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

- **24 mo**
  - Pay Mitigation

- **36 mo**

- **Complete HCP Permit Application, Pay Mitigation Fee, Receive HCP Permit (4-6 weeks)**

  - **Pay for Mitigation* Required by USFWS**

  *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
Existing conservation lands (1,000 acres)

Avoid impacts (3,000 acres)

New conservation lands (3,130 acres)

Working lands (500 acres)

ALL NUMBERS ARE DELIBERATIVE
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
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
Ways to Reduce Impacts within a Lot

- Avoid high preference soils

Diagram:

- 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
Ways to Reduce Impacts within a Lot

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

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![Diagram showing low, medium, and high impact areas with soil and development footprint](image-url)
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
### Alternative funding scenarios for generating $5.1 million/year

<table>
<thead>
<tr>
<th>Funding Scenario</th>
<th>Av Mitigation Fee per Residential Unit</th>
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<tbody>
<tr>
<td></td>
<td>Rural single family (1 acre)</td>
</tr>
<tr>
<td>Shared Responsibility 1</td>
<td>$4,105</td>
</tr>
<tr>
<td>Shared Responsibility 2</td>
<td>$4,705</td>
</tr>
<tr>
<td>County Sources</td>
<td>$8,090</td>
</tr>
<tr>
<td>Developer Funded</td>
<td>$12,075</td>
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<tr>
<td></td>
<td>Inside UGA single family (8,000 sq ft)</td>
</tr>
<tr>
<td></td>
<td>$863</td>
</tr>
<tr>
<td></td>
<td>$990</td>
</tr>
<tr>
<td></td>
<td>$1,701</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 2: $2.2 million in REET + ½ conservation futures

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<tr>
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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
### County Sources: 100% of Conservation Futures, mitigation and permit fee

#### Funding Scenario: Av Mitigation Fee per Residential Unit by Scenario

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#### Pie Chart:
- **Conservation Futures**
  - $1,259,473
  - 25%
- **Mitigation Fee**
  - $3,400,336
  - 67%
- **Permit Fee**
  - $400,000
  - 8%
Thank you! and questions?