



CRITICAL AREA & ARCHAEOLOGY REVIEW

Department of Community Development · 135 Rhone St · PO Box 947
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Submit this form by email to: dcd@sanjuanco.com



Purpose: Using maps of Critical Areas and Archaeology, we will identify reports required for development. Actual conditions in the field control. A 3 to 5-day turnaround is normal.

APPLICANT

Applicant(s): _____	Email: _____
Mailing Address: _____	Phone: _____
City: _____	State: _____ Zip: _____
Owner(s): _____	Email: _____
Mailing Address: _____	Phone: _____
City: _____	State: _____ Zip: _____

PROPERTY

Tax Parcel Number: _____	<input type="checkbox"/> General Information
Site Address: _____	<input type="checkbox"/> Specific Information, for a Project
Island: _____	<input type="checkbox"/> Date Needed if Urgent:

PROJECT

Describe all proposed work:

- Check all proposals that might apply:** **Site plan is attached**
- Well Septic Grading Clearing/Vegetation Removal Driveway / Road
 SFR SFR Addition Deck Garage Accessory Dwelling Accessory Structure
 Bulkhead Shoreline stabilization Dock Mooring Buoy Stairs to beach Work in/over water
 Commercial or Institutional Development
 Land division Boundary line modification
 Other:

Will all work take place within an existing "development area"? YES NO

*An area that has been directly altered as a result of development. It includes, but is not limited to, the area containing structures, driveways, gardens, landscaped areas, areas of grading, excavation, or fill (See SJCC18.20.040 for full definition). This does not apply in the Shoreline Jurisdiction which extends 200 feet inland of the Ordinary High Water Mark.

**Some development is exempt from the critical area regulations (SJCC 18.35.025 and 18.35.030).
The regulations of SJCC18.35 Critical Areas & 18.50 Shoreline Master Program may also apply.**

TO BE COMPLETED BY STAFF

LAND USE AND SHORELINE DESIGNATIONS, FLOOD ZONE, CRITICAL AREA, ARCHAEOLOGY

Shoreline designation(s):		Land use designation:	
Subarea Plan or Activity Center:		Plat Name:	Plat Restriction:
Possible Wetlands within 300'		Geologically hazardous areas within 200'	
Special Flood Hazard Area _____ DFIRM _____ BFE _____ Elevation certificate # _____, if available <input type="checkbox"/> A/AE <input type="checkbox"/> VE		<input type="checkbox"/> Unstable bluffs <input type="checkbox"/> Slope > 50% <input type="checkbox"/> Slope >15% <input type="checkbox"/> Subclass 'e' soils	
Within water quality buffer of Fish and Wildlife Habitat Conservation Areas (FWHCA) and/or 110' of an untyped stream. Specifically list FWHCA in the "Notes" section below.		<input type="checkbox"/> Non-bedrock marine shoreline <input type="checkbox"/> Coastal Zone Atlas U, UB, URS, UOS <input type="checkbox"/> Feeder Bluff	
Archaeology			
Notes:			
<input type="checkbox"/> No Mapped Critical Areas <input type="checkbox"/> No Mapped Archaeology			

REQUIRED REPORTS

Critical Area reports which are required by SJCC 18.35.020 – 140 must be prepared by a "qualified professional" (SJCC 18.20.170) .

Archaeology report from a qualified archaeologist for development on sites with known archaeology. (SJCC 18.60.210; Chapter 27.44 and 27.53 RCW; and Chapter 25-48 WAC) See attached bulletin.
Wetland report for development or activities occurring within 300 feet of a wetland (SJCC 18.35.085)
Geotechnical report for development or activities within 200 feet of a geohazard area SJCC 18.35.070. <input type="checkbox"/> DCD geotechnical report waiver. Must meet all of the criteria on the attached waiver form.
Geotechnical report that determines the coastal geologic buffer for non-bedrock marine shoreline (SJCC 18.35.130 Figure 3.1 Step 2).
Elevation certificate for buildings, mobile homes, and above ground gas or liquid storage tanks (SJCC Chapter 15.12) located within a FEMA Special Flood Hazard Area.
FEMA biological habitat assessment for new development proposed within a Special Flood Hazard Area.
Habitat assessment for development or activities located within the water quality buffer of a FWHCAs (SJCC 18.35.115) or within 110 feet of untyped stream (SJCC 18.35.130.A, Fig. 3.1, Step 1). SJCC 18.50.060 contains requirements for shoreline modifications and SJCC 18.50.420 applies to shoreline stabilization projects.
Commercial, industrial, public and institutional project applications must include a list of the quantities and types of chemicals that will be used, proposed spill containment plans, and a plan for disposal of waste materials (SJCC 18.35.080 Critical Aquifer Recharge Areas).
Stormwater plan. Complete the attached impervious surfaces worksheet to determine the type of stormwater plan that must be submitted.
A Residential Pre-application (RPA) (\$400) is recommended to determine the FWHCA shoreline setback. Otherwise a "qualified professional" (SJCC 18.20.170) should be consulted to make the determination.

PLANNER SIGNATURE: _____ **DATE:** _____

DCD Planner Name: _____ **Email** _____ **Phone number** _____