

Summary of Pathway/Lane Encroachments
September 2, 2013

Allan Rigg
Planning Director
Palos Verdes Estates, CA 90274

Dear Allan,

Thank you for all that you've done to address parkland encroachments – your track record of successfully removing encroachments on Parkland from 38 out of 40 residences is exemplary, and our City owes you a debt of gratitude for your leadership in that. Thank you also for meeting with us to discuss items that we feel should be addressed in terms of issues pertaining to keeping our pathways and lanes clear.

As you may know, some 80 sections of Paths were intended in both the original Olmsted design and in the current General Plan Map and parcel maps to allow people in PVE to walk freely through and between neighborhoods of our City, providing access to schools and churches without the danger and inconvenience of walking the circuitous sidewalk-free streets that wind through our hilly and beautiful city.

The reasons for keeping these Paths clear are many, but include real threats to public safety:

- **Fire prevention:** Paths, as well as unimproved Lanes (non-paved alleys often used to service various utilities, but that physically resemble Paths), provide a buffer to slow down the spread of fire. But the dense brush and trees on many of these Paths/Lanes actually accelerate the fire danger. This creates a danger to the adjacent residences and a liability to the City.
- **Access for passage in the event of a disaster:** Paths are an important aspect of public safety as the City has enhanced its DDP (Disaster District Program) plans in the events of a catastrophe such as a major earthquake. If such a disaster occurs (and we all know that it is a question of “when” not “whether” the “Big One” will hit us), residents need walking access within and across our neighborhoods since roads may be impassable and gasoline not available, and they need shorter and more direct routes (provided by Paths vs Streets) to access to emergency supplies (including first aid) that are located in containers at each of our schools.
- **Disease risk:** Ticks and rats inhabit dense groundcover such as ivy, and recent press about a bubonic plague-infected squirrel near Lake Arrowhead highlight that this presents a significant public safety risk. This creates a danger to the adjacent residences and a liability to the City.
- **Injury risk:** Many of the paths are in such a poor state that there is risk of injury to people who try to use them. Some paths ought to be modified with steps, switchbacks or stairs of some sort to reduce the risk. Absence of such modifications creates a danger to the public and a liability to the City.
- **Liability to PVE:** Failing to address fire prevention, disease risk and risk of injury can lead to liability and lawsuits for damages.

Our study of encroachments and inadequate clearings include; A) a Schedule or List of items (that correlates to the contracts showing fees), B) a Printed Map, C) an interactive Google Map

(showing property lines, aerals and photos), and D) a Pictorial in MS Powerpoint emphasizing all encroachments and deliberate plantings. These presentations identify, briefly describe and locate the Paths, Lanes (including a couple of "Strips"), Parklands and a couple of ROW parcels, which have dense landscaping and are not adequately cleared to allow passage or that have physical structures (such as walls or fences) that block access. An older version of the Forester's Landscape Maintenance Map was helpful to identify the work locations on the contracts, but it would be helpful if we could be furnished with the most current version of this map in PDF format.

Both the Maps and List have 92 corresponding items, but there are also 10 additional sub-items (all encroachments) on the List and Google map, or a total of 102 items. This total is divided into four groups each depicted with a different color: 1) 45 Encroachments (red), 2) 22 Deliberate Plantings (purple), 3) 37 Inadequate Clearings (green) and 4) 8 Ridgeline Fire Buffers, which also contain many of the encroachments. (Please know that some of the encroachments identified in the study actually involve multiple items, creating a total of nearly 60 encroachments, described in more detail below).

When we meet, we'd like to provide you with a ledger-sized printed map, show you how to access to our interactive Google Map overlay online, and review the Pictorial which shows photos of the more significant Encroachments and Deliberate plantings.

We advocate the following actions be taken as soon as possible in order to mitigate the risks above:

- **Enforce Contractor Performance:** The City is paying a total of \$265,000 annually to The Jungle Nursery, Inc., to clear our paths and areas on the edges of our parklands and to Venco Western, Inc., for landscape maintenance. Of the 60 areas in the fire abatement contract with The Jungle Nursery, about 30 appear to be inadequately cleared, according to the yellow shading on the noted map. There were also several items on the landscape contract with Venco Western that appeared to be inadequately performed. The City should demand immediate action by the contractors to fulfill their contracts.
- **Demand Removal of all Physical Structures from Paths, Lanes and Parklands:** We've identified nearly 60 encroachments where residents have built walls, fences, swings/playsets, trampolines, bird baths, driveways, retaining walls, walkways, terraces, private gardens and lawns or other impediments on Paths, Lanes and Parkland owned by the public. These encroachments primarily impact Parklands, but also block a dozen Paths and a few Lanes. These residents should be notified and given a reasonable timeframe to remove the impediments, and be told that if they do not comply within that timeframe, the City will remove the impediments at the owner's expense as per the Protective Restrictions.
- **Inform Residents of Landscaping Encroachments Which Should Be Removed:** In total, three dozen of the 80 sections of Paths, plus several sections of Lanes and several trails, are blocked or obstructed from passage due to deliberate plantings and overgrowth that has not been cleared. The City should develop and then implement a clear policy on plantings in Paths, Lanes (including Strips) and Parklands, as well as ROW parcels, that are intended for privacy. Clearly, owners are allowed to build walls and fences on the edge of their property for privacy as long as they comply with PVE codes. They should also be allowed to plant hedges and other landscaping on their property to provide

privacy. However, in many places these privacy hedges are planted on public paths and Parklands, and they grow out to eventually impede (or eventually block) passage by walkers on these Paths and trails. So we recommend that the policy make it clear whether any growth is allowed over public property (e.g. Paths, Lanes, or Parklands), and if it is, that the resident is responsible for pruning to maintain compliance with that policy.

