

Chapter 18.38

SPECIAL HAZARD (:H) DISTRICT

Sections:

- 18.38.010 Application.
- 18.38.020 :H district regulations.
- 18.38.030 Areas included--Map incorporated.

18.38.010 Application. This special district is intended to be applied in combination with general districts in cases where natural hazard conditions are found to require recognition in the interest of public health, safety and general welfare. (Ord. 375 §10(part), 1977).

18.38.020 :H district regulations. Whenever the :H district classification is combined with any other district classification, use permits shall be required for all uses permitted in the particular general district. Use permits which are approved shall be conditioned to recognize natural hazards related to land slope, erosion, soil stability, seismic action, wildfire, periodic inundation and other such features. (Ord. 375 §10(part), 1977).

18.38.030 Areas included--Map incorporation. (a) This special district shall include all areas designated as slope stability "3" or "4" or by the California Division of Mines and Geology in their special study for the county. These areas are defined as follows:

(1) Zone 3. Areas where the steepness of the slopes approaches the stability limits of the underlying geological materials. Some landslide deposits that appear to have relatively more stable positions than those classified within Zone 4 are also shown in this Zone 3.

(2) Zone 4. The least stable category. This includes most landslide deposits in upslope areas, whether presently active or not, and slopes on which there is substantial evidence of downslope creep of the surface materials. These areas should be considered naturally unstable, subject to potential failure even in the absence of man's activities and influences. Banks along deeply incised streams are also included in Zone 4.

(b) A map describing these areas and the approximate portions of parcels which they affect is on file with the town clerk and is incorporated herein and as a part of Section 18.08.030. Any application for a use permit under the terms of this district, or for the construction or extension of any road, structural addition of or to any structure and grading permit within an area designated "3" or "4" shall be subject to the same requirements as Chapter 18.39, regardless of the slope of that portion of the property so affected. (Ord. 440 §1, 1983).