

ARTICLE 3.4 – GEOLOGICAL HAZARDS

SECTION 3.4.001 - PURPOSE AND INTENT

The purpose of this designation is to bring awareness to the public and administering agencies to areas which by their geological composition are known to be hazardous due to unstable slopes and poor foundation soils, and which may require additional measures to protect the health, safety and general welfare of the public. This area designation will be used in conjunction with the parent zone designation.

SECTION 3.4.002 - REGULATIONS

- A. In any zone in which this classification is applied and for all lands within the Hillside Development (HD) Zone, the regulations of the base zone shall apply except that execution of a Geologic Hazard Waiver shall be required for all uses. A Geologic Hazard Site Plan shall be required, when in the opinion of the Community Development Director/Planner (on recommendation of the Building Official and Engineering Superintendent) the extent of the project warrants detailed review. Public notice to neighboring properties shall be performed in conformance with Article 9.2.
- B. In considering Site Plan applications, the Community Development Department/Planning Division shall relate such applications to the design standards which include, but are not limited to the following:
 1. The proposed use.
 2. The natural drainage, amount of run-off and the extent of heavy run-off.
 3. Changes in natural drainage pattern resulting from proposed activity or use, and the anticipated result.
 4. Proposed method of removing the water from the site, including the location of site drains and storm sewers.
 5. Proposed changes in the natural vegetation.
 6. The extent of cuts and fills involved in the construction, including the maximum height and slope, and method and degree of compaction contemplated.
 7. Method and type of slope stabilization.
 8. The degree of lot coverage.
 9. Existing topographic conditions, i.e., slope, type and extent of existing cover, etc.
 10. Type of sewage disposal.

SECTION 3.4.003 - PROCEDURE

When property is to be developed in this zone, the applicant shall submit required data in accordance with Section 3.4.002 above and any such information as listed on the application submittal checklist. A signed Geologic Hazard Waiver, on a form provided by the Community Development Department/Planning Division, or a Geotechnical Engineer's Study, if required by the Community Development Director/Planner

and Building Official, shall be submitted to the Community Development Department/Planning Division for approval. If the Community Development Department/Planning Division finds that the proposed structures or uses are incompatible with the intent and purpose of this Article, the Planning Commission or its designated representative shall endeavor to have such plans changed to conform to said purpose and intent.

In case the applicant is not satisfied with the Planning Commission's or its representative's action, they may appeal the decision pursuant to the provisions of Chapter 9 of this Ordinance.

SECTION 3.4.004 - ADVISOR TO THE COMMISSION

The Community Development Department/Planning Division in their review of said plans may seek the advice of any person or organization who in the opinion of the Community Development Department/Planning Division is qualified to give such advice. Such person or organization must be devoid of any and all interest in the development in question.

SECTION 3.4.005 - BUILDING PERMIT ISSUANCE

In no event shall Building Permits be issued in this zone until such Site Plans have been approved, or conditionally approved by the Community Development Department/Planning Division, and a Geologic Hazard Waiver has been signed and filed at the County Recorder's Office.