Longer-term, consideration should be given to improvements (such as steps/switchbacks/stairs) to specific paths to increase safety on particularly steep paths. Determining which paths should be improved should factor in need as well as location (some Paths are more important links between neighborhoods in the event of a disaster, for instance). That process should have transparency and invite public comment. There is a near-term opportunity to fund some of those improvements by the Los Angeles County "Knabe" grants, but the notice was not provided to PVE resident groups (e.g. HOA's) as it was a couple of years ago and the deadline of September 10 is fast approaching.

Also, we'd like to understand why at least a couple of Paths that were in the original design of PVE, such as the Montemar and Del Monte Point Paths, no longer seem to be on the noted map nor covered in the contractor work orders. Have any of these been sold? If so, what were the circumstances? If they were just abandoned, what were the reasons, what was the process for determining that, and why are adjoining owners able to use these public Paths for their own private enjoyment?

These public lands are for the use of the public, and private annexation for personal purposes is not appropriate. Thank you again for your active stewardship in this matter, and in advance for addressing the issues that we've identified.

Best Regards,

Ried Schott
1632 Via Lazo
Palos Verdes Estates CA 90274

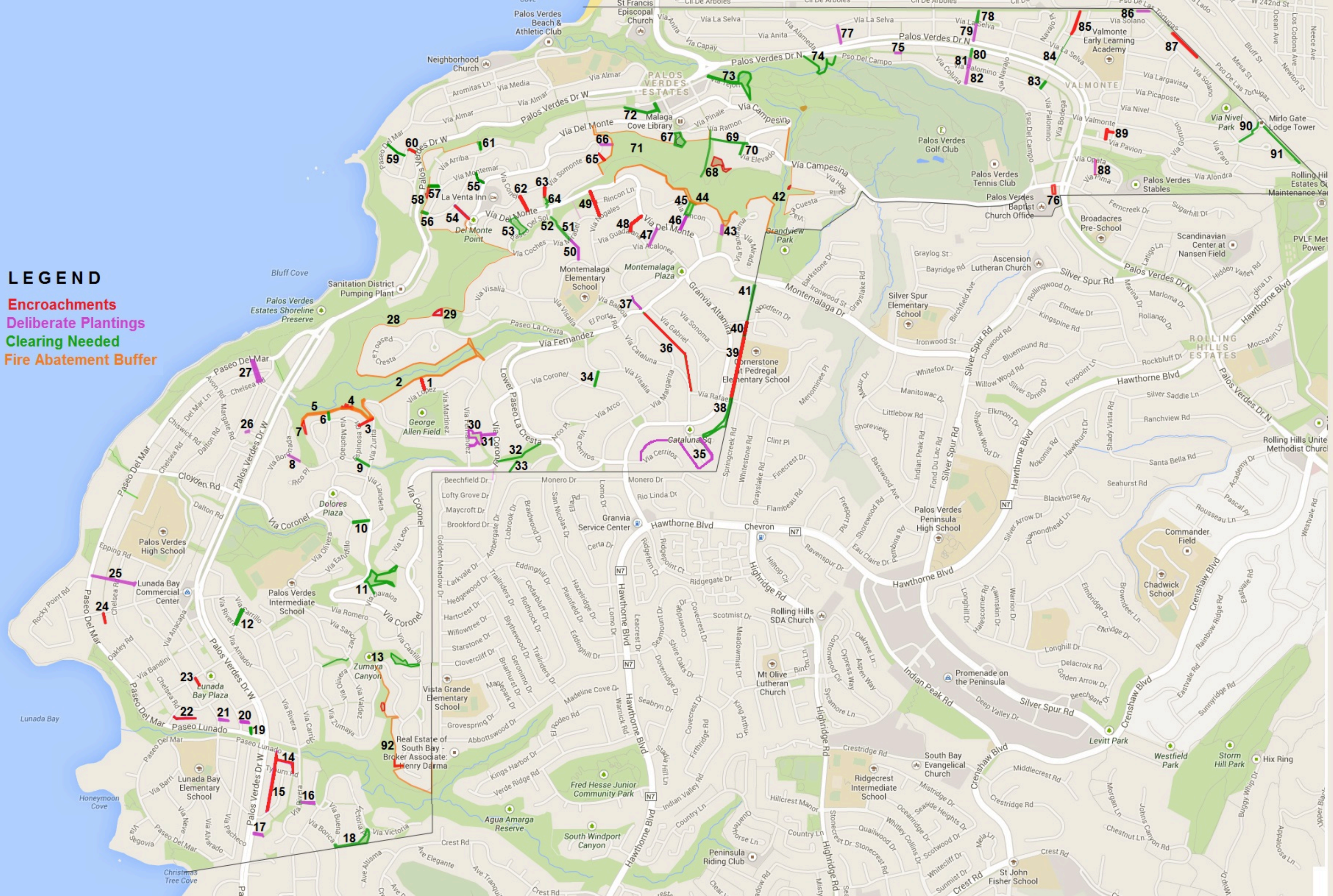
John Harbison
916 Via Panorama
Palos Verdes Estates CA 90274

Attachments

- Map indicating blockage status of each path/lane.
- Schedule with brief comments on each path/lane and actions to remedy.
- Contracts for clearing paths and parklands.
- Photos of selected Paths/Lanes/Parklands with more significant blockages.

