



# Bush Prairie HCP Stakeholder Meeting

November 14, 2019 | Port of Olympia

Attendees (19):

BUSH PRAIRIE HCP STAKEHOLDERS:	
Name	Organization
Laurence Reeves	Capitol Land Trust
Lisa Dennis-Perez Wendy Steffensen	LOTT Cleanwater Alliance
Erin Hall	Olympia Master Builders
Jessica Jackson Amy Tousley	Puget Sound Energy
David Schaffert	Thurston County Chamber of Commerce
Theresa Nation Brian Calkins Janet Gorrell	Washington State Department of Fish and Wildlife (WDFW)
BUSH PRAIRIE HCP APPLICANTS:	
Mike Matlock Brad Medrud	City of Tumwater
Rachael Jamison Rudy Rudolph Allyn Roe	Port of Olympia
BUSH PRAIRIE HCP CONSULTANT TEAM:	
Troy Rahmig	ICF
Linda Krippner	Krippner Consulting
Ruth Bell Lynn Knapp	Cascadia Consulting Group



## Arrival and Welcome (Rachael Jamison)

- Meeting began at 3:05 PM with introductions.
- Stakeholders are encouraged to schedule small group meetings or request to discuss questions that come up during the HCP process.
- Stakeholders are welcome to attend community meeting. The content will be more of a summary of what the HCP is and the process we've been through so far.

## Phase 2 Project Activities Update (Troy Rahmig)

- Updated landcover mapping:
  - Have updated landcover mapping data and, as a result, have updated species habitat models.
  - Utilized new air photos from Thurston County so now there is the same level of detail over the plan area both inside the UGA and outside the UGA.
  - We have created habitat models for all the covered species where species have a probability to occur. One difference with Olympia pocket gopher is that we know certain parcels are occupied based on previous research.
  - Green areas [refer to map] indicate areas we know there are pocket gophers, blue areas are likely to have gophers, but have not been surveyed, and yellow areas are places where there is low potential for gophers to occur.
  - Pointed out that the airport is a green area and then as you go north the probably to occur drops off because of heavy development in that area.
  - Also updated the Oregon spotted frog habitat model, which uses areas that are known habitats and then considers the connectivity of waterways, which has been expanded a little bit based on the updated landcover mapping data, but it has not been a large change from the previous model.
  - The streaked horned lark and Oregon vesper sparrow models have not changed.
  - David Schaffert: Has the distribution of the pocket gopher moved south?
    - Troy Rahmig: No, that has not changed and remains based on best available information from U.S. Fish and Wildlife Service (USFWS).
- Estimating potential effects on species:
  - We are currently considering effects to covered species.
  - Removed areas that are unlikely to develop; places where there is development underway or already set aside for mitigation land.
  - Comparing areas that are likely to develop and where the species are likely to occur.
  - Effects estimates are based on the 30-year permit term for the HCP.
  - Not showing a map of effects because the HCP does not get specific on exactly where effects occur. Development models are a prediction.
    - Amy Tousley: Did the City use the buildable lands model?
      - Brad Medrud: Yes, based on the most current TRPC model and reviewed by TRPC staff.
  - Acreage estimates shows estimated acres of impact over the 30-year horizon based on likelihood of species occupation. This does not take into account any species outside the plan area.
  - Olympia pocket gophers:



- About 20% of the gopher habitat would be lost over 30 years, most of that being in the likelihood area.
  - Maximum amount removed is just an estimate and what would be covered over the permit - it is not capping development as a whole, but instead providing coverage for "X" amount of development.
  - Acreages might change a little as analysis continues.
- Oregon spotted frog:
  - Divided permit area and plan area.
  - According to our model, we are only estimating 300 acres in the UGA.
  - Right now, there is an estimate of 12 acres of habitat loss - 4% in the permit area.
  - This species' habitat is in wetland and streams and there are other protections in place for those types of lands.
- Streaked horned lark and Oregon vesper sparrow:
  - Effects group them together because they are impacted in the same way.
  - Only included in and around the airport in the permit area.
    - Theresa Nation: Are you considering impacts that affect the whole area, like development around the airport that could affect the internal area?
    - Troy Rahmig: Yes, the areas around the airport being developed would still allow a big enough area in the airport for the species habitat.
- The HCP uses effects to determine types of mitigation to offset those effects.
- The HCP does not intend to just buy land and walk away, it is exchanging and managing those lands, which will usually be suitable and potentially occupied when acquired.
- There is a requirement to continue to monitor those lands and report out to WFDW about how well they are performing and if the effects are lessened overtime.
- We are currently talking with USFWS about potential effects. We will have more information at a future meeting.
- Cost and funding:
  - Just starting work on implementation cost and funding, which are required elements of an HCP. We need to wait until we know implementation strategies to associate a cost. Other elements to consider when developing our cost and funding model:
    - Effects analysis determines how much land needs to be incorporated over time.
    - Need an adaptive management program and provide enough funding to cover any eventualities with conservation that is not working under the HCP.
    - Administration costs, which will be City, the Port, and potentially some consultants.
    - Once several acres of land are purchased, after 30 years, the management needs to go in in perpetuity, so there is an endowment built overtime to continue to manage those lands.
    - Contingency fund needs to be in place so there are funds for anything that was not considered when we started the HCP ~20 years ago.
  - Funding comes from permit fees. The HCP is streamlining their permits since they do not need to go to USFWS any more, which makes development a lot easier on the regulatory side, and results in more thought-out conservation for the covered species.
    - Amy Tousley: Likes the idea of the endowment fund.
      - Troy Rahmig: Over time it builds.



- David Schaffert: When will there be modeling of the cost and funding?
  - Troy Rahmig: Next year and it will be an entire chapter in the HCP.
- Erin Hall: What is the potential for having off-ramping for developers? I would rather see it static across the area. Once the hoops are there, they should be evenly applied.
  - Troy Rahmig: Everything will be wrapped up in the development fee, though we do not know if it will apply to everything everywhere; we discussed whether we treat the northern areas the same as everywhere else or not. We try not to build too many off-ramps because we want to provide coverage for everyone, even for what-if scenarios. We are trying to keep the funding strategy as tight as possible because if everyone takes the off-ramps it limits funding. If there were off-ramps offered it would come with some requirements, like survey requirements, which we are trying to reduce.

## Next Steps (Troy Rahmig)

- Likely having another stakeholder meeting early next year (2020).
- Also moving into a first administrative draft of the HCP.
- NEPA SEPA process starts probably late spring to early summer (2020) but discussions are happening over the coming weeks and months.
  - Once we start the NEPA process, we are on the clock for a year, so we want the HCP as complete as possible before that time.
  - There will be community engagement as part of the NEPA SEPA process.
  - Expect a permit in-hand mid-2021.
    - There was a period last year that was really busy on the data but we are in a good spot now
  - Brad Medrud: We are up through chapter five review.
  - Rudy Rudolph: Another significant partner in this process has been the Federal Aviation Administration.
- Rachael Jamison: This stakeholder group is meant to be a pipeline to the agencies you represent. We are relying on you to distribute the invitations to community meetings to your networks.
  - Brad Medrud: At any time if you want to talk to Port or City staff, we would be happy to meet with you because we understand there will be different issues for different folks.
  - Troy Rahmig: We also might reach out to you as we develop the costs and funding portions.
- Rachael Jamison: I think this process has been delightfully data driven and has created a granularity to the model that I have not seen before. USFWS has asked us to give a training to their staff on how to do HCPs, so it speaks to their trust in our team.
  - Remember to point people to the website that is being updated each meeting:  
<http://www.bushprairiehcp.org/>

Meeting Concluded: 3:52 PM

