

# WELCOME

Thurston County Habitat Conservation Plan –  
Cost and Coverage Discussion

Focus Group Meeting

May 25, 2017

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Thurston County

# Habitat Conservation Plan

## Coverage and Cost



Focus Group Meeting  
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# Top 5 Reasons for a Habitat Conservation Plan

- Makes Permitting Easier
- Keep Permit Decisions Local
- Keep the Local Economy Fired up and Growing
- Help our Permit Applicants Comply with State and Federal Law
- Help our Residents with Costs



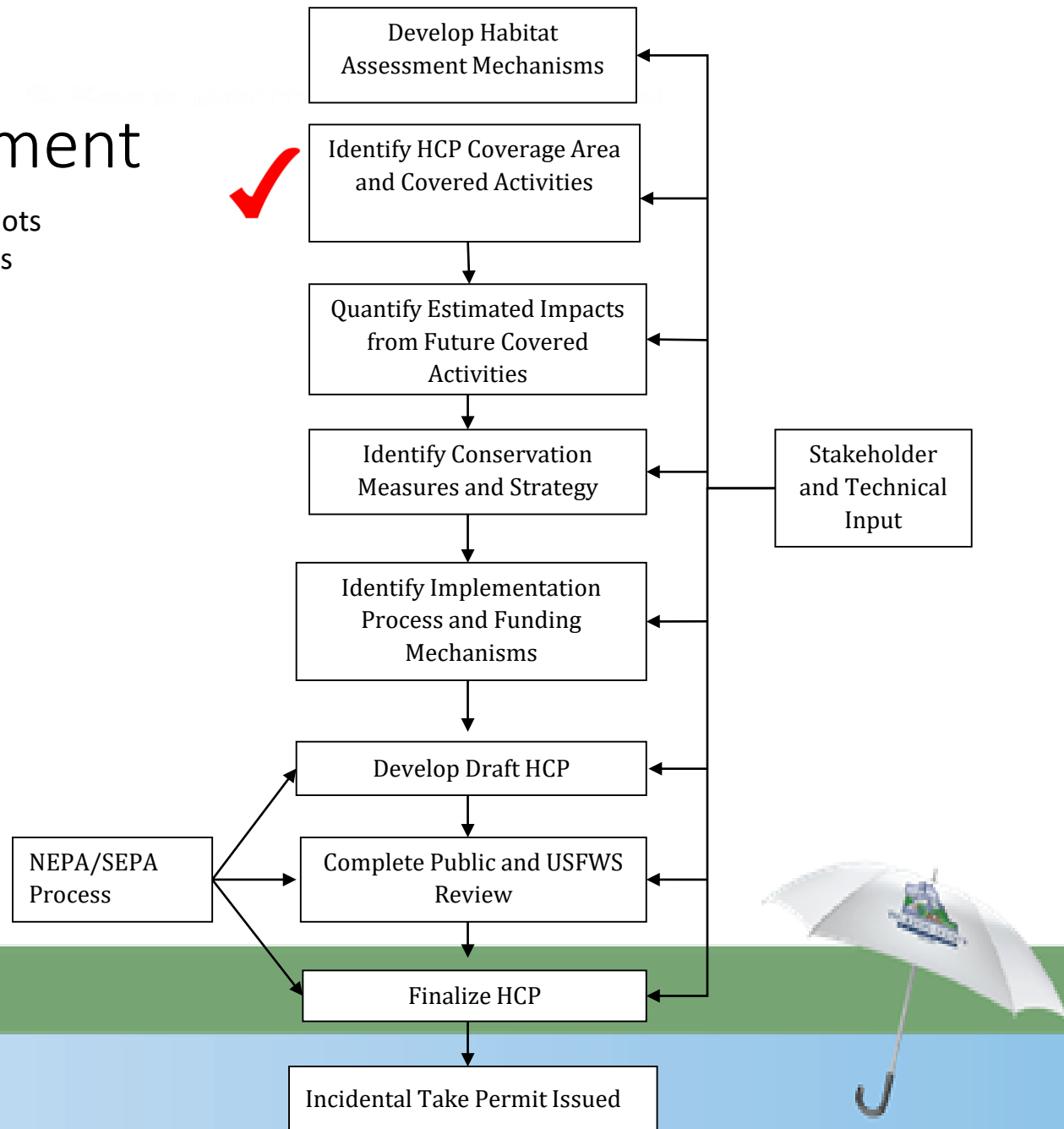
## Status: Where we are now

- On-boarding new commissioners
- Course correcting based on new leadership
- Continue writing the chapters: requires USFWS technical assistance
  - Technical contract merges highly detailed biological information and complex regulations – in detail.
- Re-engaging the stakeholders