LEGEND

- Encroachments
- Deliberate Plantings
- Clearing Needed
- Fire Abatement Buffer



**PVE Paths, Lanes, Right-Of-Way and Parklands
WITH VARIOUS ENCROACHMENTS & INADEQUATE CLEARING
For Fire Abatement, Access, Safety, Rodent/Insect Control & Reduced Liabilities
Between PVE
And The Jungle Nursery, Inc. / Venco Western Inc.**

No. on Landscape Maintenance Map & Map ID	Contract Cost
Y17: <i>Margate Canyon and Lopez Path</i>	\$4,305.00
1. <u>Lopez Path West</u> is totally enclosed with a driveway gate and wall by an adjoining owner, making it inaccessible.	
2. <u>Margate Canyon</u> has possibly not been cleared with adequate fire clearance behind some homes.	
Y15: <i>Estudillo Hillside and Machado Path</i>	\$2,727.00
3. <u>Machado Path</u> has not been cleared near Zurita and also appears to contain an owner's fencing and a stone wall, making it inaccessible.	
4. <u>Northeast Espinosa Circle</u> involving steps and a landscaped backyards on Parklands	
5. <u>Estudillo Hillside</u> north has not been cleared well near behind homes, and encroachments are at:	
6. <u>Garfias Path</u> has not been cleared in years and contains some old hand rail posts.	
7. <u>Northwest Espinosa Circle</u> involving steps and a terraced garden on Parklands	
O5: <i>Margate Path</i>	\$480.00
8. <u>Margate Path</u> near the street is obscured by a lawn, tall hedge and trees and needs some clearing.	
Y14: <i>Landeta Hillside, Espinosa and Zurita Paths.</i>	\$4,950.00
9. <u>Espinosa Path</u> is covered with ivy and has not been well cleared.	
Y12: <i>Davalos Paths and Coronel Canyon.</i>	\$2,700.00
10. <u>Estudillo Path</u> is overgrown and needs some clearing.	
11. <u>Coronel Canyon</u> above <u>Davalos Path N.</u> is not cleared well; possible fire hazard & impedes access.	
B19.: <i>Via Amador/ Via Carrillo.</i>	\$ 720.00
12. <u>Amador R/W</u> is being improved with extended lawns that may limit pedestrian use. Are the costs noted to develop these lawns? If so, why? And, if this is being done by residents, why incur these costs?	
Y11: <i>Zumaya Trail.</i>	\$ 674.00
13. <u>Zumaya Trail</u> should be not be located and cleared on the private lot opposite Via Sanchez. And <u>Zumaya Canyon</u> near Via Castilla is overgrown in areas, impedes access and needs better clearing.	
Y3: <i>La Costa Lane East & Lunada Lane South</i>	\$ 432.00
14. <u>Lunada Lane South</u> has garden and fencing encroachments off of Paseo Lunada partially blocking it.	
15. <u>La Costa Lane East</u> has garden and fencing encroachments off of Paseo Lunada, partially blocking it.	

- Y2: *Pio Pico Path / Hillside and De La Guerra Path* \$ 833.00
16. Lunada Hill Path West has overgrowth and needs better clearance.
17. Pio Pico Path is blocked with ivy, shrubs & trees, has not been cleared and is inaccessible.
- Y4: *Borica Path and Victoria Place Hillside* \$ 440.00
18. Borica Path is overgrown, needs better clearing and it's difficult to access Via Victoria.
- Y58: *Anacapa Lane and Lunada Lane* \$ 325.00
19. La Costa Lane West north of Paseo Lunado is overgrown and needs better clearing.
20. Lunada Lane (North) west of Via Pacheco is blocked with shrubs & a garden.
21. Lunada Lane (North) west of Via Anacapa is blocked with shrubs.
22. Lunada Lane (North) west of Via Pena is blocked with shrubs, fencing and encroachments.
23. Anacapa Lane south of Avenida Mirola is mostly blocked with piles of fire wood and a hedge.
- Y54: *Del Mar Lane Block 2212 and 2211* \$ 290.00
24. Del Mar Lane south of Yarmouth Rd is encumbered with a private drive and a fence blocks access.
- Y53: *Thorley Path and Del Mar Lane* \$ 475.00
25. Thorley Path is blocked by trees and shrubs, has not been cleared and is difficult to access.
- Y50: *La Costa Lane West and Margate Lane* \$ 225.00
26. Margate Lane is improved with a private lawn in the center and it's narrow, limiting access.
- O13: *Lot "F" Chelsea Road to Paseo Del Mar* \$ 396.00
27. Lot F is wider than a typical path, but new construction is encroaching on this lot at Cheslea Rd.
- Y18: *Douglas Hillside* \$2,227.00
28. Douglas Hillside has overgrowth at the top and north of the hillside that may need more fire abatement clearing.
29. West of "Lot D" and Punta Pl., the adjoining home's backyard is on Parkland with a large playhouse.
- Y19: *Via Zurita and Zurita Lane* \$ 600.00
30. Via Zurita on the north and off Via Fernandez is partly covered with a large hedge and trees by the adjoining owner. Does the City have maintenance and liability obligations for these (& other) plantings?
31. Zurita Lane is covered with a large hedge off of Via Coronel, is difficult to access and needs clearing.
- Y20: *Zurita Canyon & Chispas Path* \$ 888.00
32. Zurita Canyon does not have a continuous wide clearance between Via Coronel and Paseo La Cresta for a fire break and for better pedestrian access between these two streets. A barrel should be removed.
33. Chispas Path may need to be better cleared simply for a fire break.
34. Visalia Path is overgrown with weeds and needs to be better cleared.

