



CITY OF RANCHO PALOS VERDES  
ADMINISTRATION DEPARTMENT  
CITY MANAGER'S OFFICE

December 16, 2024

Subject: Status of Applications for RPV Voluntary Property Buyout Program

Dear Voluntary Property Buyout Program Applicant:

This letter is to confirm the City's receipt of your application for the Voluntary Property Buyout Program (Program). Based on the criteria described below, your application has not been selected for further consideration.

The Program was developed by the Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (Cal OES) in partnership with the City of Rancho Palos Verdes (City) to enable property owners impacted by the Greater Portuguese Bend Landslide Complex (Landslide) to relocate from the risk of imminent failure of land movement.

At the November 8, 2024 application deadline, the City received 85 applications and it is expected that approximately 20 properties will be selected for this Program round. In collaboration with CalOES and FEMA, the City established prioritization criteria to narrow the list of applications for cost-benefit analysis eligibility and environmental/historic preservation purposes. The guidelines for the program stated:

"A property will be selected by the City to proceed with escrow based on the following prioritization order:

- Properties with a structure that has been red-tagged by the City's Building Official;
- Properties with a structure that has been yellow-tagged by the City's Building Official;
- Properties with structures that are in imminent jeopardy of becoming red- or yellow-tagged due to their close proximity to land movement elements (i.e. fissures, grabens, sinkholes, etc.);
- Properties that have been de-energized indefinitely;
- Properties that may benefit the City's Landslide stabilization and winterization efforts as determined by the City's Public Works Director; and,
- Properties that contribute to the overall value of the adjacent Palos Verdes Nature Preserve as determined by the City's Recreation and Parks Director."

Excluded are Monks or Blacks plaintiffs lots (hold harmless agreements instituted in order for those properties to develop) and bank owned properties (not qualified). Thus, three Monks lots deemed red-tagged by the Building Official and one bank owned property were deemed ineligible from this first Program round.

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Of the 85 applications reviewed and more precisely prioritized based on the above, 16 qualified red-tagged properties will be considered first and reviewed in further detail against other specified criteria, including environmental/historic review and verifying when the property was last sold (cannot be after December 1, 2022), etc.

The additional homes prioritized for the first round of consideration were the following 20 of the 37 yellow-tagged properties by the Building Official that are aligned with the path of fissures and/or sewer and drainage paths in imminent jeopardy of becoming red-tagged:

Seaview = 7 yellow-tagged properties  
PBCA = 10 yellow-tagged properties  
PBBC = 3 yellow-tagged properties

This includes properties that meet both the second and third criteria points of the guidelines.

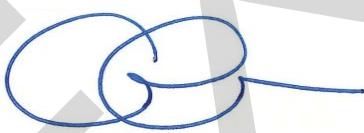
The remaining yellow-tagged properties were noted as potentially eligible for later rounds if additional funding becomes available.

Although the prioritized properties list was provided to CalOES and FEMA, they also received all of the applications that were received for properties within the City limits by the November 8 deadline. There will be further review of these prioritized properties to determine their eligibility. For example, if during review of the applications it is determined that a property was last sold after the December 1, 2022 date, that property would be determined ineligible.

For next steps, the City is awaiting FEMA's review of the Hazard Mitigation Grant Program (HMGP) \$42 million application for benefit/cost eligibility and environmental/historic eligibility. While FEMA is conducting their review, the City will be requesting proposals for the various services needed for this Program, including program and grant management, appraisals, and survey work. We appreciate your patience with the process that may take a few months.

If you have any questions, please contact [landmovement@rpvca.gov](mailto:landmovement@rpvca.gov).

Sincerely,



Ara Mihranian  
City Manager



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