Thurston County
HABITAT CONSERVATION PLAN

4 STEPS TO ESTIMATE MITIGATION FEE FOR YEAR-ROUND PERMITTING

1 Total the Acres Impacted by Project

Include all soil disturbance (grading & fill, hard surfaces, structures, driveways, utilities, drinking well, septic system, and drain fields).

- ***Note: A standard single-family residence will impact a fraction of an acre.***

2 Look Up Species Mapped on Property

Go to the county's online permitting map, find the project property by address or parcel number, then go to the HCP section, check all the boxes in the section. Find and note:

- Service area (TPG, YPGS, YPGE, YPGN, OPG, TCB, OVS) - TABLE 1
- MPG Soil type (More Preferred or Less Preferred) - TABLE 2
- MPG Area (Occupied, near or unknown) –TABLE 2

3 Find Habitat Value & Cost per Credit

Use species information from Step 2 to find credit value of habitat and cost for impacting an acre from Tables 1 & 2 below. Note what you find in step 4.

4 Fill in the Blanks to Estimate Credits Needed & Mitigation Fee

Impact area (sq ft or acres)__From Step 1__ x Habitat Value __From Table 2__ = _____ Credits Needed

Conversion: 43,560 sq feet = 1 acre

Cost per Credit __From Table 1__ x Credits Needed __From line above__ = _____ **Mitigation Fee Estimate**

TABLE 1 Cost for impacting one acre of ESA*-protected habitat					
Service Area (by species)	TPG	YPG S	YPG E	YPG N	OPG
Estimated Credit Cost per Sq Ft	$0.30	$0.34	$0.40	$0.47	$1.18
Estimated Credit Cost per Acre	$12,910	$14,644	$17,137	$20,215	$51,111
Subspecies Location Acronym	Tenino Pocket	Yelm Pocket Gopher South, East or North			Olympia Pocket Gopher
*ESA=Endangered Species Act (federal law)					

TABLE 2 MPG Credit Value of ESA*-protected habitat		
AREA	SOILS	
	More Preferred	Less Preferred
1-Occupied	1.6	1.6
2-Near Occupancy	1.55	1.35
3-Suitable habitat	1.2	0.75
*ESA=Endangered Species Act (federal law)		

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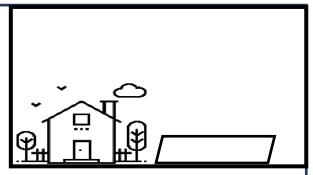
EXAMPLE OF A MITIGATION FEE ESTIMATE

Avoid

1

Site the project outside of Endangered Species Act protected habitat.



ESA protected habitat

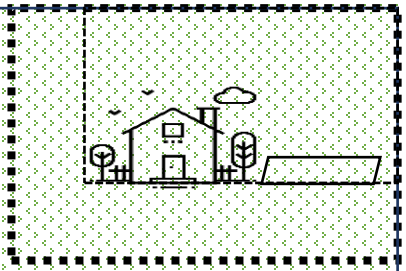
HCP Fee: $0.00

Impact Area = 5,000 ft^2 (0.12 acres)

Minimize

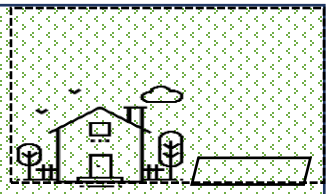
2

Reduce the project footprint to reduce the area of habitat impact.



Mitigate

But only for the area impacted by the project.



HCP Fee: Reduced $

Mitigation Fee Range (based on 5,000 sf of impact to ESA-protected habitat.)					
Service Area (by species)	TPG	YPG S	YPG E	YPG N	OPG
Lowest	$1,111	$1,261	$1,475	$1,740	$4,400
Highest	$2,371	$2,689	$3,147	$3,713	$9,387