Y22: *Cataluna Strip* \$ 720.00

35. Catalina Strip south of Via Mateo is overgrown, contains numerous fruit trees planted by an adjoining owner and is incorporated in to the yards of residences at the end of Cataluna Place. The remaining strip to the west is overgrown, hasn't been cleared and is inaccessible.

Y25: *Via Gabriel Path and Fernandez Path* \$ 390.00

36. Gabriel Path off of Via Fernandez is overgrown, blocked by a fence and inaccessible. Adjoining owners complain of rodent issues and the need to clear parts of this public path at their own cost.

37. Fernandez Path has about a dozen new queen palms. What's the City's policy on such plantings?

Y23: *Altamira Path* \$ 430.00

38. Altamira Path near Via Mateo is overgrown, has not been cleared and parts are inaccessible.

39. Altamira Path north of Via Rafael is blocked by a fence and a wall and is inaccessible.

40. Altamira Path south of Sonoma is blocked by landscaping and small wall from an adjoining owner.

Y24: *Altamira Path and Lot B Montemalaga Dr.* \$ 350.00

41. The Altamira Path South of Lot B is overgrown, difficult to access and needs clearing.

Y28: *Block 1733 and AD 26341 & Y29. Block 1716* \$1,785.00

42. At the end of Via Horquilla, behind Block 1733, are hardscape encroachments on Parklands.

Y27: *Rincon Path West and East / Block 1732 and 1630/ Lot A* \$ 3,550.00

43. Rincon Path East and adjacent Parklands are encroached upon with a new garden and backyard trees from the home on the north side of this path, which is hindering access.

44. Parkland behind Block 1732 has areas that have not been cleared, e.g. near Lot A and the Fire Road.

45. Rincon Path West has a couple dozen new trees that block the path; it has not been cleared.

46. Lot A was dumped with wood chips next to the street, is overgrown with deep ivy, has not been cleared in years and is basically inaccessible.

Y26: *Guadalana and La Brea Paths* \$ 280.00

47. La Brea Path North has not been cleared in years, contains encroachments and is inaccessible.

48. Guadalana Path has not been cleared in years, may contain encroachments and is inaccessible.

Y47: *Del Sol Hillside and Acalones Paths* \$1,830.00

49. Nogales Path is blocked with shrubs off Rincon Ln., is not well cleared and is not easily accessible.

50. Acalones Path is blocked with shrubs of Via Acalones, has some encroachments, has not well cleared and is not easily accessible.

51. Acalones Path West that adjoins the Del Sol Hillside area is overgrown, needs to be cleared and is inaccessible from the north, as noted below.

52. Del Sol Hillside across from Del Sol Park has thick overgrowth along a creek bed and has not been cleared in years.

Y46: *Lot "E" Block 1541 and 1542* \$ 250.00

53. Lot E has some thick overgrowth, has not been well cleared and is inaccessible

The following Paths were arbitrarily removed from clearance a few years ago, without an official policy.

54. Montemar Path has overgrowth as well as private plantings and is inaccessible.

55. Del Monte Point Path has overgrowth, private plantings and, off Via Del Monte. a private fire pit

Y44: *Parkland Adjacent to Block 1435 and 1436 (Montemar Strip)* \$1,500

56. Lazo Path is blocked with shrubs, has not been cleared in years and is inaccessible.

57. Montemar Path West is blocked with shrubs/trees, has not been cleared in years and is inaccessible.

58. The Montemar Strip, behind Block 1436, contains thick brush that hasn't been cleared in years along PV Dr. W. South of Montemar Path West are three back yards on this strip encroaching on Parklands.

Y60: *Horcada Paths* \$ 80.00

59. Horcada Path West has not been cleared well off of Paseo Del Mar and an adjoining owner is under the impression it's his responsibility to clear this path, even though it's in a contract to be cleared.

60. Horcada Path has ground cover from an adjoining owner and a wall that may extends\ on R/W.

O12: *Arriba Path* \$ 840.00

61. Arriba Path is often covered with leaves on the bottom half of the stairs due to overhanging tree limbs and vegetation that should be cleared.

Y42: *Conjeo and Somonte Cayon Path / Lot M* \$ 620.00

62. The Conjeo Path has not been cleared, contains a wood construction chute that has not been removed and is inaccessible. The concrete on this path facing Via Somonte indicates possible past stairs that were removed.

63. The Somonte Path across from the Somonte Canyon Stairs has an asphalt parking pad encroachment and the lower portion has not been cleared, making it difficult to access.

64. Lot M that adjoins the above path may need some clearing at the bottom and sides.

Y32: *Segunda, Buena, Elevadeo, Malaga Hills and Somonte Paths* \$3,650.00

65. Somonte Path East. has been closed. An adjacent neighbor and other residents on Via Somonte would like it open for Parkland access. Some Del Sol residents who already have Parkland access want it closed, largely due to privacy. But if a connecting trail was angled off the noted path away from Del Sol near a possible new trail from Del Monte on the back side of a future cul de sac, it would provide Somonte residents with access to Parklands and both Montemalaga and Malaga Cove Plaza.

