Why an HCP for Thurston County?

- Recent listings of 4 species
- Provides predictability and local control
- Limits liability for County and private land owners
- More common sense conservation
Covered Lands: HCP Habitat Areas

HCP Habitat Areas (County Jurisdiction)

- Oregon Spotted Frog Habitat Screen (Draft)
- Prairie Species Habitat (Draft)

Map Date: October 27, 2015
HCP Covered Habitats & Species

**Prairie (soils)**
- Mazama Pocket Gopher*

**Prairie (vegetation)**
- Taylor’s Checkerspot Butterfly*
- Puget Blue Butterfly
- Hoary Elfin
- Oregon Branded Skipper
- Mardon Skipper
- Valley Silverspot Butterfly

**Prairie (open)**
- Streaked Horned Lark*
- Oregon Vesper Sparrow

**Oak woodland**
- Western Gray Squirrel
- Slender-billed White-breasted Nuthatch

**Wetland/Riparian**
- Oregon Spotted Frog*
What we heard the last time

- Add some activities and check development projections
- Certainty for developers and landowners is important!
- Working lands are important!
- We need a shared strategy for financing the HCP
How we responded

- Refined projections for septic systems, schools, roads, and other activities
- Checked development projections with TRPC and a small sample of real developments
- Added a working lands strategy
- Developed shared financing scenarios to bring costs down
HCP by the numbers

- Covers 30 years of development in unincorporated Thurston County for 5 habitat features for 12 species
- ~18,000 acres of development on largely low quality habitat
- ~7,500 acres of conservation
- Cost is ~$5.1 million per year
- Could be funded with countywide measures, Conservation Futures, and mitigation fees
- Development gets an “easy” button, landowners get assurances, and conservation gets significant & strategic investment
Projected development impacts
30-yr Projected Residential Construction

Estimates based on population projections and Thurston Regional Planning Council Buildable Lands Analysis
### 30-year impacts by covered activity

<table>
<thead>
<tr>
<th>Covered Activity</th>
<th>Projected Impacts: all habitat (total acres)</th>
<th>Projected Impacts: all habitat (functional acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Development</td>
<td>13,860</td>
<td>4,950</td>
</tr>
<tr>
<td>Added Accessory Structures</td>
<td>103</td>
<td>45</td>
</tr>
<tr>
<td>Commercial and Industrial Development</td>
<td>1,366</td>
<td>796</td>
</tr>
<tr>
<td>Environmental Health</td>
<td>606</td>
<td>230</td>
</tr>
<tr>
<td>(extended septic systems, etc)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Service Facilities (Schools/Fire Stations)</td>
<td>128</td>
<td>53</td>
</tr>
<tr>
<td>Landfill/Solid Waste Management</td>
<td>70</td>
<td>24.2</td>
</tr>
<tr>
<td>Public Works Transportation Projects</td>
<td>285</td>
<td>114</td>
</tr>
<tr>
<td>Public Works Transportation Maintenance (temp)</td>
<td>1,488</td>
<td>600</td>
</tr>
<tr>
<td>Water Resources Management</td>
<td>136</td>
<td>48.4</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>16</td>
<td>5.4</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>18,058</strong></td>
<td><strong>6,866</strong></td>
</tr>
</tbody>
</table>

**ALL NUMBERS ARE DELIBERATIVE**
County Building Permit Applicants – Prairie Areas

**Timelines with and without a County HCP**

- 6 mo: Complete project site survey in correct season
- 12 mo: Complete Individual HCP & NEPA, Get Individual Incidental Take Permit
- 18 mo: Complete HCP Permit Application, Pay Mitigation Fee, Receive HCP Permit (4-6 weeks)
- 24 mo: Pay for Mitigation* (Required by USFWS)
- 36 mo: *Mitigation Bank may not be available.

* *
What does getting a permit look like?

- No habitat? Avoid all impacts?  →  Normal building permit
- Habitat and impacts?  →  Pay fee  →  Normal permit
- Want to survey soils or habitat?  →  Confirm impact  →  Pay fee or dedicate land  →  Normal permit
- Own HCP or activity not covered?  →  Work with USFWS  →  Get USFWS permit  →  Normal permit
Conservation Program
Existing conservation lands (1,000 acres)

New conservation lands (3,130 acres)

Working lands (500 acres)

Minimizing impacts (3,000 acres)

ALL NUMBERS ARE DELIBERATIVE

THURSTON COUNTY HABITAT CONSERVATION PLAN

Conservation Program

Reserve Priority Areas

For descriptive purposes only. Not drawn to scale
<table>
<thead>
<tr>
<th>Timing</th>
<th>2015</th>
<th>2025</th>
<th>2035</th>
<th>2045</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimize impacts</td>
<td>1,000</td>
<td>2,000</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>New conservation lands</td>
<td>940</td>
<td>1,500</td>
<td>3,130</td>
<td>3,130</td>
</tr>
<tr>
<td>Existing conservation lands</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Working lands</td>
<td>0</td>
<td>500</td>
<td>500</td>
<td>500</td>
</tr>
</tbody>
</table>

**ALL NUMBERS ARE DELIBERATIVE**
What does setting up a reserve look like?

• County issues regular call for projects (landowners, business, and government can participate);
• County, USFWS, WDFW, and others select projects based on criteria and credit need;
• County enters into a contract with project developer to set up a site plan, secure the land, and establish performance criteria consistent with the HCP;
• Payments are based on a certain amount up front and then on credit release; and
• Payments include funds for long-term stewardship.
Financing the HCP
Annual HCP Costs ($5.1 million)

- Conservation Lands Acquisition, $2,334,113; 46%
- Conservation Lands Management, $1,708,362; 34%
- Habitat Enhancement, $617,333; 12%
- Program Administration, $400,000; 8%

ALL NUMBERS ARE DELIBERATIVE
Funding sources we looked at

• Countywide:
  – Conservation futures/property tax
  – Real Estate Excise Tax
  – Local improvement district
  – County general funds

• Specific fees:
  – Mitigation fee
  – Utility and tipping fees
  – Permit fees
How does a Conservation Real Estate Excise Tax Work?

