

HCP Costs & Coverage Option 1: Which Permits to Cover

\$2.2M/Yr

ALL NUMBERS ARE DELIBERATIVE

88 functional acres/yr
ESA Coverage

- Capital Facilities projects
- Public Services projects (Fire/Schools)
- Added accessory structures
- Temporary impacts
- Individual single family lot owner development

Commercial development
Industrial development

Plats (short, large lot)
Subdivision

Potential Funding Sources:

- \$1.2M/YR = County (Conservation Futures)
- \$1M/YR = Mitigation Fees and/or other funding source

*approximate per unit mitigation
Rural \$5,400/UGA \$1,100

Median Home Cost 260,000
Mitigation \$5,400 = 2.1%

*weighted averages subject to change
Rural = 1AC UGA =8,000SF

HCP Costs & Coverage Option 2: Which Permits to Cover

ALL NUMBERS ARE DELIBERATIVE

\$3.5M/YR

121 functional acres/YR
ESA Coverage

Commercial development
Industrial development

- Capital Facilities projects
- Public Services projects (Fire/Schools)
- Added accessory structures
- Temporary impacts
- Individual single family lot owner development

Plats (short, large lot)
Subdivision

Potential Funding Sources:

- \$1.2M Conservation Futures
- \$1M Mitigation Fees and/or other funding source

Example cost: \$1M
Mitigation Cost approximate
\$12,000
.012%

*\$1.3M Mitigation fees for
larger developments

*approximate per unit mitigation
Rural \$5,400/UGA \$1,100
For single family homes

Drawbacks \$2.2M Scenario

- Plats, subdivisions, commercial & industrial projects will not have streamlined permitting or predictability
- Equitability question for legal review
- Some liability under ESA will remain due to non coverage of certain activities
- Changes require reworking take analysis. Not part of current contract.
 - Update to the contract to add new tasks and add adjust end date
 - Added money to contract to fund new tasks
 - Determination for where funds coming from to pay for new tasks (grant funding is entirely obligated)
 - Add time over all HCP process (minimum 120 days from end date of current contract)
- UGA increases not accommodated
- More minimization measures would be required

Drawbacks \$3.5M Scenario

- ~~Plats, subdivisions, commercial & industrial projects will not have streamlined permitting or predictability~~
- ~~Equitability question for legal review~~
- ~~Some liability under ESA will remain due to non coverage of certain activities~~
- Changes require reworking take analysis. Not part of current contract.
 - Update to the contract to add new tasks and add adjust end date
 - Added money to contract to fund new tasks
 - Determination for where funds coming from to pay for new tasks (current grant funding is entirely obligated)
 - Add time over all HCP process (minimum 120 days from end date of current contract)
- Less flexibility to accommodate UGA increases
- More minimization measures would be required