66. Malagag Hills Path is blocked with plantings, has not been cleared and is inaccessible.

22. (Upper) Buena Path has been planted with trees and a sprinkler system; it has not been cleared.

67. The Pump Station Access Road area often has fallen flans at the base of a couple palm trees and can be better cleared from a fire hazard perspective

68. Opposite Chico Path, the opening for the Chico Trail and Malaga Hills can be better cleared and Parkland is being encumbered at the end of Elevado with a terraced garden and entry drive.

69. Segunda Path has not been cleared in years and is inaccessible.

70. Elevado Path has not been cleared in years and is inaccessible.

P1: *Malaga Hills Parklands adjacent to Somonte Path* \$1,200.00

71. Off the Fire Rd between the Somonte E. Path and Del Sol, an area of Malaga Hills has not been well cleared and contains litter. A trash can with lid at the end of Del Sol may help reduce the trash on this hillside.

Y39: *Tejon Strip to Buena Path* \$ 620.00

72. A portion of the Tejon Strip near Via Corta is overgrown and has not been cleared. (With a leaning retaining wall next to the Tejon parking area, will the new fence added along this strip be secure?)

Y31: *Malaga Park / Via Tejon / Paseo Del Campo* \$ 835.00

73. Malaga Park off Via Tejon should probably have more clearing possibly in certain sections. In particular, better clearing off Via Tejon could provide better visibility to help reduce graffiti in the area and allow a connection to the trail leading to Valmonte opposite the USPO.

74. Valmonte Trail at Paseo Del Campo can use better clearing.

P8: *Valmonte Reserve/Parkway (Palmonino Trail)* \$1,440.00

75. Palomino Trail is narrowed by railroad ties and roses by a private owner near Colusa Path.

76. Palomino Trail at the S/s of Campesina is a private drive and hedges blocking the trail to the church.

P6: *Torrance Boundary Strip* \$1,800.00

77. Alameda Path is overgrown and has not been cleared in years.

La Selva Path extends from the Torrance Boundry Trail to Del Campo and has six sections

78. La Selva Path at Boundry Trail is overgrown and has not been cleared.

79. La Selva Path bet. La Selva and PV Dr. N. is overgrown and has not been cleared.

80. La Selva Path bet. PV Dr. N. and Palomino Trail (Valmonte Reserve) has not been cleared.

81. La Selva Path bet. Palomino Trail and Via Palomino is overgrown and has not been cleared.

82. La Selva Path bet. Via Palomino and Paseo Del Campo is overgrown and has not been cleared.

83. Las Vegas Path extends from PV Dr. N. to Via Palomino. The north section is fine, but the south section is overgrown with ivy and has not been cleared in years.

84. Las Vegas Lanes from PV Dr. N. to Via Cardelina are overgrown, but are very narrow.

85. Las Vegas Lane North extends from the Torrance Boundry Trail to PV Dr. N., is much wider than the other Las Vegas lanes and appears to have encroachments e.g. a wall & basket ball stand.

86. Boundary Trail Landscaping with extended lawns on Parklands is behind 3 homes E. of Alcance.

87. Boundary Trail Encroachments extend E. of Cardelina for several homes, including a playhouse and slide, hammock, sprinkled lawn with bird bath, swing and lawns/landscaping behind several homes.

Y34: *Valmonte Canyon and Via Opata* \$4,130.00

88. Pima Path has apparently had encroachments and they may not have been resolved.

Y35: *Via Pavion and Alondra Path* \$ 225.00

89. Pavion Lane is encroached upon with storage containers and a wooden fence.

P3: *Via Pinzon to the Gate House / Via Valmonte* \$1,000.00

90. On Via Valmonte and across the street from the Alondra Path to the Mirlo Gate Tower some clearing is needed along the street to allow a connection between the Boundry Trail and Pinzon/Pavion.

91. Behind and south of the Mirlo Gate Tower the area is very overgrown and has not been cleared for years. There may be a backyard patio encroachment from a Torrance home in this area.

Y8: *Lunada Canyon*

\$4,848.00

92. On the eastern edge of Lunada Canyon behind homes on Via Zumaya, Via Castilla and Via Barcelona there some work has been done on Parklands by adjoining owners including:

92a. Grading and possibly some terracing on Parkland; 92b. Extending a large side yard and partial backyard lawn onto Parkland along with street plantings; 92c. & 92d. - Terracing on Parklands.

Parkland Encroachments:

- A. Bike embankments on Dunes
- B. Bike Jumps on the Dunes
- C. Graffiti on Trees near around the wet area of Malaga Creek.
- D. Rope Swings on a large tree next to Malaga Creek
- E. Swings on Heritage/Landmark Tree on Olmsted Creek
- F. Lean-To Shelter - Pot House near Olmsted Creek & Campesina Curve
- G. Hole in Ground & Swing on Tree bet. Pump Station and Chico Trail
- H. BBallStand and lean-to near Chico Trail
- I. Terraced Gardens below Del Sol Fire Rd.
- J. Church Playground next to St. Francis Episcopal Church

Source of Contract Costs:

All ID items starting with Y correspond to the fire abatement contract with The Jungle Nursery, Inc.

All ID items starting with other letters correspond to the landscape maintenance contract with VENCO Western Inc.