- **Buyer** pays up to 1% of sales value of real property
- Needs to be referred to voters by County commission OR by petition
- A 1% REET would raise ~$5.8 million/year
- The HCP scenarios assume using only a portion of a Conservation REET
Alternative funding scenarios for generating $5.1 million/year

**Shared Responsibility 1**
- Real Estate Excise Tax
  - $3.35 million
- Mitigation Fee
  - $1.71 million

**Shared Responsibility 2**
- Real Estate Excise Tax
  - $2.14 million
- Mitigation Fee
  - $2.02 million
- Permit Fee
  - $400,000
- Conservation Futures
  - $500,000

**County Sources**
- Mitigation Fee
  - $3.40 million
- Permit Fee
  - $400,000
- Conservation Futures
  - $1.26 million

**Developer Funded**
- Mitigation Fee
  - $5.00 million
- Permit Fee
  - $400,000

*Greater avoidance (e.g., through partner acquisitions or through fewer development impacts quickly lowers the overall annual funding needs)*

**ALL NUMBERS ARE DELIBERATIVE**
Compensating for a new Single Family Residence

- Rural Residential
  - New home & driveway
  ~ 1 acre of impact area

- Inside UGA
  - New home, driveway, street front
  ~ 8,000 sq ft of impact
• Avoid high preference soils

- Low
- Med
- High
- 5 acre parcel
- New home & driveway
- 60 ft envelope
Ways to Reduce Impacts within a Lot

- Avoid high preference soils
- Cluster development

- Low: 33
- Med: New home & driveway
- High: 5 acre parcel, 60 ft envelope
Ways to Reduce Impacts within a Lot

- Avoid high preference soils
- Cluster development
- Decrease development footprint

Diagram:
- Low
- Med
- High
  - 5 acre parcel
  - New home & driveway
  - 60ft envelope
**Alternative funding scenarios for generating $5.1 million/year**

<table>
<thead>
<tr>
<th>Funding Scenario</th>
<th>Av Mitigation Fee per Residential Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rural single family (1 acre)</td>
</tr>
<tr>
<td></td>
<td>Inside UGA single family (8,000 sq ft)</td>
</tr>
<tr>
<td>Shared Responsibility 1</td>
<td>$4,105</td>
</tr>
<tr>
<td></td>
<td>$863</td>
</tr>
<tr>
<td>Shared Responsibility 2</td>
<td>$4,705</td>
</tr>
<tr>
<td></td>
<td>$990</td>
</tr>
<tr>
<td>County Sources</td>
<td>$8,090</td>
</tr>
<tr>
<td></td>
<td>$1,701</td>
</tr>
<tr>
<td>Developer Funded</td>
<td>$12,075</td>
</tr>
<tr>
<td></td>
<td>$2,539</td>
</tr>
</tbody>
</table>

*Fee amounts are weighted averages based on A) average impact, and B) projected location of residential development*

*HCP Permit fees are projected at about 4 hours at $180/hour or $720 per permit in addition to the mitigation fee. Permit fees may change over the HCP based on cost and inflation.*

**ALL NUMBERS ARE DELIBERATIVE**
Shared Responsibility 1: $3.35 million in REET, no conservation futures

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Shared Responsibility 2: $2.2 million in REET + ½ conservation futures

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<tr>
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<tr>
<td>Inside UGA single family (8,000 sq ft)</td>
<td>$990</td>
</tr>
<tr>
<td>Shared Responsibility 2</td>
<td>$4,705, $990</td>
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</tbody>
</table>
County Sources: 100% of Conservation Futures, mitigation and permit fee

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<tr>
<th>Funding Scenario</th>
<th>Av Mitigation Fee per Residential Unit by Scenario</th>
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<tr>
<td>Permit Fee</td>
<td>Rural single family (1 acre)</td>
</tr>
<tr>
<td>$400,000 8%</td>
<td>Inside UGA single family (8,000 sq ft)</td>
</tr>
<tr>
<td>Conservation Futures</td>
<td>County Sources</td>
</tr>
<tr>
<td>$1,259,473 25%</td>
<td>$8,090</td>
</tr>
<tr>
<td>Mitigation Fee</td>
<td>$3,400,336 67%</td>
</tr>
<tr>
<td>$400,000 8%</td>
<td>$1,701</td>
</tr>
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</table>
### Thurston County Habitat Conservation Plan

**Developer Funded: Mitigation and permit fees, no conservation futures**

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<td>Rural single family (1 acre)</td>
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<td>Developer Funded</td>
<td>$12,075</td>
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### Graph

- **Mitigation Fee**
  - $4,659,809 (92%)
- **Permit Fee**
  - $400,000 (8%)
Implementing the prairie HCP
What ideas haven’t we considered?

- ?
- ?

What ideas should we jump on now?

- ?
- ?
HCP Project Timeline

- Field Surveys
- Technical Working Group Meetings
- County Outreach
- PHAM Development
- Draft HCP/EIS Public Review and Comment
- Public Meetings
- EIS/SEPA Development
- Take Permit Issued

2013 2014 2015 2016 2017