

TOWN HALL MEETING **Portuguese Bend Landslide Complex – Proposed Regulations**

July 16, 2025





RPVMC Chapter 15.20

- In September 1978, the City adopted a Landslide Moratorium Ordinance prohibiting new development in the Portuguese Bend Landslide area due to accelerated land movement. The ordinance was updated over the years to grant exceptions on a case-by-case basis.



Urgency Ordinance – Construction Moratorium

-Urgency Ordinance restricting land use allowed per Gov Code § 65858

-Timeline of moratorium

10/03/2023	Adoption of Emergency Declaration and Urgency Ordinance 674U for initial 45 days
10/06/2023	HCD letter of approval, required by Gov Code 68300
11/07/2023	Ten Day report issued to consider first extension
11/14/2023	Public hearing and adoption of Urgency Ordinance 675U to extend moratorium additional 10 months 15 days to October 2, 2024
08/20/2024	Ten Day report issued to consider second extension
09/03/2024	Public hearing and adoption of Urgency Ordinance 686U to extend the moratorium additional 12 months to Oct 2, 2025



Urgency Ordinance 686U

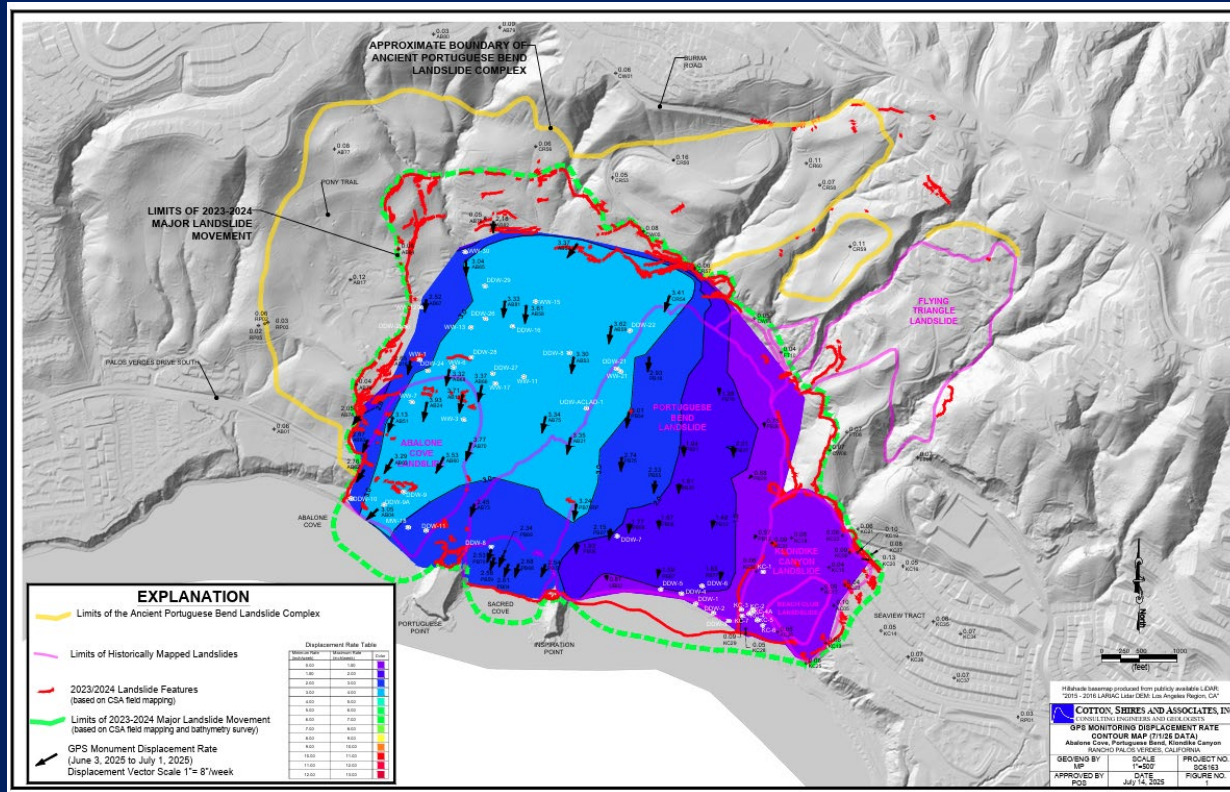
- Maximum total two-year life for interim urgency ordinances that institute a construction moratorium
- Urgency Ordinance 686U extended the moratorium additional 12 months for a total of 24 months to Oct 2, 2025.



Status of Landslide

-Substantial change in the circumstances

- Continued significant acceleration of land movement (latest update was July 1, 2025)
- Loss of utilities
- Damage to structures and properties – voluntary inspections found:
 - 20 red tagged properties
 - 38 yellow tagged properties





Proposed Regulations- Code Revisions

Prohibition

- New construction
- Home additions
- New attached or detached garages and larger accessory structures



Proposed Regulations- Code Revisions Cont.