SUMMARY:

Of the numbered 92 items mentioned in this list, there are also 10 sub-items (all encroachments) for a total of 102 items. A breakdown is as follows:

Encroachments (red):	45 (including sub-items)
Deliberate Blockings (purple):	22
Inadequate Clearings (green):	37
Ridgeline Fire Buffers (orange):	8

In addition, some of the encroachments shown in red have multiple property encroachments, such as on the Boundary Trail, Montemar Strip, Pump Station area and Espinosa Circle that add up to around a dozen or so additional items. Therefore, **the total number of encroachments from the analysis conducted is approximately 60.** This disregards any encroachments like swings, tree houses, lean-tos, bike jumps, graffiti, trash and other items on Parklands that are on Parklands, but not directly adjacent to a residence.

There are likely to be more items than noted, especially along areas that were essentially inaccessible or where there are numerous properties. In particular, this include various Paths (e.g. Gabriel and Altamira), some Lanes (e.g. the Lunada and LaCosta), some "strips" that are like lanes or paths (e.g. Cataluna and Tejon) as well as some trails (e.g. Palomino, Boundary and Lunada Canyon).

Further, there are apt to be more clearings needed to provide adequate fire protection buffers between Parklands and homes. The clearings (in green) observed were primarily with regards to the lack of access to Paths, Lanes and Parklands- not for the aforementioned type of fire abatement, which could require a special assessment.

The total fees being paid for the contract items mentioned in this list amount to \$55,440. It's important to point out that often the fees of the items noted include additional work that was not listed and that would appear to be performed adequately. So, **this total amount noted does not reflect the sum of inadequate clearing. However, if an average of \$200 to \$300 was assigned to each item for work that may not being done properly, it would seem that a sum for inadequate clearing could represent at least one half of the amount stated annually.** Even though the responsibility to cure the encroachments would probably lie with the responsible resident, not the City, it is less clear who may be responsible to have large trees or hedges removed. These costs could become substantial, and if they became an obligation of the City, such costs could far exceed the inadequate annual clearing and maintenance costs.

It should be known that there was no compensation provided for this study. It was assembled through walks multiple residents in PVE have observed over a period of years. The situations cited have become more frequent and it is time to consider policies that address them in respect to PVE's own restrictive covenants. It is believed that before Parkland and Trail policies can be developed, it is essential to understand the different type of issues that exist and the magnitude of the problems, as mentioned herein.

Please refer to an accompanying letter that brings up many of the issues that are confronted by PVE's apparent complacency to adequately clear, manage, maintain, protect and preserve their public land.

A PICTORIAL OF PHOTOS AND MAPS SHOWING

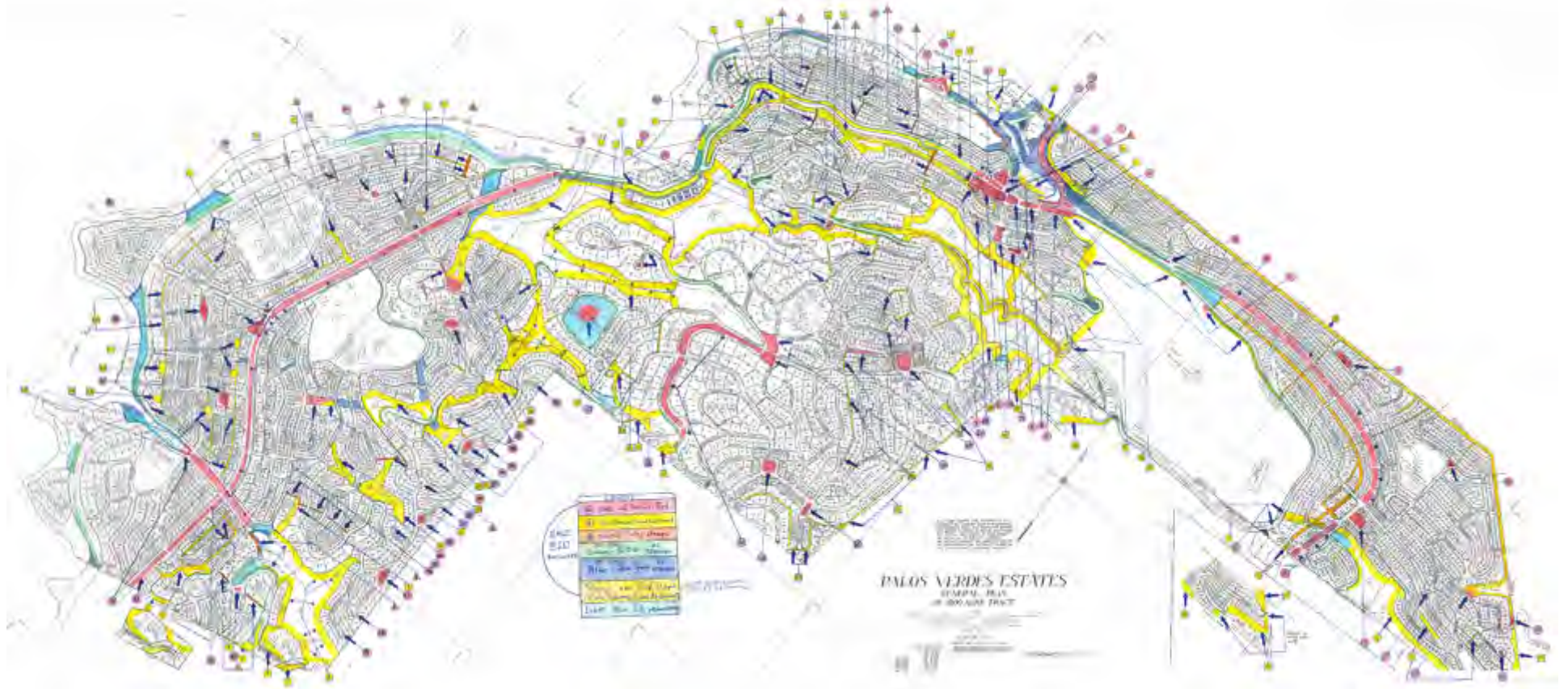
**Encroachments,
Deliberate Blockings &
Inadequate Clearings
of Paths, Lanes, ROW and Parklands
in Palos Verdes Estates**

