



# HABITAT CONSERVATION PLAN REVIEW

(Required under federal permit (#E SPER0043489) issued by US Fish and Wildlife Service)

## Estimate the Project's Mitigation Fee

Fill in the blanks on this form to automatically calculate your estimated mitigation fee. Fee is an estimate only. Actual fee and area of impact will be calculated by staff based on the county review of your submitted permit application packet.

## Step 1: Open the HCP Map and Find Your Property

- **Go to the HCP Map:** [https://map.co.thurston.wa.us/Html5Viewer/index.html?viewer=HCP\\_Public\\_Interface.Main](https://map.co.thurston.wa.us/Html5Viewer/index.html?viewer=HCP_Public_Interface.Main)
- **Find your property on the map.**
  - Enter your parcel number or address in the search bar at the top right.
  - An orange outline around your property will show on the map. Go to Step 2.

## Step 2: Find the Gopher Soil Layer You're Building On

- **Click "Map & Layers"** on menu at top left.
  - Click "Show Layer List".
  - Click "Aerial 2022 (Fast)".
- **Turn on the gopher soil layer:**
  - Go into the layers list and click the box next to Mazama Pocket Gopher Soils to turn on layer. Zoom in (plus sign at top left) if you want to see property details (roads, existing buildings, trees, etc).
- **Select the dropdown option below** to match the Mazama Pocket Gopher Soil that you're project will be located on. You'll need this for Step 4.
- If your project is on more than one gopher soil type, complete this form again for each soil type.
- Tip: When possible keep projects off gopher soils as required by HCP best management practices. This will lower your HCP mitigation fee.

## Step 3: Open the HCP Info Page To Get Species Info

- **Open the HCP Info Page to complete Steps 4 and 5**
  - Click the magnifying glass icon on the bottom left for the "Parcel Boundary" menu.
  - Click "Open HCP Info Page".
  - Keep open and go to Steps 4 and 5 on page 2.

## Step 4: Check for Gopher Habitat

- Using the HCP Info Page, select the dropdown option below to match what's listed.

Mazama pocket gopher soils      Mazama pocket gopher service area      Mazama pocket gopher

## Step 5: Check for Frog, Butterfly, and Bird Habitat

- Select the dropdown option to match what's listed on the Parcel Data Sheet.
- If Oregon spotted frog is listed as "Screen", fill out the next page (OSF calculation still in draft format) in addition to this one. There may be two mitigation fees: one for prairie species, one for frog.*

Taylor's checkerspot butterfly      Oregon vesper sparrow

## Step 6: Calculate Estimated Mitigation Fee

- Enter the project area in square feet below from the site plan. The remainder of the boxes will self-populate based on selections above. *1 acre = 43,560 square feet.*

/		
Project Area Sq Ft	Sq Ft per Acre	= Project Area Acres
X		
Project Area Acres	Habitat Value	= Credits Needed
X		
Cost per Credit	Credits Needed	= Mitigation Fee Estimate

- If the project is located in YPG E or YPG N, you must mitigate impacts in YPG S. There are currently no mitigation credits available in the YPG E or YPG N service areas.
  - Multiply the Habitat Value by 1.25, which increases the Mitigation Fee Estimate by 1.25.

Is the project in YPG E or YPG N?      New Mitigation Fee Estimate

## **Frog Mitigation Fee Calculator: DRAFT**

*The section below is still in draft form and subject to change. This page is only needed for projects in areas with Oregon spotted frog.*

### **Step 1: Check for Frog Habitat**

- Select the dropdown option to match what's listed on the Parcel Data Sheet.
- If "Unknown" stop here. If "Screen" select from the dropdown menu and move to Step 2.

**Oregon spotted frog**

### **Step 3: Check for Wetlands**

- **Go to the Permitting Map:** <https://map.co.thurston.wa.us/Html5Viewer/Index.html?viewer=Permitting.Main>
- **Find your property on the map.**
  - Enter your parcel number or address in the search bar at the top right.
  - An orange outline around your property will show on the map.
- **Turn on the wetland layer:**
  - Go into the layers list and click the plus sign next to Natural Resources to open the layer list.
  - Click the box next to Wetlands to turn on the layer.
- If your project is outside of a wetland, the habitat value is 1. If your project is inside of a wetland, the habitat value is 3. Note: Mapped wetland boundaries are an estimate for screening purposes. Applicants may be required to provide a formal wetland delineation during application review.
- **Is your project in a wetland?**

### **Step 3: Calculate Estimated Mitigation Fee for Oregon spotted frog**

- Enter the project area in square feet below from the site plan. The remainder of the boxes will self-populate based on selections above. *1 acre = 43,560 square feet.*

