

Thurston County

Habitat Conservation Plan

B.L.U.F: Provide Direction to Staff Related to the HCP Scope of Work



July 26, 2017

Values of a Habitat Conservation Plan

- **Provides a Streamlined Process**

- County permit applicants could obtain federal & county development permissions with a permit under the County HCP, but only if the County gets a HCP that covers their project type.

- **No Surprises for Life of HCP**

- If additional mitigation measures were subsequently deemed necessary to provide for the conservation of a species that was otherwise adequately covered under the terms of a properly functioning conservation plan, the obligation for such measures would not rest with the permittee.

- **Keep the Local Economy Fired up & Growing**

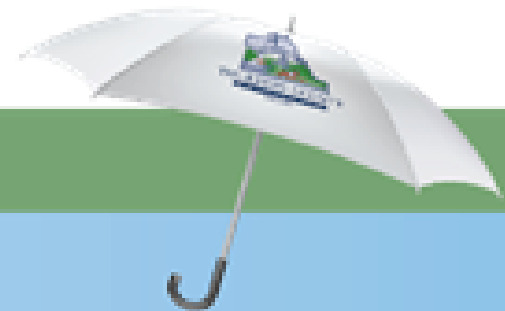
- Provides a predictable process. It can take 24 months or more to get a HCP through the federal process. A County HCP will define the process.

- **Help Permit Applicants Comply with State and Federal Laws**

- There are 4 federal listed species in Thurston County. To build on land where there maybe impacts to a protected species you need a permit from the federal government, even if you own the land.

A Brief Review

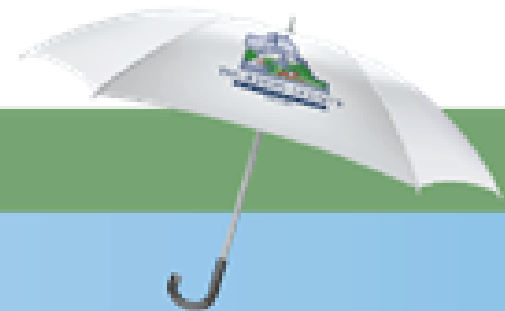
- During the last few Board discussions, several plan options have been reviewed.
- Took those plan options to the stakeholder meeting, the key takeaways:
 - General 100% agreement for an HCP that's the most inclusive
 - No one wants to pay more than anyone else – but all expressed willingness to give a little
- Ongoing conversations with USFWS and County Leadership.



Plan Options

The leading options that seem to have emerged most clearly are:

- Continue with HCP
 - Approve modified scope
 - Develop a new scope of work
- No HCP



Plan

Included Family

Covered Activity

“Modified Scope”

County projects +
Individual single family lot +
Commercial, Industrial+
Plats, Subdivision+
Barn/shed/garage



“Do over”

Start from scratch.

TBD



No HCP

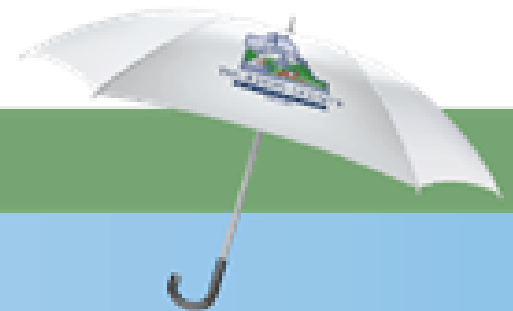
Gopher review continues.
Project-by-project mitigation.

Applicants would be on their own to
develop an HCP, mitigate and site screening would
be required permanently.