# HCP Development

Lengthy development process, lots of steps with many moving parts



# Overview of a HCP: 3 Main Parts

## 1. Impacts (“Take”)

- Identify Species and Associated Habitat
- Identify Coverage Area (affected land area)
- Identify Activities
- Length of HCP



Quantify Estimated Impacts

## 2. Mitigation

- Conservation Measures
- How to replace what is lost to development

## 3. Fiscal

- How much it costs
- How to pay for it



## Part 1: Impacts (“take”)



# HCP Covered Habitats & Species

## HABITATS



Prairie



Oak Woodland



Wetland/Riparian

## SPECIES



Mazama pocket gopher



Oregon spotted frog



Taylor's checkerspot butterfly



Streaked horned lark



Western Gray Squirrel



Slender-billed white-breasted nuthatch



Oregon vesper sparrow



Mardon skipper butterfly



Oregon branded skipper butterfly



Hoary elfin butterfly



Puget blue butterfly

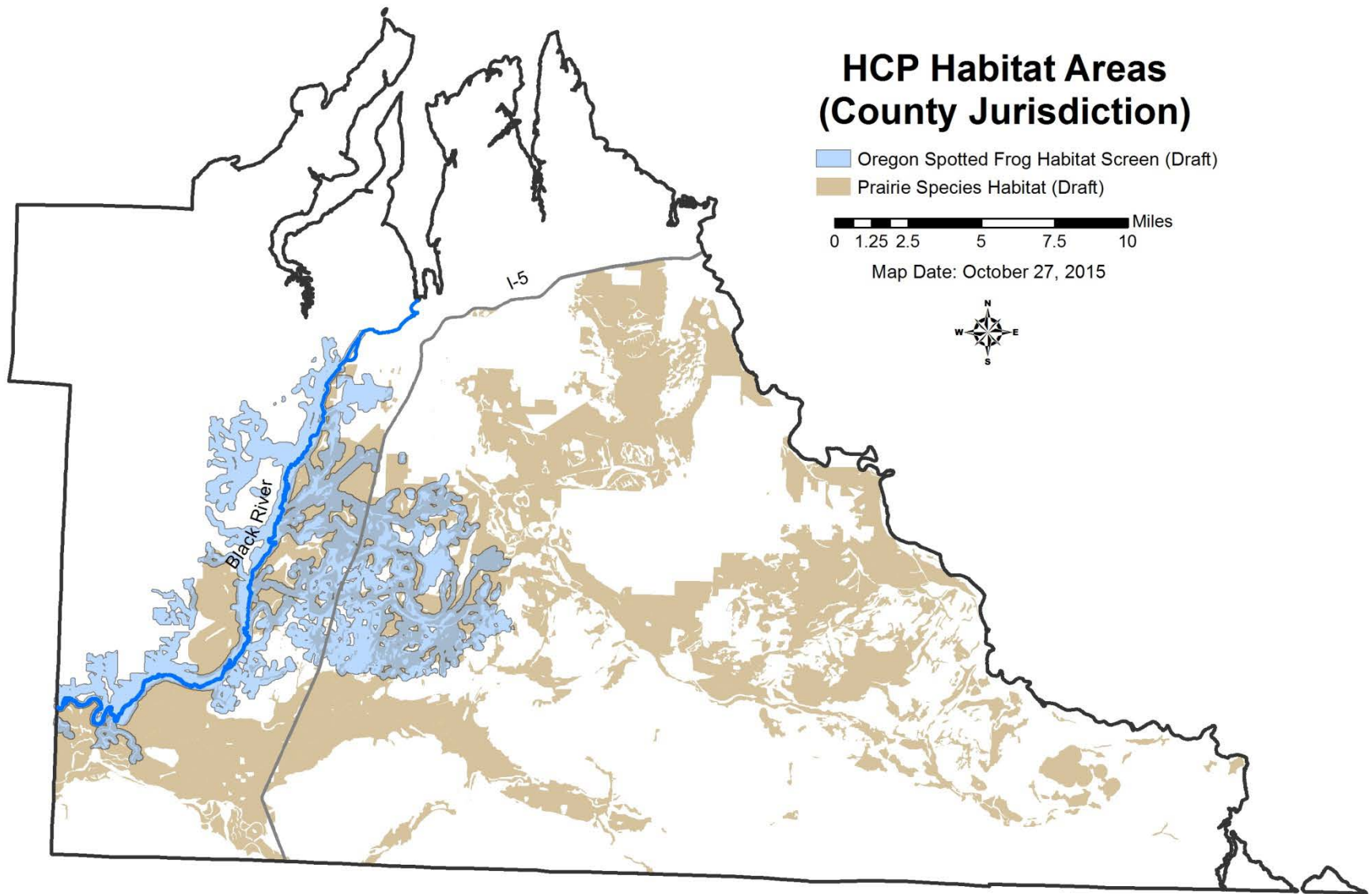


Valley silverspot butterfly





# HCP Habitat Area



# Covered Activities

(What creates the impacts)



## Part 2: Mitigation



# Proposed Conservation Strategy

New  
Acquisition Lands

Acquisition of  
Permanent Working  
Lands Easements

Acquisition of  
Temporary Working  
Lands Easements

Avoid Impacts

Enhance Existing  
Conservation Lands



# Cost Components of Conservation Strategy

- Management and administration of plan implementation
- Acquire mitigation conservation lands
  - Temporary/permanent working lands easements, fee title acquisition, or donations of land
- Enhancing mitigation conservation lands to high quality habitat
- Long-term mitigation management and monitoring funds (e.g., endowments)