Prepared by
Ried Schott and John Harbison

The Problem

- PVE has fire clearing and maintenance contracts that total \$265K/yr. based on a Landscape Map (next slide). But they're not being fully done.
- It appears work may be inadequate on 30 out of 60 items on the fire clearing contract and 8 items on the maintenance contract.
- In particular, various yellow areas shown on the noted map in yellow for Lanes and Paths are actually blocked or obstructed, are not being cleared and are inaccessible.
- Fire clearance next to homes on Parkland ridgelines and on Paths may also be inadequate.

Landscape Maintenance Map



Showing areas to be cleared (in yellow) & maintained.

The Magnitude of the Issues

- **Encroachments and Deliberate Plantings** block or obstruct:
 - Two dozen Paths
 - 10 Lanes

- **Inadequate Clearings** block or obstruct:
 - Another two dozen Paths
 - A dozen Parkland trails and areas.

- **Over one-half of all Paths are blocked or obstructed** (some 45 of 80), making most inaccessible.

- **30 Out of 60 Encroachments are on Parklands & include:** walls, fences, swings, play sets, trampolines, bird baths, drives, walks, terraces, private gardens, lawns...

Legend

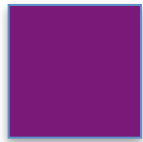
For the Following Map and Photos
Along with the Number of Items for Each Group



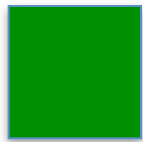
(25) Structures / Encroachments

on Paths, Lanes or Parklands

+ (10) Sub-items & (13) Multiple items = nearly 50 items.



