

## **4.0 Assembling the MSHCP Conservation Area**

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### **4.6.1 Private Conservation Banks and Mitigation Areas in the MSHCP Plan Area**

As of July 2002, the following Conservation banks and mitigation areas have or are in the process of recording a Conservation easement and are selling credits to parties seeking Mitigation Lands; all of the Conservation banks and mitigation areas have draft mitigation banking agreements and draft or approved management plans:

- Goldrich Conservation Bank -- 445 acres, 322.63 credits remaining for sale (May 15, 2000)
- Silverado Ranch Conservation Bank -- 746 acres, 544 credits remaining for sale
- Wilson Valley/Won Yoo Conservation Bank -- 800 acres, 94 credits remaining for sale
- Sedco Hills Conservation Bank -- 180 acres, 75 credits remaining for sale
- Wilson Creek/Joe A. Gonzalez Conservation Bank -- 800 acres, 400 credits remaining for sale
- Four Seasons Conservation Bank -- 99 acres (easement pending), 99 credits remaining for sale

The MSHCP considers the remaining credits within these Conservation banks and mitigation areas to be included within the estimates of privately owned Habitat that will be conserved. The MSHCP anticipates the Conservation of these Conservation banks and mitigation areas, whether through the sale of credits or through other mechanisms as may be negotiated between the parties and the owners of the banks. However, the Permittees are not obligated to purchase any credits in any existing Conservation bank or mitigation area. Owners of Conservation banks and mitigation areas may choose to initiate the HANS Process as set forth in *Section 6.1.1* of this document.

### **4.6.2 Establishment of Future Private Conservation Banks or Mitigation Areas**

Private parties may establish private Conservation banks or mitigation areas. Proposed Conservation banks or mitigation areas should follow the official policy adopted by the California Resources Agency and the California EPA as well as the supplemental policy issued by the USFWS and CDFG for the NCCP region of Southern California. An owner of Habitat may voluntarily conserve Habitat

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or purchase Habitat lands in anticipation of the future sale of mitigation credits. Establishment of new Conservation banks or mitigation areas typically occurs in conjunction with market conditions, and credits from such banks would be acquired to the extent that a market exists for such credits; however, because of the HANS process and the fee-based mitigation program, it is not anticipated that any new Conservation banks or mitigation areas will be established. The Wildlife Agencies will consult with the Regional Conservation Authority when any proposals are received for new private Conservation banks within the MSHCP Plan Area. The Parties shall not be obligated to purchase any credits in any future private Conservation banks or mitigation areas.

### **4.7 Indirect Fiscal Impacts of the MSHCP**

The acquisition of privately held lands for conservation purposes may have direct and indirect fiscal impacts on local jurisdictions. A local jurisdiction may be negatively impacted as a result of a reduction in current and/or future property tax revenues, a reduction in potential for future generation of sales tax revenues, a reduction in the number of new dwelling units or commercial or industrial spaces, and the loss of productive agricultural lands. Jurisdictions may be positively affected by the streamlining of the regulatory process because it will expedite Development and subsequently, revenue generation. These impacts are not distributed equally among all jurisdictions in the MSHCP Plan Area. Mitigation of fiscal impacts, whether positive or negative, on local jurisdictions is not included in the MSHCP financing plan.