# Part 3: Fiscal Management

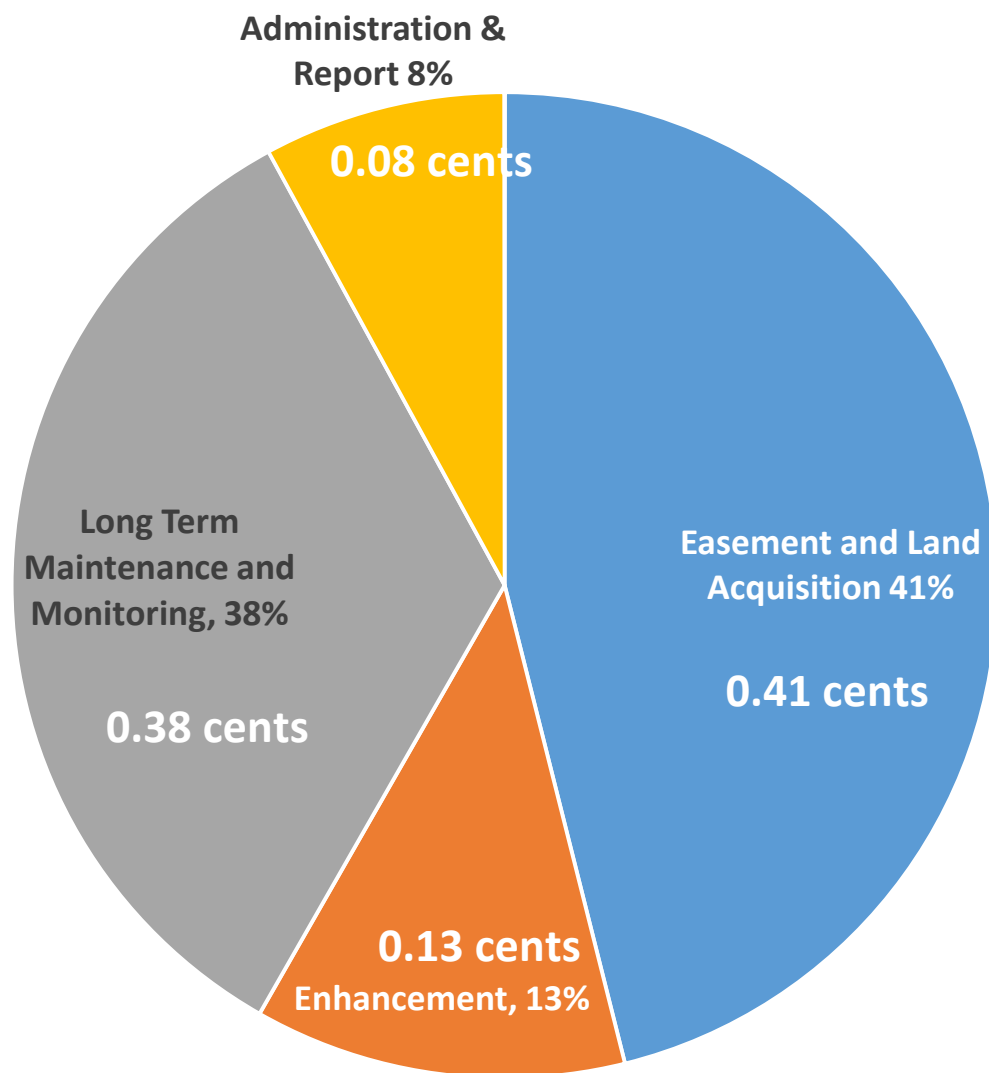


# Fiscal Planning

- County's Role in Fiscal Planning
  - Identify real cost components (land, enhancement, maintenance)
  - Reasonable estimate is a requirement of document
- Community weighs in and County decides how to finance
- Community weighs in and County decides how much impact (take) coverage
- Note: only estimate of real costs; only spend it if you need it  
Pay as you go



# Example of a Dollar of Mitigation – how it's spent



% Break Down by Activity – based on where we left off

