

Anticipated SEP-HCP Project Schedule Through 2011.

	April 2011	May 2011	June 2011	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011	2012 (grant period ends September 13, 2012)
HCP Schedule	April 12 - release of First Draft HCP.		June 1 - comments due on First Draft HCP County to release compiled set of comments. County to begin responding to comments and revising draft HCP.			September 1 - Release of Second Draft HCP and comment response document.	After advisory committees have met, presentation of Second Draft HCP and advisory committee recommendations to Bexar County Commissioners' Court.	Bexar County Commissioners' Court possible action on submittal of Second Draft to USFWS as basis for permit application. If approved, submit application to Service.		Publish Final Draft HCP for formal public comment. Additional revisions to HCP as needed to address public comments. Prepare Final HCP.
NEPA Schedule	April 27 - Notice of Intent to prepare EIS published and start of public comment period.		Proposed NEPA scoping meetings (dates and locations TBA).	July 26 - close of public comment period on NEPA scoping.				If applicable, submit Administrative Draft EIS to USFWS with permit application.		Publish Notice of Availability of Final Draft HCP and Draft EIS. Initiate 90-day public comment period and hold public meetings. Revise Draft EIS as needed to address public comments. Prepare Final EIS.
Suggested CAC Meeting Schedule*	April 11 - presentation of First Draft HCP.	May 9 - Q&A on First Draft and development of CAC recommended plan alternative.	Presentation of funding analysis for CAC recommended plan. Further discussion of alternatives, if needed.	(no meeting)	(no meeting)	Presentation of Second Draft HCP.	Discussion of Second Draft HCP. CAC action to recommend approval/rejection of Second Draft as basis for permit application.	(no meeting)	(no meeting)	Possible additional CAC meetings to discuss comments on Final Draft HCP.
Suggested BAT Meeting Schedule*			June 6 - Prepare consolidated comments on First Draft.			Presentation of Second Draft HCP.	Discussion of Second Draft HCP. BAT action to recommend approval/rejection of Second Draft as basis for permit application.			Possible additional BAT meetings to discuss comments on Final Draft HCP.

* Subject to committee input.

CAC "Group 1" Alternative Compared to Other SEP-HCP Alternatives Described in the First Draft.

(some line items were not explicitly considered in the Group 1 alternative, but are included here for consistency with other alternatives)

Category	CAC Group 1 Alternative (with same karst program as Proposed SEP-HCP)	Proposed SEP-HCP	No Action Alternative (some individual ESA compliance actions may occur in the region)	Bexar County Plan Area Alternative	Category 1 Karst Coverage Alternative	Biological Need Alternative
PLAN AREA						
Conservation Actions	7 counties: Bexar, Medina, Bandera, Kerr, Kendall, Blanco, and Comal	7 counties: Bexar, Medina, Bandera, Kerr, Kendall, Blanco, and Comal	None	Bexar County and adjacent sectors	7 counties: Bexar, Medina, Bandera, Kerr, Kendall, Blanco, and Comal	7 counties: Bexar, Medina, Bandera, Kerr, Kendall, Blanco, and Comal
Take Authorization	6 counties: Bexar, Medina, Bandera, Kerr, Kendall, and Blanco	6 counties: Bexar, Medina, Bandera, Kerr, Kendall, and Blanco	None	Bexar County only	6 counties: Bexar, Medina, Bandera, Kerr, Kendall, and Blanco	6 counties: Bexar, Medina, Bandera, Kerr, Kendall, and Blanco
COVERED SPECIES						
	GCW, BCV, and 9 Listed Karst Invertebrates	GCW, BCV, and 9 Listed Karst Invertebrates	None	GCW, BCV, and 9 Listed Karst Invertebrates	GCW, BCV, and 3 "Category 1" Listed Karst Invertebrates	GCW, BCV, and 9 Listed Karst Invertebrates
INCIDENTAL TAKE REQUEST						
GCW (acres of habitat loss or degradation)	6,900 ac	12,000 ac	None	7,500 ac	12,000 ac	28,000 ac
BCV (acres of habitat loss or degradation)	2,300 ac	4,000 ac	None	2,500 ac	4,000 ac	9,400 ac
Listed Karst (acres of impact over Karst Zone 1 or 2 and estimated number of affected species-occupied caves)	7,800 ac (Z1&2) 8,700 ac (Z3&4) 37 caves	7,800 ac (Z1&2) 8,700 ac (Z3&4) 37 caves	None	7,100 ac (Z1&2) 7,700 ac (Z3&4) 34 caves	7,700 ac (Z1&2) 8,100 ac (Z3&4) 31 caves	52,000 ac (Z1&2) 57,500 ac (Z3&4) 249 caves
MITIGATION MEASURES						
GCW						
Mitigation Ratio	3 : 1 direct impact in Bexar County 2 : 1 direct impact outside Bexar County 0.5 : 1 indirect impact (all areas)	2 : 1 direct impact 0.5 : 1 indirect impact	None	1 : 1 direct impact 0.5 : 1 indirect impact	2 : 1 direct impact 0.5 : 1 indirect impact	3 : 1 direct impact (Bexar County) 2 : 1 direct impact (rural counties) 0.5 : 1 indirect impact
Preserve Size	23,300 ac	30,000 ac	None	9,400 ac	30,000 ac	89,000 ac
Preserve Distribution	Commitment to acquire at least 60% in/adjacent to Bexar County (14,000 ac) with no more than 40% in rural counties (9,300 ac)	Goal for 5,000 ac in/adjacent to Bexar County with the remaining 25,000 in rural areas	None	100% in/adjacent to Bexar County	Goal for 5,000 ac in/adjacent to Bexar County with the remaining 25,000 in rural areas	Commitment to acquire at least 60% in/adjacent to Bexar County (53,400 ac) with no more than 40% in rural counties (35,600 ac)
Credit Fee	\$5,500 per credit (calculates to \$16,500 per acre of direct loss in Bexar County and \$11,000 per acre of direct loss outside Bexar County)	\$5,000 per credit (calculates to \$10,000 per acre of direct loss)		\$10,000 per credit (calculates to \$10,000 per acre of direct loss)	\$5,000 per credit (calculates to \$10,000 per acre of direct loss)	\$5,000 per credit (calculates to \$15,000 per acre of direct loss in Bexar County and \$10,000 per acre of direct loss outside Bexar County)

