

THE HANS PROCESS

At a Glance

HANS I

- ◆ **Criteria Consistency Determined**
(Within 45 days of receipt of completed application)

HANS I Extended (optional)

- ◆ **Criteria Consistency Review**
Based on biological documentation

JPR (14-day RCA review & comment/10-day Wildlife Agency review & comment)

- ◆ **Criteria Consistency, plus**
- ◆ **Other MSHCP Requirements:**
 - 6.1.2 *Riparian/Riverine & Vernal Pools*
 - 6.1.3 *Narrow Endemic Plant Species*
 - 6.1.4 *Urban/Wildlands Interface*
 - 6.3.2 *Additional Surveys*

HANS II (120 days)

- ◆ **Negotiation of Terms and Incentives**
(if conservation is described)



Form: EPD HANS Brochure 3/05



Riverside County
Environmental Programs Department

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County of Riverside

Western Riverside County
Multiple Species Habitat
Conservation Plan (MSHCP)

WHAT BEING IN A MSHCP CRITERIA CELL MEANS

The HANS Process*



**Does not apply to Single Family
Homes. See "What MSHCP Means to
Single Family Homes" Brochure*

Environmental Programs Department (EPD)

What is HANS?

HANS is an acronym for the property owner initiated **H**abitat **E**valuation and **A**cquisition **N**egotiation **S**trategy. The HANS process is used by the County of Riverside to implement portions of the MSHCP by identifying and delineating conservation areas on specific properties.

Who must apply?

Anyone applying for a discretionary permit for property located in a Criteria Area/Criteria Cell(s) must fill out a HANS Application. A Criteria Cell is land (approximately 160 acres) that has been identified as an area where conservation potentially needs to occur.

Who reviews the application?

County staff in the Environmental Programs Department (EPD) reviews the application and performs the HANS analysis. EPD checks for criteria consistency and may request additional biological information.

How long does HANS I take?

Once the HANS application is deemed complete (having all requested information, signatures, etc.), the County will issue a HANS Criteria Determination Letter within 45 days. This letter will indicate whether the MSHCP describes conservation for the subject property

and will identify other relevant MSHCP compliance provisions. This part of the process is referred to as HANS I.

What if I don't agree with the County's determination?

You may request a **HANS I Extended** meeting, at which time you agree to waive the 45 day HANS I review period and present additional biological documentation to EPD staff. When agreement is reached, your project will have completed HANS I, and may be forwarded to the Western Riverside Regional Conservation Authority (RCA), (951) 955-9700, for Joint Project Review (JPR). *Other MSHCP requirements may need to be met prior to transmittal to RCA.*



HANS projects must clear JPR before being scheduled for Directors Hearing, Planning Commission, or Board of Supervisors.

What if conservation is not described?

If the MSHCP does not describe conservation for the subject property, the County will issue a HANS Criteria Determination Letter indicating that no conservation is described, and your project may be forwarded by County EPD staff to RCA for Joint Project Review (JPR). *Other MSHCP requirements may need to be met prior to transmittal to RCA.*

What is Joint Project Review (JPR)?

All completed HANS I cases are sent to the RCA for review. RCA reviews the County's HANS determinations to ensure compliance with MSHCP Criteria and other MSHCP requirements. Therefore, all necessary biological surveys and assessments must be submitted before the RCA will commence its review.

RCA will issue comments within 14 days of receiving a HANS JPR file. If RCA "concur," your project has cleared JPR and will be sent to the Wildlife Agencies for a 10-day review. If RCA does not concur, you will be called for a "meet and confer" meeting.

When does HANS II take place?

When HANS I is completed and property is described for inclusion in the MSHCP Conservation Area, then the County and the project applicant may enter into negotiations of terms and incentives to provide compensation. This negotiation period is 120 days and may be extended upon mutual consent. (JPR may proceed concurrently with the HANS II process.)

Terms and incentives may include: waiver and/or reduction of development fees; monetary compensation; fast track processing; density bonuses, etc.