

Summary of Changes

Geologically Hazardous Areas- 19.400

This chapter was re-written primarily for organizational and clarification purposes. Development standards are largely the same. Hazard types have their own sections for defining, listing indicators, followed by a section on development standards, and review procedures.

- Designation of Geologically Hazardous Areas [19.400.415]. Clarifies that County maps only identify POTENTIAL geohazard areas, which triggers a “geological assessment” by a professional.
- Added lists of on-site indicators for each hazard type that a professional should also consider.
- Review Procedures [19.400.435]. If the County map indicates a potential geohazard, a geological assessment by a professional will be required. A geological assessment may be submitted as:
 - A stamped letter, if no hazard is found to exist within 200 feet of the project site (NEW);
 - A geological report, if hazard is found to exist within 200 feet, but will not impact the project site or need any engineering design recommendations;
 - A geotechnical report; if hazard is found to exist within 200 feet, and will require engineering design recommendations or mitigation measures.
- Added a section for an independent consultant review if the department lacks the expertise to review compliance with the chapter. [19.400.445]
- Recording and disclosure. Added; in addition to the typical Critical Area Notice to Title, any permit requiring a geotechnical report shall also have notarized and recorded:
 - An abstract and description of the types of risks in the report;
 - A statement that the owner understands and accepts the responsibility for risks, and agrees to inform future purchasers of the risk;
 - A waiver and release to assert claims against the County, except if the loss is a direct result of sole negligence of the County.