GEOLOGIC HAZARD APPLICATION PACKET

Public Works
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GEOLOGIC HAZARD AREA SUMMARY
Development Engineering

This summary will provide you some knowledge of what Geologic Hazard means. To have a complete understanding of what is required; please see Clark County Code (CCC) Chapter 40.430. http://www.codepublishing.com/wa/clarkcounty.html; click on Title 40.

A. What exactly are Geologic Hazard areas?

"Geologic hazard areas" are areas having steep slopes; potential, active or previous landslides; or, extreme seismic hazards.

Clark County has adopted regulations to safeguard public health by placing limitations on:

a. Steep Slope Hazard Areas – areas where there is not a mapped or designated landslide hazard, development on four types of hazardous areas: but are steep slopes equal to or greater than 40% slope. The presence of steep slopes suggests that slope stability problems are possible.

b. Landslide Hazard Areas – areas susceptible to land sliding due to a combination of slope inclination, soil type, and presence of water.

c. Seismic Hazard Areas – areas subject to severe risk of damage as a result of an earthquake, slope failure, settlement, or surface faulting. This area is defined by a map published by the Washington State Department of Natural Resources.

d. Volcanic Hazard Areas – areas subject to possible low and high density volcanic flows as shown on the Volcanic Hazard Map of Clark County.

B. Can I do anything in an area that has identified Geologic Hazards?

Yes. Activity can take place with a permit and some can take place without one. Any development, earth movement, clearing, or other site disturbance activities within or adjacent to a geo-hazard area requires permit approvals from the county. Activities that can take place without permit review include:

a. Emergency activities which require immediate action to prevent an imminent threat to health, safety or property. As soon as practical, the responsible party shall provide written notification to the county and obtain all applicable permits;

b. The expansion, remodel, reconstruction or replacement of any structures which will be set back from the geologic hazard area a distance which is greater than or equal to the setback of the original structure and which will not increase the building footprint by more than 1,000 square feet inside a steep slope hazard area, landslide hazard area or their buffers;

c. Any replacement, operation, repair, modification, installation or construction by a state or locally franchised utility company in an improved right-of-way or utility corridor;

d. Normal and routine maintenance and repair of existing utility facilities, equipment and appurtenances;

F. What if I want to develop the property in some other manner than a residence?

To begin the process, you will need to apply for a "Pre-Application Conference". This conference is a preliminary process to familiarize you with the county regulations.

At the conference, staff will discuss other potential development regulations that will affect you. This conference will help you best accommodate Geo-Hazard constraints within the framework of your proposed development.

After the Pre-Application Conference is complete, the next step is to submit the completed Application Forms and fees to the Permit Center.

G. How does the application review process work?

Once a complete application is accepted, your packet will be routed to county staff who will review your study's findings and methodology to ensure that the technical data has been properly collected and analyzed.

Staff will review the study's findings and recommendations and compare these recommendations to the Clark County Geologic Hazard Areas regulations, will be issued on how to proceed.

If you have any questions, please contact:

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This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code (CCC), Chapter 40.430 Geologic Hazard Areas.

GEOLOGICAL HAZARD (GEO) SUBMITTAL REQUIREMENTS

Development Engineering

NOTE: The following checklist identifies information to be included. **ALL** items checks **MUST** be submitted before the submittal can be accepted. All submittals not determined to be complete will be **RETURNED** to the applicant for corrections. ***Following these guidelines will help us serve you better and avoid any unnecessary delay in moving this project to plat recording. Thank you for your cooperation!***

GEOLOGICAL HAZARD REVIEW	
☐	Cover Sheet / Letter of Transmittal
☐	Application Form
☐	Application Fee
☐	Narrative. A written narrative shall be submitted that addresses the following: how the application meets or exceeds each of the applicable approval criteria, standards set form in the Geological Hazard regulations; and, how the application meets or exceeds each of the applicable approval criteria, and standards set forth in the Geo-Technical Report.
☐	Proposed Site Plan: The proposed site plan shall be drawn to a minimum engineer's scale of 1" = 100' on a sheet no larger than 24" x 36". The proposed plan shall include the following information: (a) site boundary lines; (b) topography at contour intervals of no greater than five (5) feet; the location and size; (c) location and size of all existing and proposed site improvements including structures, wells, drain fields, drain fields reverse areas, public and private right-of-ways easements and utilities; (d) locations of all drainage-flows characteristics, streams, groundwater seeps, springs and evidence of seasonal surface water runoff or groundwater; location and extent of all existing and proposed grading activities and existing natural or artificial drainage control facilities and systems; (e) location and description of all geological hazard located on the site and observed on properties within one hundred (100) feet of site boundaries; (f) general location of all vegetation and general location, number and description of all trees over six (6) inch diameter measured three (3) feet above the ground; (h) and location of proposed buffers and setbacks.
☐	Geotechnical Report.: (a) Slope stability study and opinion on the subject property and adjacent properties; (b) grading plan; structural foundation requirement and estimated foundation settlement; (c) soil-compaction criteria; (d) allowable soil-bearing pressure for foundations, minimum footing width, piling recommendations for foundations and design pressure for retaining walls;(e) laboratory data and soil index properties for soil samples; (f) suitability for fill; lateral earth pressures; (h) description of erosion vulnerability and an erosion control plan as required in CCC Chapter 40.385; (i) an evaluation of proposed surface and subsurface drainage in a stormwater control plan as required in CCC Chapter 40.85; (j) building limitations; (k) and a vegetation management and restoration plan or other means for maintaining long-term stability of slope.
☐	Geology Information: (a)Topographic contours at two (2) foot intervals or as specified by the Responsible Official; (b)subsurface data that includes the exploration method, location of soil borings, borings, soil and rock stratigraphy and groundwater levels including seasonal changes; (c)location of landslides, or down-slopes soil movement, faults, and geological contacts on the subject property and adjacent properties; (d)site history that describes any prior grading, soil inability or slope failure; (e)and description of the site vulnerability to seismic events.
☐	State Environmental Review. A State Environmental Policy Act (SEPA) Environmental Checklist must be completed, signed in ink, and submitted. (Available at the Clark County Permit Services Center.)

Not all items required for a complete review are on this list. It is the responsibility of the engineer to provide plans that will satisfy all conditions of land use approval and all code requirements