CRITICAL AREAS DETERMINATION
REPORT OPTIONS

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

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

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...

Thurston County Government - Permitting / Building Development Center
Learn more online at www.ThurstonCountyBDC.com
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.

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.

DEFINITIONS & 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.

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.

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

OPTION DETAILS

OPTION A
INCLUDING 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.