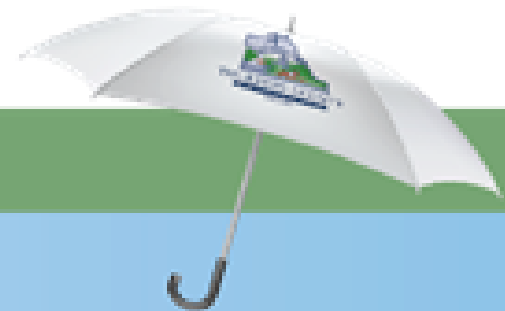
Modified Scope

Option 1

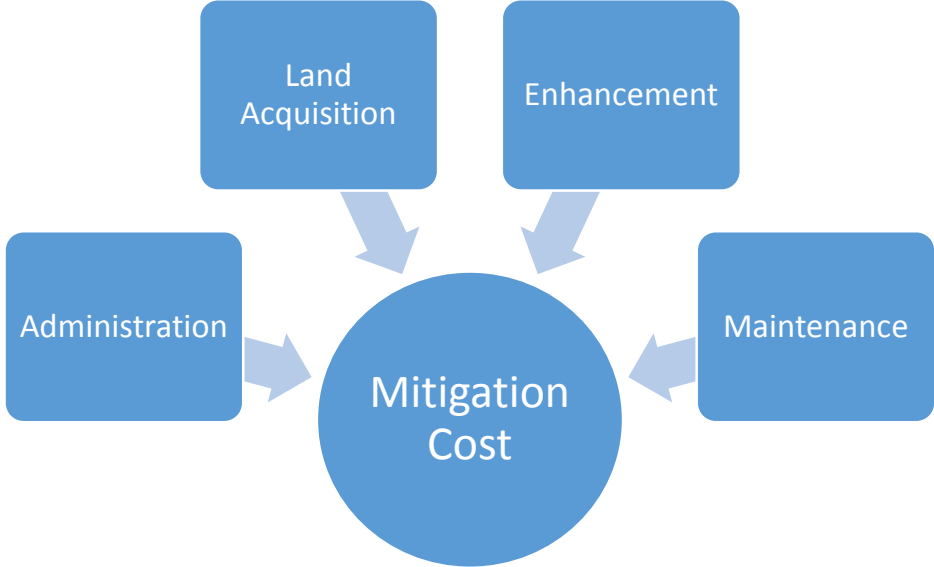
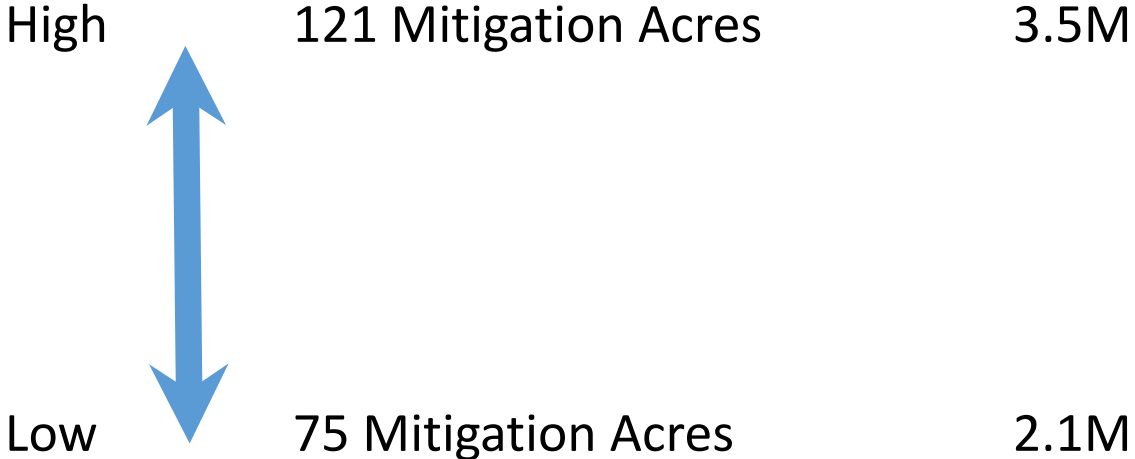


Any HCP needs to have a financial component to cover the costs of mitigation, however the actual costs year to year may change due to:

- Actual amount of mitigation vary from what was projected.
 - Only have to pay for the actual amount not the projected amount.
- Cost of the Conservation Program may fluctuate
 - Land could be purchased at lesser cost than projected
 - Enhancement, maintenance costs may be minimized



Cost Example Year to Year

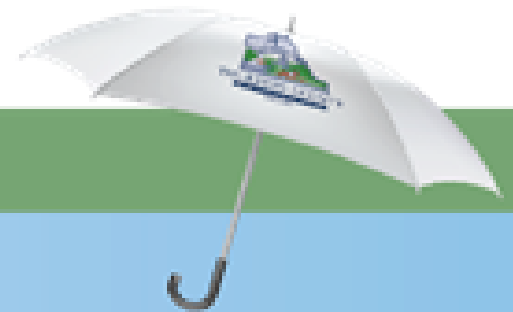


ALL NUMBERS ARE DELIBERATIVE

HCP Development



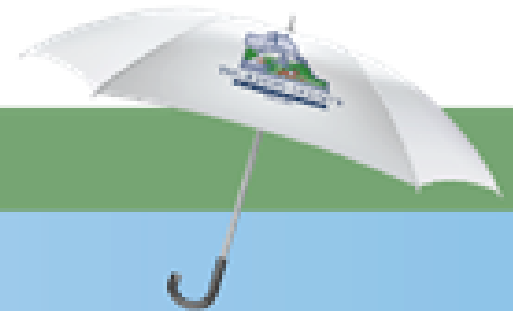
Conservation Banks



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Develop New Scope

Option 2



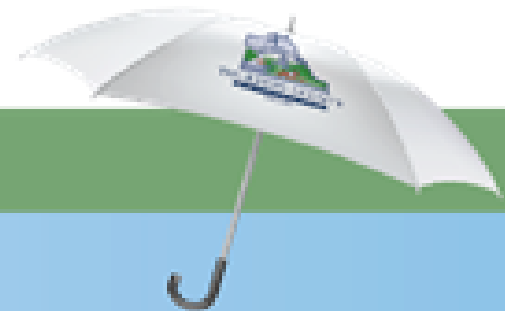
Develop New Scope of Work

- Determine funding source for the development of new scope
 - Estimated initial development costs approx. 1M
 - Additional funding for Environmental Review
- Re-negotiate contracts with consultants and/or new RFP's
- Completion date could be approximately end of 2022



No HCP

- An annual gopher screening process would become permanent
- Fund county additional position(s) to complete reviews



PROS

- Closest to being done (approx. 2019)
- End of gopher reviews
- Predictable/streamlined process

- Opportunity to potentially reduce the annual cost

- Conservation futures reserved for other projects
- Staff available to advance other Board priorities

CONS

- Still have to make financial decisions
- Financial participation by applicants
- Conservation Funds directed to HCP

- Permitting continues to be unpredictable for applicants (until approx. end 2022)
- Find additional funding for HCP development
- Gopher site reviews continue

- Pay back grants (up to \$609,000)
- Interim review becomes permanent (in some form)
- Applicants on their own to complete an HCP and mitigate

“Modified scope”
County projects +
Individual single family lot
Commercial, Industrial+
Plats, Subdivision+
Barn/shed/garage, and
more

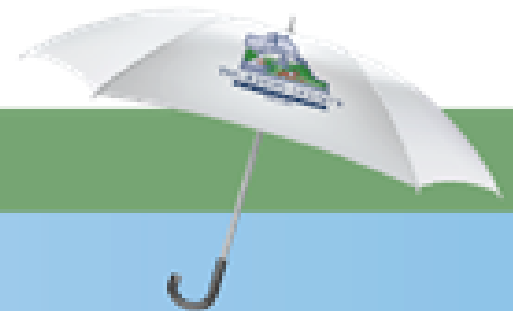
“Do over” Plan
Start from scratch.

No HCP
Gopher review
continues.
Project-by-project
mitigation.



Next Steps

- Board to provide direction to staff related to the HCP scope of work



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Questions?