Exceptions

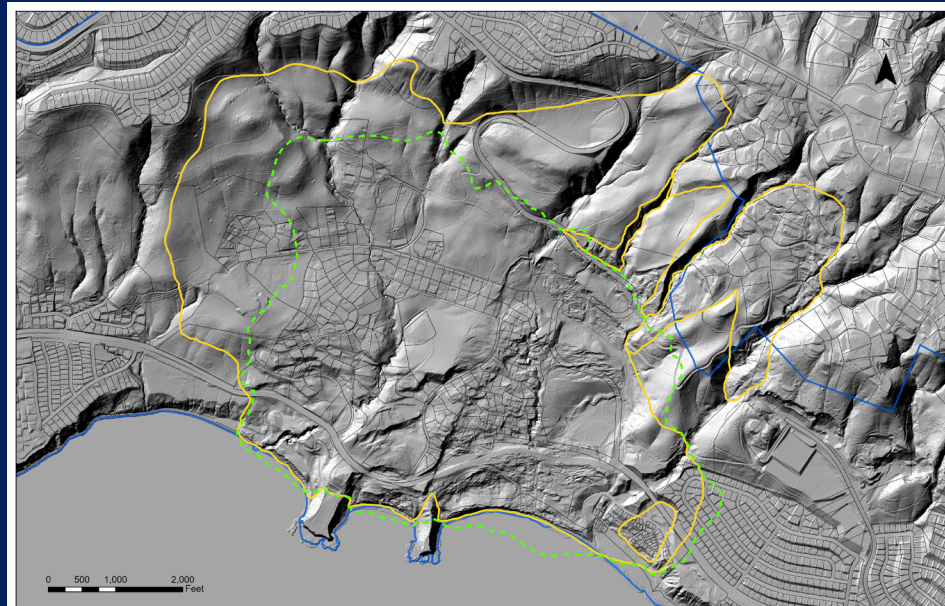
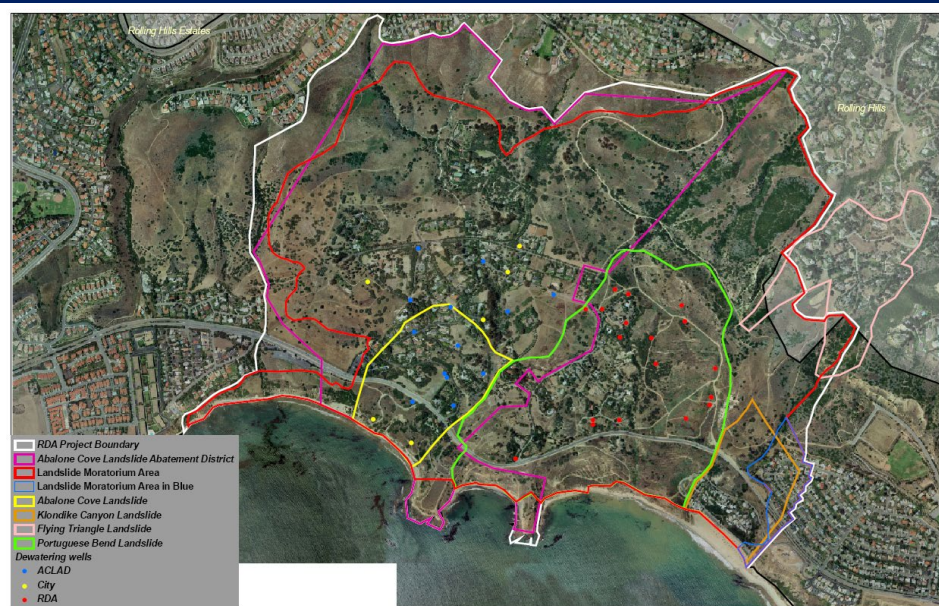
- Maintenance of existing structures or facilities
- Replacement, repair, or restoration of residential
- Minor nonresidential structures of 320 sf or less with no foundation
- Special uses ancillary to primary use where not change in structure
- Fences, walls, hedge permits that don't involve grading or retaining walls
- Barns and similar structures for sole purpose of housing animals
- Repair, replacement, or restoration of agricultural storage

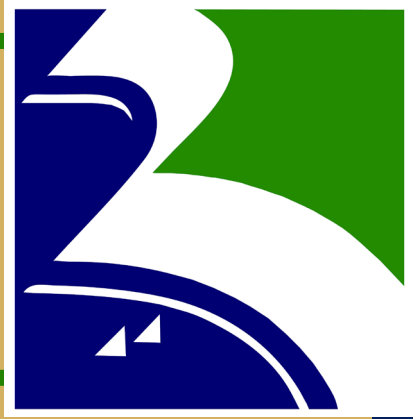


Proposed Regulations - Map

-  Landslide Moratorium Area
-  Urgency Ordinance Area

-  Boundary of Prehistoric Landslide
-  Boundary of Major Active Land Movement 2023-25





Questions and Discussion