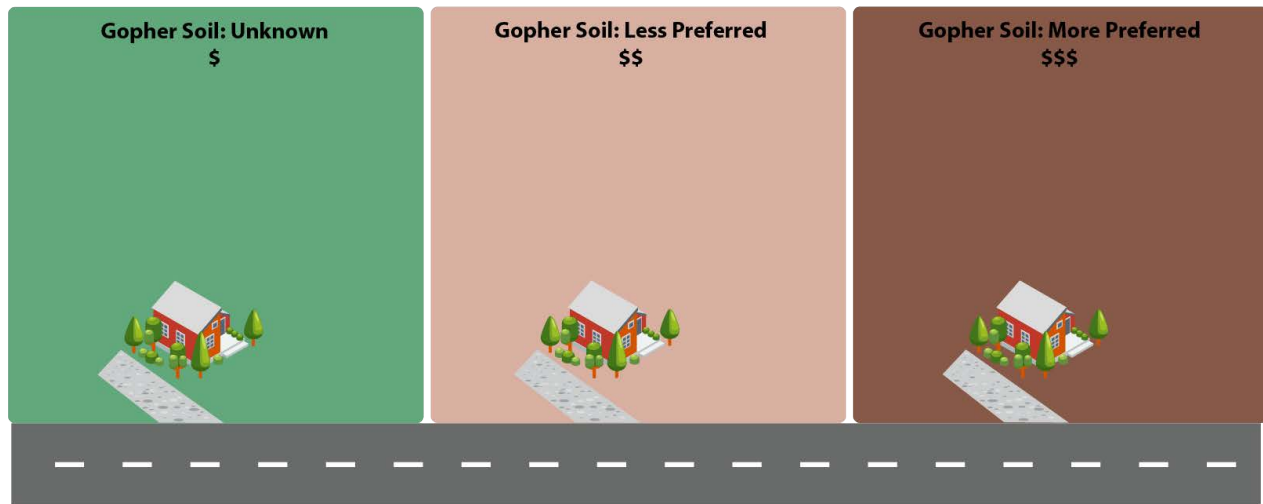
	/	=
Project Area Sq Ft	Sq Ft per Acre	Project Area Acres
	X	=
Project Area Acres	Habitat Value	Credits Needed
	X	=
Cost per Credit	Credits Needed	Frog Mitigation Fee Estimate

# Required HCP Best Management Practices

Your site plan must demonstrate the use of the HCP Best Management Practices. If HCP BMPs are not used, you will be asked to revise your project. Read the HCP BMPs.

- **Avoid Impact.**

- Site the project outside of Endangered Species Act protected habitat.
- Avoid gopher soils or build on "Less Preferred" if you can.
- You must avoid other critical areas when locating your project (flood zones, wetlands, landslide hazard areas, etc).



- **Minimize Impact.**

- **Impact Area includes:** House, outbuildings, well, septic, driveway, landscaping, and anywhere that will be graded.
- **Cluster Development:** Place buildings close together. Typical distance from your house to a shed or other out-building is 10-15 ft. This suggestion is not for agricultural buildings.
- **Build 2-story** rather than 1-story homes.
- **Minimize driveway:** Reduce the distance of buildings from the road. The minimum requirement for a driveway is 20 ft wide and 20 ft long.
- **Construction staging** is part of the impact area. Set up in areas already being impacted by project.



# Reference

The information below was used to calculate the above formulas for the mitigation fee estimate. Detailed descriptions at [ThurstonHCP.org](http://ThurstonHCP.org)

**Table 1: Habitat Value** (Detailed descriptions at [thurstonHCP.org](http://thurstonHCP.org))

Gopher Habitat Value			Species	Habitat Value
	More preferred soils	Less preferred soils	Bird habitat	0.4
Occupied by gophers	1.6	1.6	Butterfly habitat	0.3
Near gophers	1.55	1.35	Frog habitat (not in wetland)	1
Unknown	1.2	0.75	Frog habitat (in wetland)	3

**Table 2: Credit cost per sq ft** (Updated annually to reflect land, labor and materials)

Service Area	Credit cost per sq ft
Tenino Pocket Gopher	\$ 0.30
Yelm Pocket Gopher South	\$ 0.34
Yelm Pocket Gopher East	\$ 0.40
Yelm Pocket Gopher North	\$ 0.47
Olympia Pocket Gopher	\$ 1.18
Oregon Vesper Sparrow	\$ 0.47
Taylor's Checkerspo Butterfly	\$ 0.87
Oregon spotted frog	\$ 0.34