

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

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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.