BCV							
Mitigation Ratio	2 :1 direct impact 0.5 : 1 indirect impact	1 :1 direct impact 0.5 : 1 indirect impact	None	1 :1 direct impact 0.5 : 1 indirect impact	1 :1 direct impact 0.5 : 1 indirect impact	2 :1 direct impact 0.5 : 1 indirect impact	
Preserve Size	5,800 ac	5,000 ac	None	3,100 ac	5,000 ac	23,400 ac	
Preserve Distribution	Anticipated to be mostly in rural areas	Anticipated to be mostly in rural areas	None	100% in/adjacent to Bexar County	Anticipated to be mostly in rural areas	Anticipated to be mostly in rural areas	
Credit Fee	\$5,500 per credit	\$5,000 per credit		\$10,000 per credit	\$5,000 per credit	\$5,000 per credit	
Listed Karst Invertebrates Conservation Goal	(calculates to \$11,000 per acre of direct loss)	(calculates to \$5,000 per acre of direct loss)		(calculates to \$10,000 per acre of direct loss)	(calculates to \$5,000 per acre of direct loss)	(calculates to \$10,000 per acre of direct loss)	
Preserve Size	2x of preserves needed to achieve draft downlisting criteria for most species	2x of preserves needed to achieve draft downlisting criteria for most species	None	2x of preserves needed to achieve draft downlisting criteria for most species	2x of preserves needed to achieve draft downlisting criteria for the 3 Category 1 species	2x of preserves needed to achieve draft downlisting criteria for all species	
Preserve Size	Approx. 2,400 acres of new preserves; based on acquisition of 6 new karst preserves in each KFR	Approx. 2,400 acres of new preserves; based on acquisition of 6 new karst preserves in each KFR	None	Approx. 2,400 acres of new preserves; based on acquisition of 6 new karst preserves in each KFR	Approx. 1,000 acres of new preserves; based on acquisition of 3 new karst preserves in 5 of 6 KFRs	Approx. 4,800 acres of new preserves; based on acquisition of 12 new karst preserves in each KFR	
Preserve Distribution	Distributed across Bexar County KFRs	Distributed across Bexar County KFRs	None	Distributed across Bexar County KFRs	Distributed across Bexar County KFRs, excluding the Alamo Heights KFR	Distributed across Bexar County KFRs	

ESTIMATED BUDGET (alternatives rounded to nearest \$10,000)

