

## GREATER PORTUGUESE BEND LANDSLIDE COMPLEX EXCLUSION PROCEDURE AND APPLICATION

The City has adopted Ordinance No. 692 revising Chapter 15.20 of the City's Municipal Code (Greater Portuguese Bend Landslide Complex Regulations on Land Use Permits). Notwithstanding any other ordinance or code of the City, the City prohibits the filing, processing, approval or issuance of building, grading or other permits, environmental assessments, environmental impacts reports, conditional use permits, tentative maps or parcel maps in the area of the City identified as the "Greater Portuguese Bend Landslide Complex" area on the attached map.

A landowner, or his/her designated agent, may apply for a parcel of land to be excluded from the Greater Portuguese Bend Landslide Complex area to the City Council. To obtain such exclusion, the City Council shall find as follows:

- 1) The exclusion is consistent with the general plan and coastal plan of the City, including, but not limited to, the coastal specific plan of the City.
- 2) The exclusion promotes the health, safety and welfare of the community.
- 3) The exclusion shall not aggravate any existing geologic conditions in the area.

**Please be advised that the granting of an "exclusion" to the Greater Portuguese Bend Landslide Complex area does not constitute planning approval of a specific project request but simply grants the property owner the ability to submit the necessary planning applications for the desired project. Please contact the City's Planning Division if you are not certain of the subsequent planning applications which you must submit.**

In order to process your Greater Portuguese Bend Landslide Complex Exclusion request without delay, please submit the following materials:

- A Greater Portuguese Bend Landslide Complex Exclusion application, including the reason for the request.
- A legal description and map of the subject property.
- All anticipated planning applications, including conceptual plans (if applicable).
- Geological or geotechnical reports or geologic studies, as requested by the City's geotechnical staff, to demonstrate that the proposed project (if applicable) will not aggravate the existing geologic situation in the area. A filing fee (see page 2) must be established to cover the cost of reviewing the submitted report. The **exclusion request application shall not be deemed complete to begin processing** until all required geology studies have been completed and review has been completed by the City's geotechnical staff.

Please be aware that the requirements for geology studies may be very extensive and necessitate study beyond the boundaries of the property in question. Any geologic

investigations on private property will require the submittal and approval of a Geologic Investigation Permit.

- A completed environmental assessment checklist
- Filing Fee<sup>1</sup>: (Payable to the City of Rancho Palos Verdes)
  - Environmental Assessment Fee<sup>1\*</sup>
  - Greater Portuguese Bend Landslide Complex Exclusion Fee<sup>1</sup>
  - Geologic Investigation Permit (if applicable)<sup>1</sup>
  - Geotechnical Review Trust Deposit<sup>1</sup>
    - Category 1<sup>1</sup> covers the review of plans, City files, and a site visit to determine if geotechnical studies will be required;
    - Category 2<sup>1</sup> covers the geotechnical review of submitted geotechnical reports and one review of supplemental information;
    - Category 3<sup>1</sup> covers the cost of a site visit, the review of a geotechnical report, and the review of one supplemental report;
    - Category 4<sup>1</sup> covers the review of additional re-submitted geotechnical reports;
    - Trust Deposit – Category 5<sup>1</sup> applies to projects not covered by the above fixed fees (subdivisions, bluff top properties, code enforcement, and other special projects) and will be based on time and material basis, as determined by Staff.
- Any additional information as determined by the Director of Community Development or the City's geotechnical staff.

Please refer to Chapter 15.20 of the City's Municipal Code for a complete discussion of the Greater Portuguese Bend Landslide Complex Regulations on Land Use Permits limitations, exceptions and exclusion procedures.

\* In the event an Environmental Impact Report (EIR) is required, a trust deposit account shall be established with the City to fully recover all City costs associated with the preparation and review of the EIR document.

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<sup>1</sup> Please refer to the City's [Master Schedule of Fees](#) for Planning Division application fees.



**GREATER PORTUGUESE BEND LANDSLIDE COMPLEX EXCLUSION  
APPLICATION PERMIT NO. \_\_\_\_\_**

**APPLICANT/CONTRACTOR:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**LANDOWNER:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Information:**

Property Address: \_\_\_\_\_

APN No.: \_\_\_\_\_ Tract Map No.: \_\_\_\_\_ Legal Lot No.: \_\_\_\_\_

Reason for the request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Information**

(Applies if you are proposing any future development on the above property address at the time you complete this form)

Scope of Work: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ I have included all anticipated development applications, including conceptual plans.

**Required Materials:**

- ☐ A legal description and map of the subject property.
- ☐ All anticipated development applications, including conceptual plans (if applicable).
- ☐ Geological or geotechnical reports or geologic studies, as requested by the City's geotechnical staff, to demonstrate that the proposed project will not aggravate the existing geologic situation in the area.
- ☐ Applicable Fees<sup>1</sup>.
- ☐ A completed environmental assessment checklist.

**Indemnification:**

The property owners, applicants and their successors in interest, agree that they shall indemnify and defend the City of Rancho Palos Verdes and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning the approval and issuance of the Permit, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with the approval and issuance of the Permit. The City shall have the sole right to choose its counsel and property owners, applicants and their successors in interest shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning the approval and issuance of the Permit.

I HEREBY CERTIFY, under the penalty of perjury, that the information and materials submitted within this application are true and correct and that I am the owner of the property for which this application is made and, in that capacity, has approved and authorized this application for the above listed use.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date