**ALL NUMBERS ARE DELIBERATIVE**



# Options Being Considered by Commissioners



# New Board Options

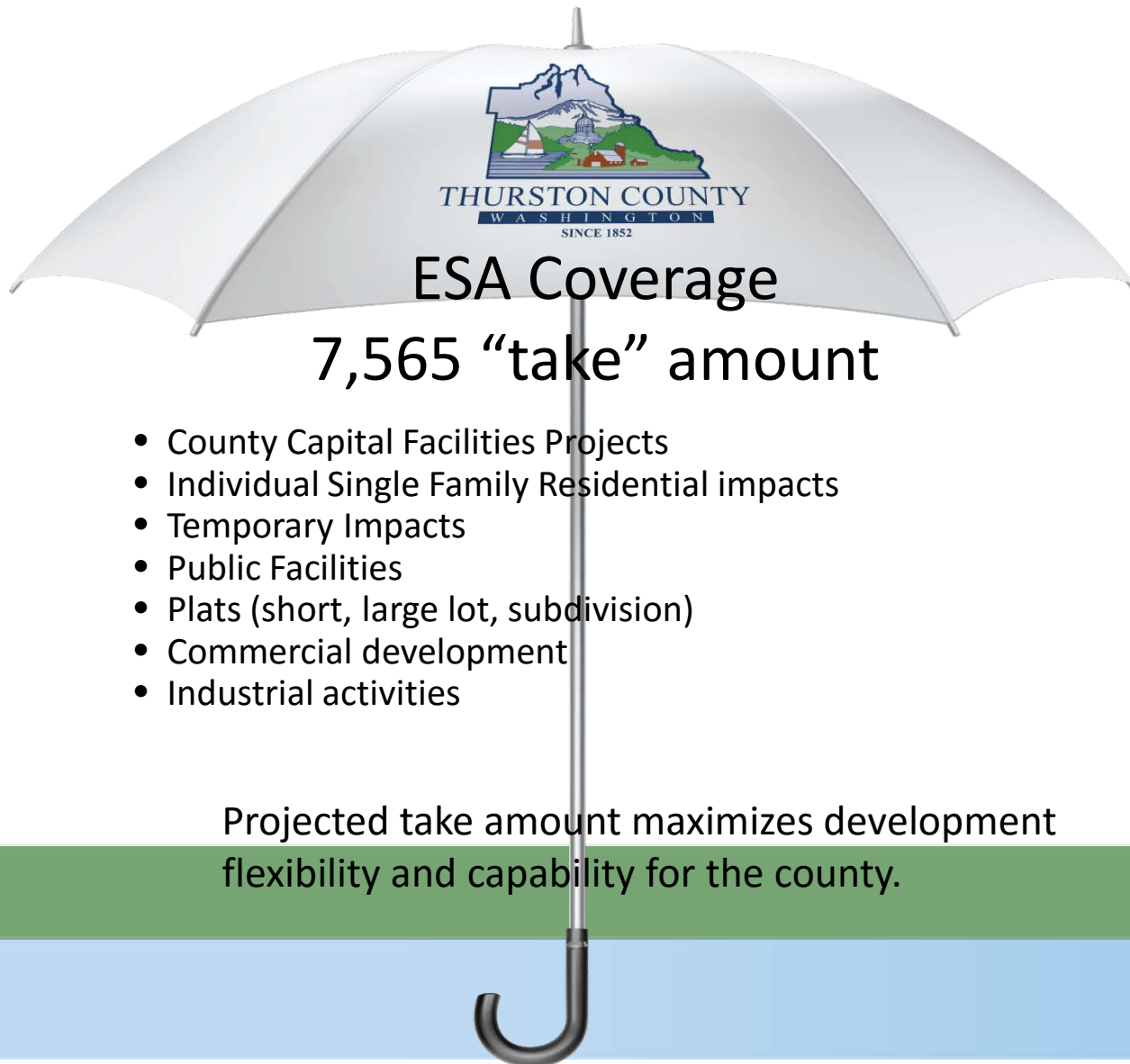
Options	Cost (total annual)	HCP Coverage (functional acreage)	Expense by conservation strategy			
			Temporary Working Lands Easements	Enhance Existing Lands	Acquisition Lands	Permanent Working Lands Easement
Original Option	\$5.1 million	7,565	\$200,000	\$705,736	\$2,264,201	\$1,405,736
A	\$1 million	1,175	\$200,000	\$116,667	\$700,000	\$0
B	\$2.2 million	2,652	\$200,000	\$116,667	\$500,000	\$1,405,736
C	\$2.8 million	2,107	\$200,000	\$352,868	\$810,000	\$1,405,736
D	\$3.5 million	3,653	\$200,000	\$352,868	\$1,500,000	\$1,405,736