Program Costs										
Preserve Acquisitions			n/a							
GCW and BCV	\$	473,260,000	\$	255,597,295	\$	395,290,000	\$	255,600,000	\$	1,800,500,000
Karst	\$	127,440,000	\$	127,436,574	\$	127,440,000	\$	53,970,000	\$	271,760,000
Plan Administration	\$	8,830,000	\$	8,449,671	\$	5,030,000	\$	8,390,000	\$	28,930,000
Preserve Mgt. and Monitoring	\$	39,630,000	\$	35,610,506	\$	25,300,000	\$	35,480,000	\$	102,790,000
Other Conservation Measures	\$	1,710,000	\$	1,641,582	\$	1,070,000	\$	1,630,000	\$	5,060,000
Contingency Fund	\$	1,370,000	\$	1,318,167	\$	1,160,000	\$	1,320,000	\$	1,510,000
Total Estimated Costs	\$	652,240,000	\$	430,053,796	\$	555,300,000	\$	356,390,000	\$	2,210,560,000
Program Funding										
Participation Fees			n/a							
Application Fees	\$	280,000	\$	317,958	\$	160,000	\$	310,000	\$	410,000
GCW/BCV Credit Sales	\$	215,470,000	\$	235,457,774	\$	168,240,000	\$	235,460,000	\$	332,280,000
Karst Participation Fees	\$	13,130,000	\$	13,127,891	\$	12,320,000	\$	12,340,000	\$	13,130,000
Public Funding ²	\$	575,460,000	\$	338,498,158	\$	488,650,000	\$	258,060,000	\$	2,169,390,000
Tax Increment Diversion from New Development in Sep-HCP Sectors	for both jurisdictions, assumes tax diversion rate of 60% to 15% for the first 10 years; 10% for remaining years	assumes tax diversion rate of 7.5% for Bexar County and 5% for COSA over 30 years		for both jurisdictions, assumes tax diversion rate of 9% over 30 years	for both jurisdictions, assumes tax diversion rate of 4.5% over 30 years	for both jurisdictions, assumes tax diversion rate of 40% over 30 years				
Total Estimated Revenue	\$	804,340,000	\$	587,401,781	\$	669,370,000	\$	506,170,000	\$	2,515,220,000
Management Endowment	\$	152,100,000	\$	157,347,985	\$	114,070,000	\$	149,780,000	\$	304,660,000
Participation : Public Revenue Ratio	28% : 72%		42% : 58%	n/a	27% : 73%		49% : 51%		14% : 86%	

¹ Each alternative assumes that the plan is fully utilized, with 100% of the requested take authorization used by plan participants and all of the corresponding preserve land acquired.

² Public funding for alternatives was adjusted to fully address estimated plan costs and establish a non-wasting endowment for perpetual management and monitoring.



Endangered Black-capped Vireo

**BEXAR COUNTY
INFRASTRUCTURE
SERVICES DEPARTMENT**

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My County Commissioners passed a resolution to “opt out” of the SEP-HCP, so why does the Plan Area include my county?

The SEP-HCP will not create any new regulations or restrictions, nor will it provide Bexar County or the City of San Antonio with any new land use or zoning authority over private landowners or other governmental entities in Bexar County or any other county.

The SEP-HCP is simply a voluntary tool to help people achieve compliance with the ESA and to leverage resources for achieving conservation at a regionally significant scale.

Bexar County and the City of San Antonio believe that the SEP-HCP’s Plan Area is needed to achieve the biological goals of the Plan. Taking a regional approach to conservation opens up more opportunities for the Plan to contribute in a meaningful and lasting way to the recovery of the region’s endangered species.

Participation in the SEP-HCP will be entirely voluntary for people seeking to comply with the ESA and for people wishing to become a SEP-HCP conservation partner.

Anyone, including private landowners or other local governments, wishing to use the SEP-HCP for ESA compliance must specifically request to enroll in the Plan. Neither Bexar County nor the City of San Antonio will require or otherwise compel any landowner, developer, local governmental entity, or any other person to participate in the SEP-HCP.

Those wishing to not participate in the SEP-HCP may conduct their activities in a way that does not harm endangered species or may seek other options for ESA compliance, such as consulting individually with the Service.



Photo from Deldre Hisler, TPWD
Government Canyon State Natural Area, Bexar County

What is the status of the SEP-HCP?

Development of the SEP-HCP began in mid-2009, and the plan sponsors (Bexar County and the City of San Antonio) have been working extensively with stakeholder and scientific advisory groups to gain input on what to include in the Plan.

A first draft of the SEP-HCP will be available for review in April 2011 and the final version should be completed by September 2012, subject to approval by the Plan sponsors and the U.S. Fish and Wildlife Service.

How can I learn more about the SEP-HCP?

- Explore the SEP-HCP website at www.sephcp.com
- Sign up for email notices of meetings and other events on the SEP-HCP website.
- Attend meetings of the SEP-HCP advisory committees. Meeting notices, agendas, materials, and minutes are posted on the SEP-HCP website.
- Participate in open public meetings—check the website for upcoming opportunities.
- Contact us with questions or comments at info@sephcp.com

**SOUTHERN EDWARDS
PLATEAU HABITAT
CONSERVATION PLAN**

**INFORMATION &
FREQUENTLY
ASKED QUESTIONS**



Sponsored by
Bexar County &
City of San
Antonio

What is the SEP-HCP?

