

# Critical Area Compliance



We will review all Well Site and On-Site Sewage Design Applications submitted after Nov. 15, 2006, without Pierce County Critical Area sign offs. These applications are deficient and resubmittal fees apply.

The Corrections to Deficient Application must address all previous deficiencies including Critical Areas at the time of submittal. Resubmittal documents must be one package to avoid extra fees.

Avoid unnecessary fees for your client. An electronic copy of the septic design needs to be reviewed and approved by the corresponding agency (see below). You must submit an electronic copy of the septic design, indicating appropriate Pierce County Agency approval at the time of initial application.

Critical area sign offs from Pierce County are good for the life of the application (not to exceed 5 years). Check with the city about the expiration of critical area sign offs when the project is within city limits. We may require new sign offs when components change location or footprint.

## How do you know if you need critical area sign off?

We require critical area sign offs when Pierce County lists anything other than “No” after each item below on [About My Property](#). You should consult with the city when the project is within city limits.

- Development Moratorium
  - Contact Adonais Clark or Kaycee Hathaway
  - Email [adonais.clark@piercecountywa.gov](mailto:adonais.clark@piercecountywa.gov) or [kaycee.hathaway@piercecountywa.gov](mailto:kaycee.hathaway@piercecountywa.gov)
- Shoreline Environment\*
  - Reviewed by Shoreline Planning
  - Visit [Pierce County Shoreline Development](#)
- Erosion Hazard
  - Reviewed by Development Engineering
  - Email [pcsepticwelldeng@piercecountywa.gov](mailto:pcsepticwelldeng@piercecountywa.gov)
- Fish and Wildlife Habitat
  - Reviewed by Resource Management
  - Email [PCSepticWellBiology@piercecountywa.gov](mailto:PCSepticWellBiology@piercecountywa.gov)
- Flood\*
  - Reviewed by Surface Water Management
  - Email [pcsepticwellflood@piercecountywa.gov](mailto:pcsepticwellflood@piercecountywa.gov)
- Floodway, Possible\*
  - Reviewed by Surface Water Management
  - Email [pcsepticwellflood@piercecountywa.gov](mailto:pcsepticwellflood@piercecountywa.gov)
- Landslide
  - Reviewed by Development Engineering
  - Email [pcsepticwelldeng@piercecountywa.gov](mailto:pcsepticwelldeng@piercecountywa.gov)
- Mine Hazard
  - Reviewed by Development Engineering
  - Email [pcsepticwelldeng@piercecountywa.gov](mailto:pcsepticwelldeng@piercecountywa.gov)
- Right-Of-Way Needs Area
  - Reviewed by Development Engineering
  - Email [pcsepticwelldeng@piercecountywa.gov](mailto:pcsepticwelldeng@piercecountywa.gov)

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- Wetlands
  - Reviewed by Resource Management
  - Email [PCSepticWellBiology@piercecountywa.gov](mailto:PCSepticWellBiology@piercecountywa.gov)

\*We require Shoreline Environment, Flood, and Floodway sign offs for new designs, remodel, and repair applications. Shoreline Environment doesn't require resubmittal fees. Flood and floodway don't require resubmittal fees for repair applications only.

## Submittal requirements

### Development Engineering (Erosion hazard, landslide, mine hazard, right-of-way needs area)

- Homeowner/applicant or septic designer must submit a stamped copy of the septic design/site plan to Health.
- If this requires geologic assessment or similar, we will stamp the septic design/site plan after Development Engineering approval.

### Development Moratorium

- Homeowner/applicant or septic designer must submit a stamped copy of the septic design/site plan to Health.
- If this requires a single-family exemption or similar, we will stamp the septic design/site plan after Adonais Clark or Kaycee Hathaway give approval.

### Resource Management (Fish and wildlife and wetlands)

We will accept:

- A stamped copy of the design/site plan submitted by the homeowner/applicant or septic designer.
- A Single-Family Wetland Certification signed by private biologist and owner, noting no problems with wetlands. This document is not acceptable if fish and wildlife are noted on the property.
- A letter or e-mail noting the site address and/or parcel number has no wetlands or fish and wildlife indicators.
- A copy of the recorded wetland certification containing plot plan. This document is not acceptable if fish and wildlife are noted on the property.

### Shoreline Planning (Shoreline environment)

New design, individual well siting, and remodel application:

- Email [EHSepticSystems@tpchd.org](mailto:EHSepticSystems@tpchd.org) with Health Department application number (SR0xxxxxx) when Pierce County approves the shoreline variance or exemption.

Repair application:

- Submit your shoreline exemption/application at the same time you submit your design to the Health Department.
- Email [EHSepticSystems@tpchd.org](mailto:EHSepticSystems@tpchd.org) with Health Department application number (SR0xxxxxx) when Pierce County approves the shoreline variance or exemption.

### Surface Water Management (Flood and floodway)

New design, individual well siting, and remodel application:

- Homeowner/applicant or septic designer must submit a stamped copy of the septic design to Health.
- You must resolve any additional instructions from Surface Water Management before you submit to Health.

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## Repair application:

- Contact Surface Water Management before you submit a repair application.
- Homeowner/applicant or septic designer must submit a stamped copy of the septic design to Health.
- You must resolve any additional instructions from Surface Water Management before we will approve.