**ALL NUMBERS ARE DELIBERATIVE**

# Original Option: \$5.1M/Yr for 30 years

(what you saw last time)



ESA Coverage

7,565 “take” amount

- County Capital Facilities Projects
- Individual Single Family Residential impacts
- Temporary Impacts
- Public Facilities
- Plats (short, large lot, subdivision)
- Commercial development
- Industrial activities

Projected take amount maximizes development flexibility and capability for the county.

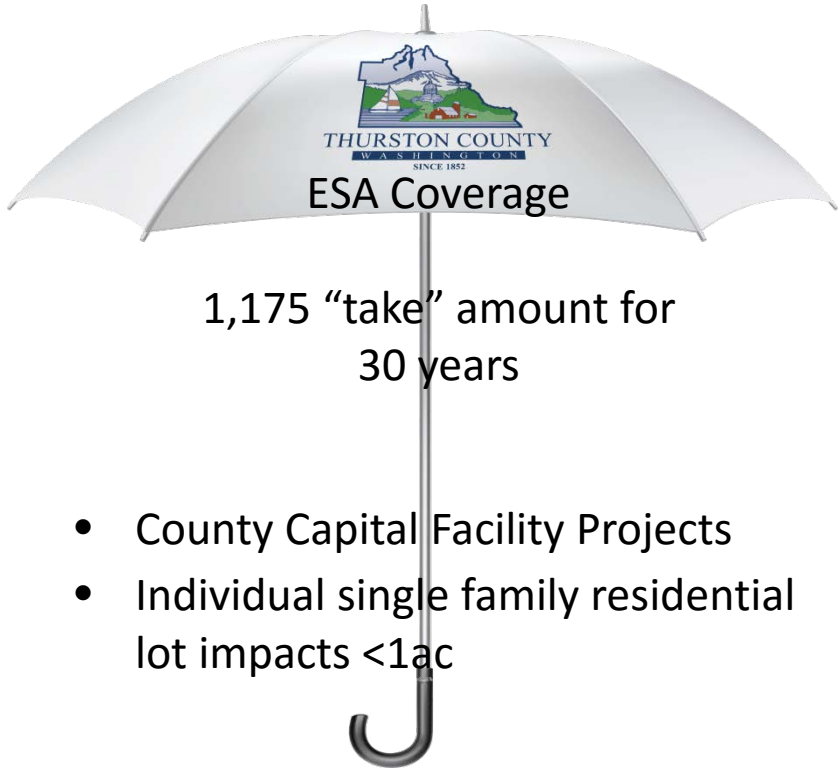
On their own:

- Mining Operations
- Federal Projects



ALL NUMBERS ARE DELIBERATIVE

# Option A: \$1M/Yr



1,175 “take” amount for 30 years

- County Capital Facility Projects
- Individual single family residential lot impacts <1ac

### On their own:

- Pubic Facilities (Fire/Schools)
- Temporary Impacts
- Accessory Structures
- Plats (Short, Large Lots)
- Subdivisions
- Commercial
- Industrial Activities
- Mining activities
- Federal projects

- Likely have to cap number of single family permits per year
- Caps annual mitigation revenue at \$1 million
- More minimization required
- Less flexibility to accommodate UGA increases