The Southern Edwards Plateau Habitat Conservation Plan (or "SEP-HCP") is an effort by Bexar County and the City of San Antonio to create a program for local administration of certain aspects of the federal Endangered Species Act (the "ESA"). The SEP-HCP will provide an alternative to dealing directly with the U.S. Fish and Wildlife Service for obtaining compliance with endangered species regulations.

The SEP-HCP is intended to simplify compliance with the ESA. Compliance with this existing federal regulation is needed when people conduct activities, such as land development, that would harm endangered species or their habitats. The ESA requires people to perform conservation actions to help offset the harm that may be caused by their actions.

By electing to participate in the SEP-HCP, people will work with the Plan's administrator to determine the level of harm their actions may have on endangered species. Participants in the SEP-HCP would pay a fee to the Plan in proportion to the level of harm their activities may cause. The SEP-HCP will pool these participation fees and use them to protect and manage habitats for the endangered species.

Therefore, by promoting better compliance with the ESA, the SEP-HCP will increase the level of conservation for endangered species and help balance the harmful aspects of habitat loss.

Participation in the SEP-HCP will be entirely voluntary for people seeking to comply with the ESA and for people wishing to become a SEP-HCP conservation partner. In no case will anyone be required to use the SEP-HCP.

What is the reason for the SEP-HCP?

South-central Texas is home to several federally threatened or endangered species, including several birds and cave-dwelling spiders and beetles. The ESA prohibits harm to these species, including actions that could impact endangered species habitat.

The presence of endangered species can conflict with the desirable economic growth of communities that share the same area.

In the Greater San Antonio area, such conflicts have received considerable attention in recent years and have been cited as a significant threat to the military's training mission at Camp Bullis. The presence of these military facilities is a key factor contributing to the economic vitality of the region.

Consulting individually with the U.S. Fish and Wildlife Service to achieve compliance with the ESA is often a cumbersome and lengthy process, sometimes taking years to complete. Too often, the burden of compliance leads to a decision to disregard the ESA in favor of risking enforcement action by the Service. Not complying with the ESA means that the corresponding conservation actions for the affected species do not occur.

The SEP-HCP will simplify, streamline, and shorten the process of achieving ESA compliance, thereby reducing regulatory uncertainty for voluntary SEP-HCP participants and increasing the level of conservation for the region's natural resources.



Photo by Jennifer Blair, Loomis Partners
Endangered Golden-cheeked Warbler

Can I participate in the SEP-HCP?

Endangered species conservation and economic development are both issues with regional implications. Therefore, the SEP-HCP has a regional scope that includes a 7-county Plan Area.

Subject to certain limitations, people within the Plan Area may choose to use the SEP-HCP to comply with the ESA when their actions would harm one or more of the Plan's covered species. However, **in no case will anyone be required to use the SEP-HCP.**

Each individual has the responsibility to decide whether or not to seek compliance with the ESA. The SEP-HCP is only one option for achieving compliance and people may choose which option best suits their needs and circumstances. Other options include implementing activities in such a way as to avoid harming an endangered species or by seeking individual authorization from the Service.

The SEP-HCP will also seek partnerships with landowners in the Plan Area to protect endangered species habitat. Again, the SEP-HCP will seek conservation opportunities **only from willing landowners**. The SEP-HCP will not require any landowner to provide lands for conservation.

7-County Plan Area

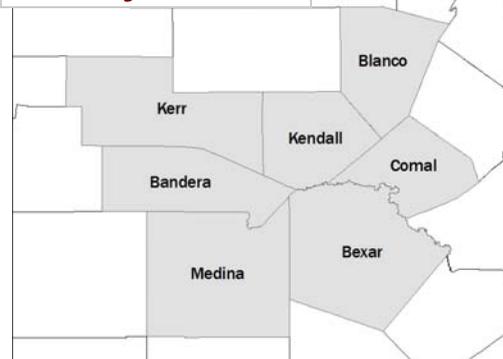


Photo by Jean Krejca, Zara Environmental

Endangered Karst Beetle

Which species does the SEP-HCP cover?

Golden-cheeked Warbler – This endangered migratory songbird uses relatively mature and closed-canopy juniper-oak woodlands in central Texas as breeding habitat during the spring and early summer months. The species was listed as federally endangered on May 4, 1990.

Black-capped Vireo – Another endangered migratory bird that utilizes a range of deciduous shrub habitats across central Texas during its breeding season in the spring and summer months. The vireo was listed as federally endangered on November 5, 1987.

9 Karst Invertebrates – A group of nine cave-adapted invertebrates including five spiders, three beetles, and one harvestman. These species live entirely underground in the limestone caves and passages of the karst geologic formations that underlie the northern part of Bexar County. These species were federally listed as endangered on December 26, 2000.



Photo by Jean Krejca, Zara Environmental

Endangered Karst Spider