

CRITICAL AREAS DETERMINATION REPORT OPTIONS

Want to know if a property has protected areas or where they are before you invest in developing a project or buying a property? Get a CAD report.

OPTION A ALL CRITICAL AREAS

Report & inspections by County staff.
Consultant option for Gopher inspections.



Inspection includes

- Flood hazard areas
- Gopher inspection (If required.)
- Landslide areas
- Oak trees
- Prairie plants & Mima mounds
- Protected animals/fish
- Shorelines
- Wetlands & Aquifer recharge areas

Report includes

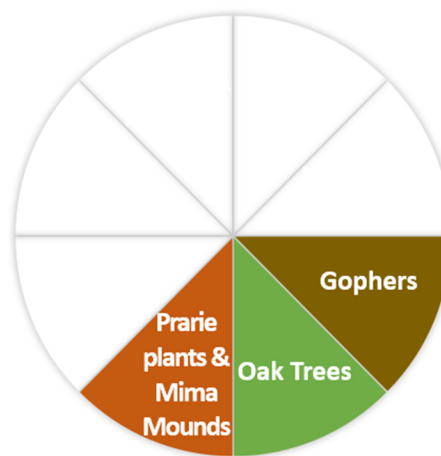
- Outline of buildable areas
- Buffer sizes for critical areas found
- County code for critical areas found

Not included

- Zoning & Land Use standards

NEW! OPTION B COUNTY GOPHER/PRAIRIE & OAK

Report & inspections by County staff.



Inspection includes

- Gopher inspection
- Prairie plants & Mima mounds
- Oak trees

Report includes

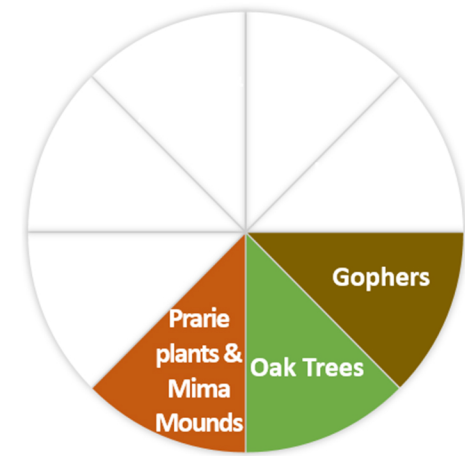
- Outline of buildable areas
- Buffer sizes for critical areas found
- County code for critical areas found

Not included

- Zoning & Land Use standards
- Inspection of any other critical areas

NEW! OPTION C CONSULTANT GOPHER/PRAIRIE & OAK

Report by County. Inspections by consultant.



Consultant inspection should include

- Gopher inspection
- Prairie plants & Mima mounds
- Oak trees

(The County inspects Prairie plants/ Mima mounds & Oak trees if consultants don't. Fees apply.)

County Report includes

- Outline of buildable areas
- Buffer sizes for critical areas found
- County code for critical areas found
- Review of Consultant Report

Not included

- Zoning & Land Use standards
- Inspection of any other critical areas

Details on back...

WHEN TO APPLY & HOW LONG IT TAKES

NO GOPHER/PRAIRIE INSPECTION REQUIRED

- Apply year-round. Ask for current review times when you apply.

YES GOPHER/PRAIRIE IS REQUIRED

- Apply by 9/18/20 for inspections in 2020.
- Ask for current review times when you apply.
- If applying out of season, wait times vary due to seasonal inspections.
- Gopher inspections are June 1- Oct 31
- Prairie plant & Mima Mound inspections are May - Sept

Applications accepted year-round. Current wait time provided when you apply.

FEES

- Application fees based on lot size.
- Additional fee for gopher inspections.
- Fee schedules at ThurstonCountyBDC.com see 'Other Admin.Action' under Land Use.
- Contact us for fee specific to your property.

CAD reports are not permits. A permit is required to legally clear land, move dirt or disturb plants, trees or soils.

OPTION DETAILS

OPTION A

INCLUDES ALL CRITICAL AREAS

IS GOPHER INSPECTION REQUIRED?

Only for properties with or near habitat soils.

- Ask staff. Email parcel # or property address to permit@co.thurston.wa.us

CONSULTANT OPTION IF GOPHER INSPECTIONS ARE REQUIRED

- County will inspect for additional fee, or
- Hire your own consultant.
- Use approved consultants only. See below.
- Submit consultant finding to County.
- County report includes critical area and gopher-related code references.

NEW!

OPTION B

COUNTY - GOPHER/PRAIRIE & OAK

New, lower cost option! For those who want gopher inspection only.

- Inspections by County staff.
- Prairie plant/mima mound review may be required, too. If so, inspections included at no additional cost.

NEW!

OPTION C

CONSULTANT - GOPHER/PRAIRIE & OAK

New, lower cost option! Submit your consultant's completed gopher inspection for the County to review.

HOW IT WORKS

- Submit consultant finding to County by 10/31/2020 to pay a lower fee.
- Consultant at your expense.
- Use approved consultants only.
- County includes gopher-related code and buffer info in County report.
- If prairie plant/mima mound review is required. Consultants can include it, or the County will inspect for a fee.

FIND APPROVED CONSULTANTS

ThurstonCountyBDC.com see Gopher Inspections.

HOW TO APPLY

STEP 1

Complete these forms:

- 'Master application'
 - 'Other Administrative Action'
 - Complete a 'Site Plan'
- (Forms at ThurstonCountyBDC.com. Instructions are on each form. You may need to prepare plans and drawings.)

STEP 2

- Submit complete application packet to the County permit office by bringing your payment and all completed forms, drawings & any consultant findings or critical areas reports you already have. See 'Where to Submit Applications' below.

WHAT HAPPENS AFTER YOU APPLY

- A County planner starts to work on your application by visiting the site, and researching all available site information from County records, maps, reports, plans and environmental data.
- The planner may ask you for additional information in order to make a determination, based on the quality and detail of information provided, the complexity of the site, or the potential of the proposed use to impact critical areas or buffers.
- If a determination can't be made due to lack of information or inability to access the property, the County will let you know what's needed. This may include a full delineation and analysis of the critical areas by a qualified professional at the applicant's expense.

DEFINITIONS

DEFINITION & PURPOSE When you apply for a building permit, the County checks the project property for certain natural environments, plants, wildlife, and sources of fresh drinking water as required by state law. If protected areas are found, the proposed project may be affected.

GOVERNING LAWS Washington Growth Management Act (RCW Ch. 36.70A); WAC Ch. 365-190, and Thurston County Code Title 24.

VALID FOR Three years unless gophers are on site.

POSSIBLE USES Get a CAD before you apply for a building or development permit. The critical area size, location and buffer information may guide building placement and design, or other decisions about how to legally develop the property, etc. Submit a completed CAD with your permit application to potentially speed up permitting timelines. Share with builders, architects or potential property buyers.

CONTACT US & WHERE TO SUBMIT APPLICATIONS

In person or by mail

Building Development Center
Thurston County Courthouse Complex
2000 Lakeridge Dr., Bldg. 1, 2nd Floor
Olympia, Wa 98502

email - planning@co.thurston.wa.us

voice mail - 360-754-3355 ext. 6299