

HCP FORM: ESTIMATE GOPHER MITIGATION FEE



Instructions on back. Details at thurstonHCP.org, see **Builders & Permit Applicants**.
 If you have a printed form, check for the latest version online.

<p>BEFORE YOU BEGIN Ask if your project is covered by the HCP</p>	<ul style="list-style-type: none"> • Yes. (Continue worksheet) • No. _____ • Other. _____ 																		
<p>BEFORE YOU BEGIN Use HCP BMPs Avoid/Reduce Impacts</p>	<ul style="list-style-type: none"> • Yes, I used HCP Best Management Practices (BMPs). • No/Unsure. (BMPs are required. Design changes may be requested.) 																		
<p>Step 1 Add Total Project Area</p>	<p>This is the total project area. Include grading, filling & all land disturbance.</p> <ul style="list-style-type: none"> • _____ acres (Conversion rate: 43,560 sq. feet = 1 acre). 																		
<p>Step 2 Look up Which Habitat is Mapped on Property</p>	<p>Circle gopher species, soils & category.</p> <table border="0"> <tr> <td>Species</td> <td>YPG N</td> <td>YPG E</td> <td>YPG S</td> <td>OPG</td> <td>TPG</td> </tr> <tr> <td>Soils</td> <td colspan="2">More Preferred</td> <td colspan="3">Less Preferred</td> </tr> <tr> <td>Category</td> <td>1-Occupied</td> <td> 2-Close</td> <td> 3- Not close + std veg quality</td> <td colspan="2"></td> </tr> </table>	Species	YPG N	YPG E	YPG S	OPG	TPG	Soils	More Preferred		Less Preferred			Category	1-Occupied	2-Close	3- Not close + std veg quality		
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<p>Step 3 Find Habitat Value & Cost per Credit</p>	<p>Find these numbers in tables 1 & 2 below.</p> <p>Habitat Value _____ (Table 1) Cost per Credit _____ (Table 2)</p>																		
<p>Step 4 Calculate Estimated Mitigation Fee</p>	<p>A → <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td>From Step 1</td></tr> </table> x <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td>From Step 3</td></tr> </table> = <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td> </td></tr> </table> (Project Area) (Habitat Value) (Credits Needed)</p> <p>B → <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td>From Step 3</td></tr> </table> x <table border="1" style="display: inline-table; vertical-align: middle;"> <tr><td>Answer from Step 4A</td></tr> </table> = <table border="1" style="display: inline-table; vertical-align: middle; border: 2px solid red;"> <tr><td> </td></tr> </table> (Cost per Credit) (Credits Needed) (Mitigation Fee Estimate)</p>	From Step 1	From Step 3		From Step 3	Answer from Step 4A													
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Table 1: Habitat Value (Detailed descriptions at thurstonHCP.org. See **Definitions**.)

Category	Brief Category Description	Habitat Value	
		More Preferred Soils	Less Preferred Soils
1	Site occupied by Mazama pocket gophers + Standard vegetative quality	1.6	1.6
2	Site occupancy unknown, but within 656 feet of known occupancy + Standard vegetative quality	1.55	1.35
3	Site occupancy unknown, but more than 656 feet from known occupancy + Standard vegetative quality	1.2	0.75

Table 2: Cost per Credit (Updated annually to reflect land, labor and materials)

	Mazama Pocket Gopher Sub-Species				
Species	YPG N	YPG E	YPG S	OPG	TPG
Cost per Credit estimate	\$20,215	\$17,137	\$14,644	\$51,111	\$12,910

INSTRUCTIONS FOR ESTIMATING GOPHER MITIGATION FEE

Find full details online at thurstonHCP.org, See **Builders & Permit Applicants**

BEFORE YOU BEGIN

Confirm HCP/Federal Permit Participation

The list below removes some projects from participation. Other County codes still apply.

- Federal 4d Rule exemptions.
- Project is not on Covered Activities list. (Example: Mining is not covered.)
- 100% forest cover. (Definition is very specific. County staff must confirm.)

Use County HCP BMPs to Avoid/Minimize Impacts

- Use the County's HCP Best Management Practices to develop your project. Required by federal permit. Design changes may be requested if BMPs are not fully used.

4 STEPS FOR ESTIMATING GOPHER MITIGATION FEE

Step 1: Add up Total Project Impact Area (Use your site plan or estimate using a sketch)

Include **all** soil disturbance: Grading, filling, all structures and hard surfaces (like driveways), utilities, drinking water well, septic system and drain field, yard/lawn, garden, paths.

Step 2: Look Up Which Gopher Species is Mapped on Property

Go to <https://map.co.thurston.wa.us/Html5Viewer/Index.html?viewer=Permitting.Main>. Enter project property address or parcel number, then find and note:

- Sub-species (YPG N; YPG E; YPG S; OPG; TPG)
- Soil type (More preferred or Less preferred)
- Gopher occupancy category: 1-Occupied (on parcel), 2-Close (656ft/200m), 3-Not close.
- Option: Hire a specialist to do a site-specific soil delineation for entire parcel, instead of using County map. A County-approved qualified specialist must use [HCP Appendix K](#).

Step 3 Find Habitat Value & Cost per Credit

Use species from Step 2 to find & note Habitat Value (Table 1) and Cost per Credit (Table 2).

Step 4 Calculate Estimated Mitigation Fee

4A-Find estimated credits needed: Impact Area x Habitat Value = Credits Needed.

4B-Estimate mitigation fee: Cost per Credit x Credits Needed = Mitigation Fee.

This form is for your planning and information purposes only. Other County permit application processes apply. Visit thurstonHCP.org for details. Fill-in-the-blank estimation form is on the front of this page.