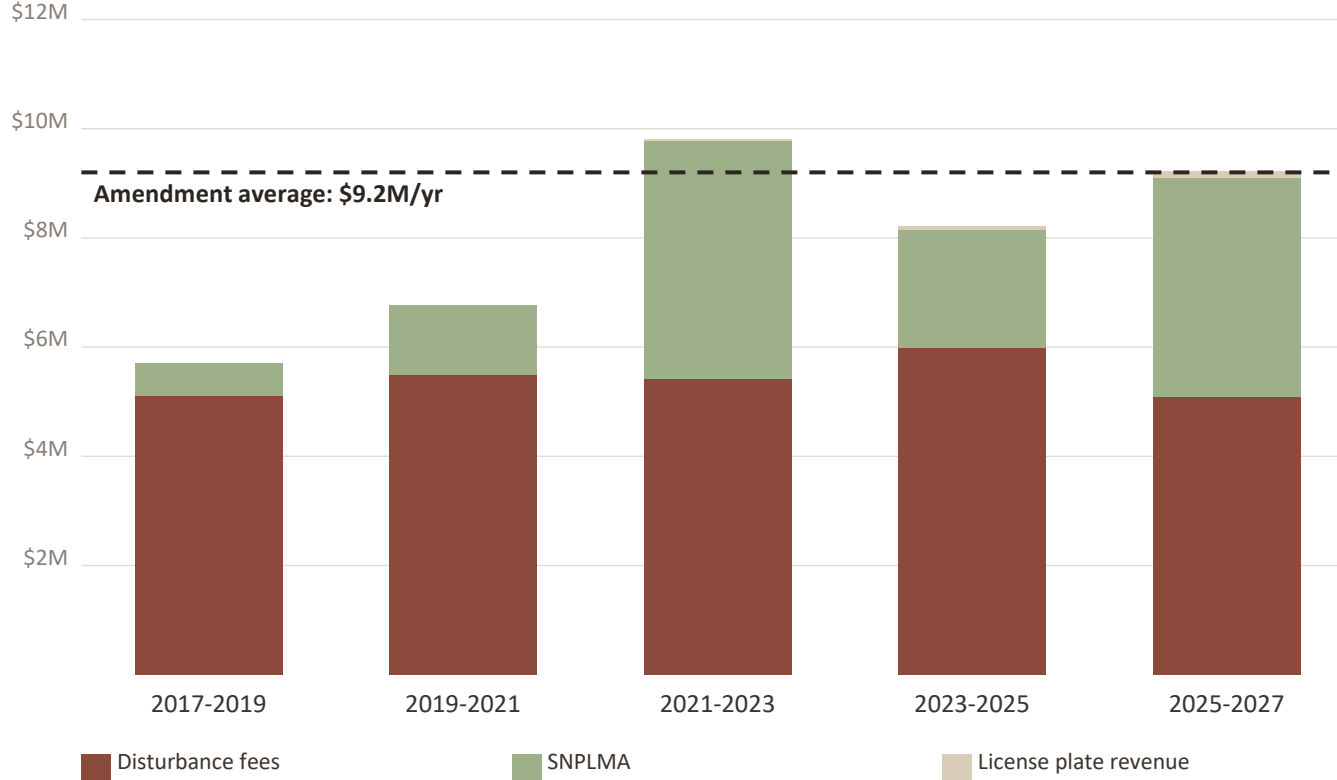
Source: EPS/JMc Funding Analysis, March 2026 (Table 2)

PUTTING THE NUMBERS IN CONTEXT

How \$9.2M per year compares to current costs

The Amendment's \$9.2M annual cost is in line with what the program already spends.

Annual program funding, last five biennia



What this means

\$7.9M

Average annual program cost

across the last five biennia (2017–2027)

The Amendment's \$9.2M annual average is roughly 16 percent above this baseline, which is modest, given the addition of nine Future Reserve Units.

\$9.2M

Current biennium annualized

2025–2027 program budget, divided by two

The Amendment's annual average is essentially identical to current biennium spending.

Source: DCP biennium budget records, 2017–2027. Bars show actual or approved program spending by funding source, annualized.

Recent change to state law



NRS 244.386

State law now authorizes Clark County to collect a mitigation fee at the level required to fund the amended MSHCP.

What changed

NRS 244.386 was amended to authorize Clark County to collect an MSHCP mitigation fee at the level required to fully fund the amended plan, and to adjust the fee annually for inflation. The prior statutory framework capped the fee below what the amended plan requires to operate.

Why it matters for permit approval

- USFWS requires the amended MSHCP to demonstrate full funding from secured sources before issuing the amended take permit.
- Without the NRS change, the higher fee couldn't be legally adopted, the funding case to USFWS couldn't be made, and a key obstacle flagged by the development community would remain in place.

Built-in flexibility

- DCP will conduct a comprehensive fee review at least every 10 years to confirm the fee remains sufficient for remaining obligations.
- SNPLMA, license plate fees, grants, and land donations may supplement or offset costs and be factored into future fee adjustments.

TO SUMMARIZE

Key takeaways

01

The amendment preserves the streamlined permitting you rely on

Without it, ESA-streamlined development authorization in Clark County stops when the current permit ends.

02

\$459M over 50 years, driven by reserve management and adaptive management

Reserve Management (\$130.5M) and Adaptive Management (\$110.9M) together account for more than half of total cost.

03

Per-acre fee will be \$2,134 in 2026 dollars

Based on the ITP authorizing up to 215,000 acres of take. Fee will be indexed annually for inflation.

04

Fee will be indexed annually and reviewed at least every 10 years

Annual inflation adjustment protects program solvency; periodic comprehensive review keeps the fee calibrated.

05

State law now allows it; USFWS approval still pending

The recent NRS amendment removed the legal cap. Submission to USFWS is the next major milestone.

Questions?

Clark County Desert Conservation Program

Department of Environment and Sustainability

clarkcountynv.gov · Desert Conservation Program

MSHCPCP

AMENDMENT

Updated Funding Analysis