# Option B: \$2.2M/Yr



2,652 “take” amount for  
30 years

- Capital Facility Projects
- Public Facilities
- Temporary Impacts
- Accessory structures
- Individual single family residential lot impacts <1 ac

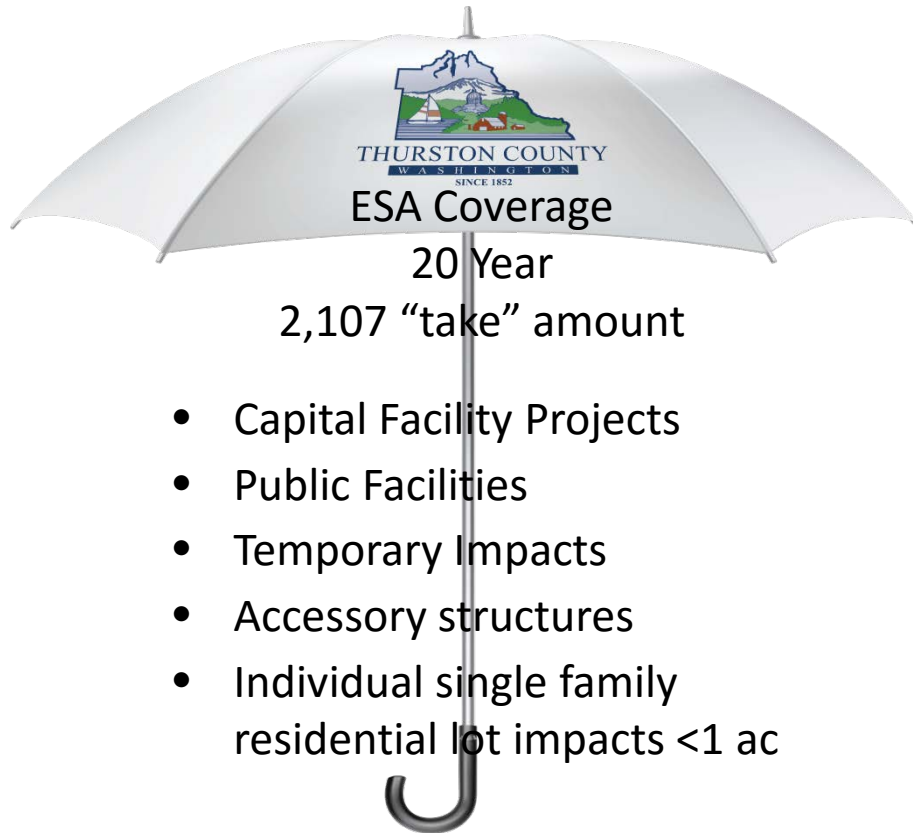
On their own:

- Plats (Short, Large Lots)
- Subdivisions
- Commercial
- Industrial Activities
- Mining activities
- Federal projects

- Likely have to cap number of permits per year
- Caps annual mitigation revenue at \$1 million plus 100% use of conservation futures each year.
- More minimization required
- Less flexibility to accommodate UGA increases



# Option C: \$2.8M/Yr



- Capital Facility Projects
- Public Facilities
- Temporary Impacts
- Accessory structures
- Individual single family residential lot impacts <1 ac

## On their own:

- Plats (Short, Large Lots)
- Subdivisions
- Commercial
- Industrial Activities
- Mining activities
- Federal projects

- Likely have to cap number of permits per year
- More minimization required
- Assumes 70% build out
- Less flexibility to accommodate UGA increases



# Option D: \$3.5M/Yr



ESA Coverage

30 Year

3,656 "take" amount

- County Capital Facility Projects
- Public Facilities
- Temporary Impacts
- Accessory structures
- Single family residential
- Plats (Short, Large Lots, subdivisions)
- Commercial
- Industrial Activities

On their own:

- Mining Operations
- Federal Projects

- Less development flexibility and capability for the county.
- More minimization measures would be required

Potential funding sources:

- \$1.2M Conservation Futures
- \$2.3 mitigation fees and/or other funding sources



# Summary

- Reducing the quantity of impacts covered in the HCP reduces the potential costs
- Reduces flexibility – less able to adapt to unpredicted increase in growth
- HCP is a pay-as-you-go system
  - No mitigation costs associated with any projected impact that does not occur
- Full HCP costs are not required to be available on day one





# Discussions and Q/A

Submit Comments Anytime to:  
[Hcpinfo@co.thurston.wa.us](mailto:Hcpinfo@co.thurston.wa.us)