(23) Deliberate Landscape Blockings



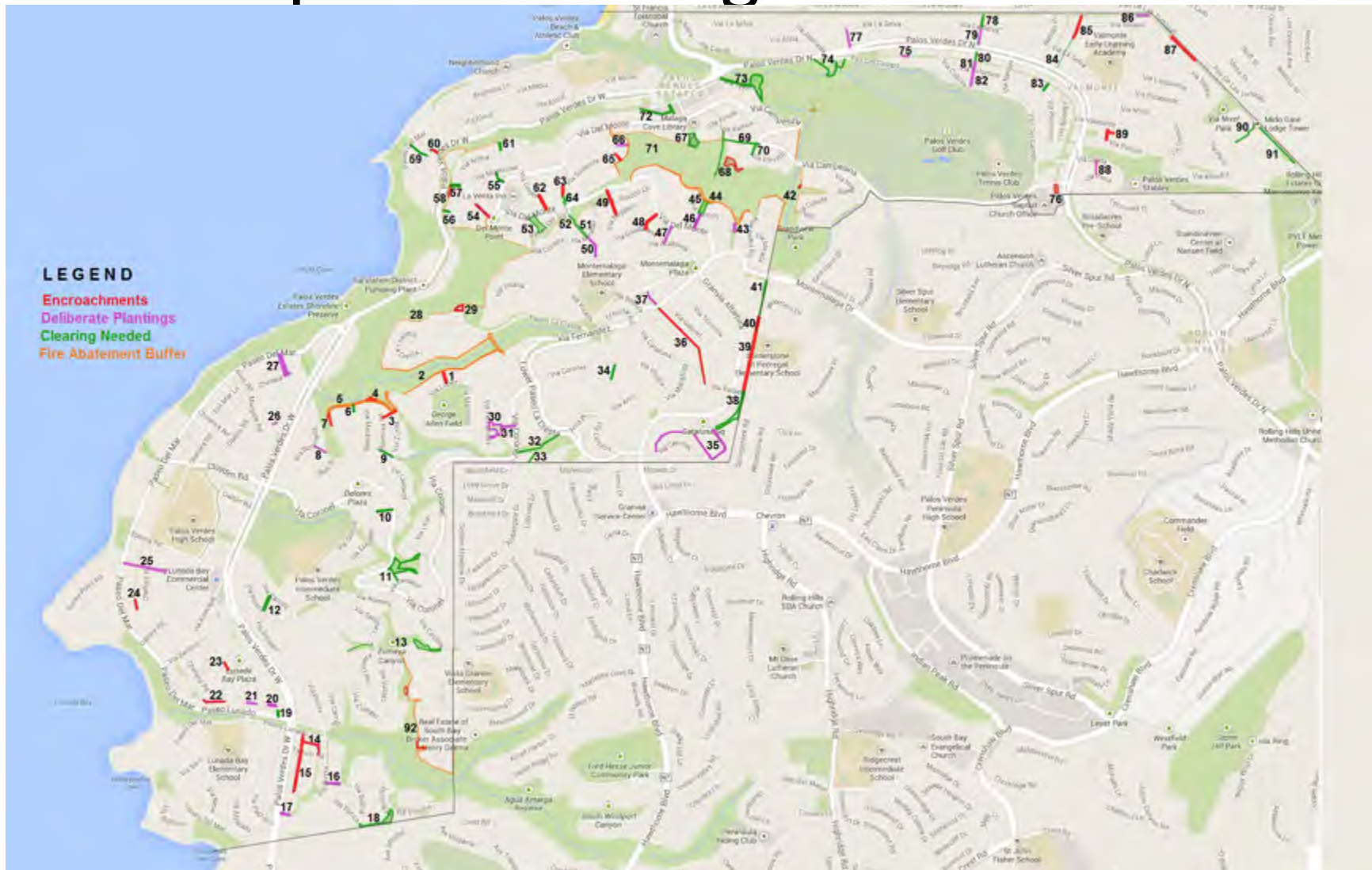
(36) Inadequate Clearings



(8) Ridgeline Fire Buffers

The totals above correspond to the numbers on the map & the photos that follow the map mostly depict the more obvious (red & purple) violations.

Map of Encroachments & Inadequate Clearings on Public Land





1 – Lopez Path West

- Totally blocked with a driveway gate and wall by an adjoining owner, making it inaccessible. Only access to Lopez Canyon parkland.
- Wall matches brick wall in front of house – questionable permitting.





3 – Machado Path

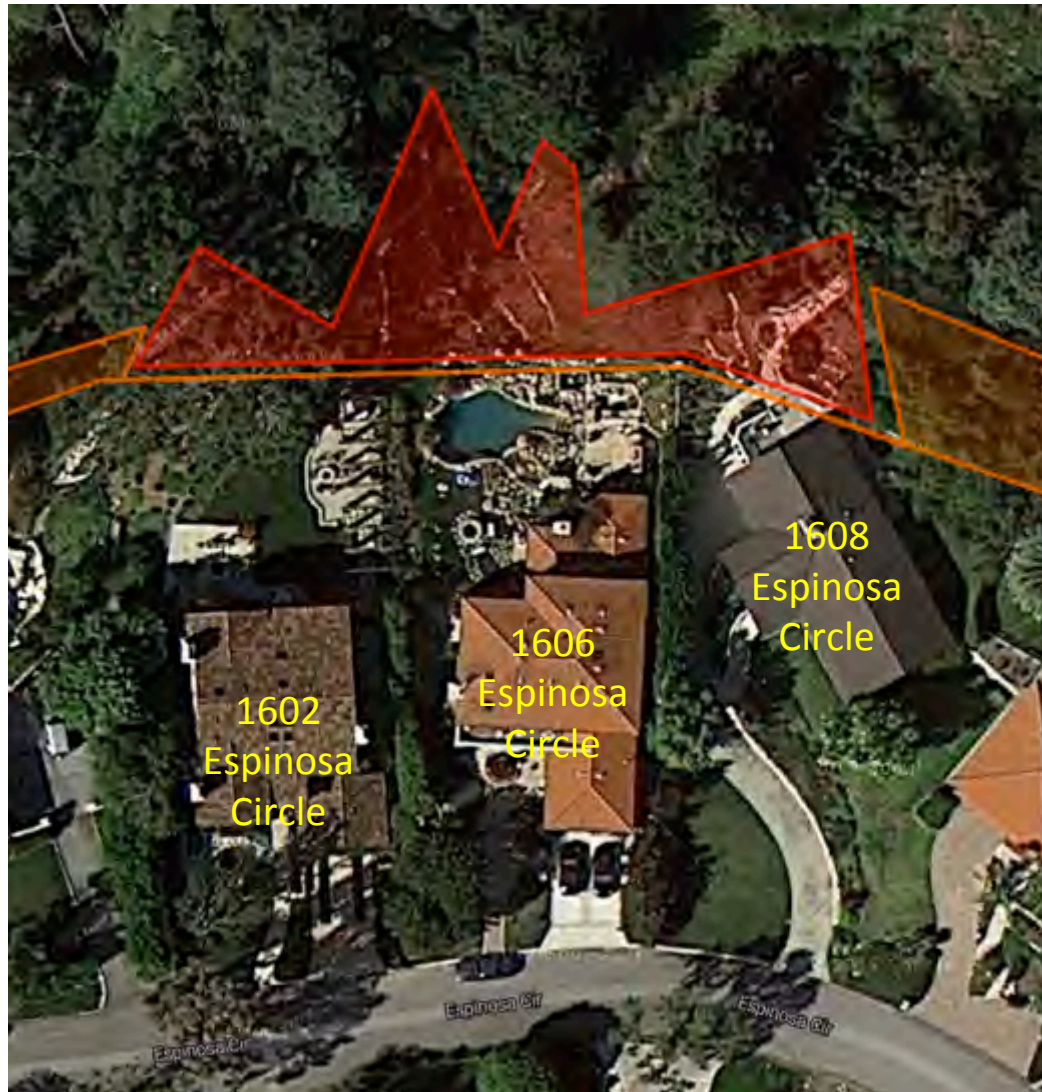
- A hedge is totally blocking path and there also appears to be owner's fencing and stone wall in the back making it inaccessible.
- Parkland has not been cleared behind Path near Zurita.

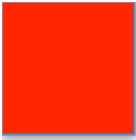




4 – Northeast Espinosa Circle

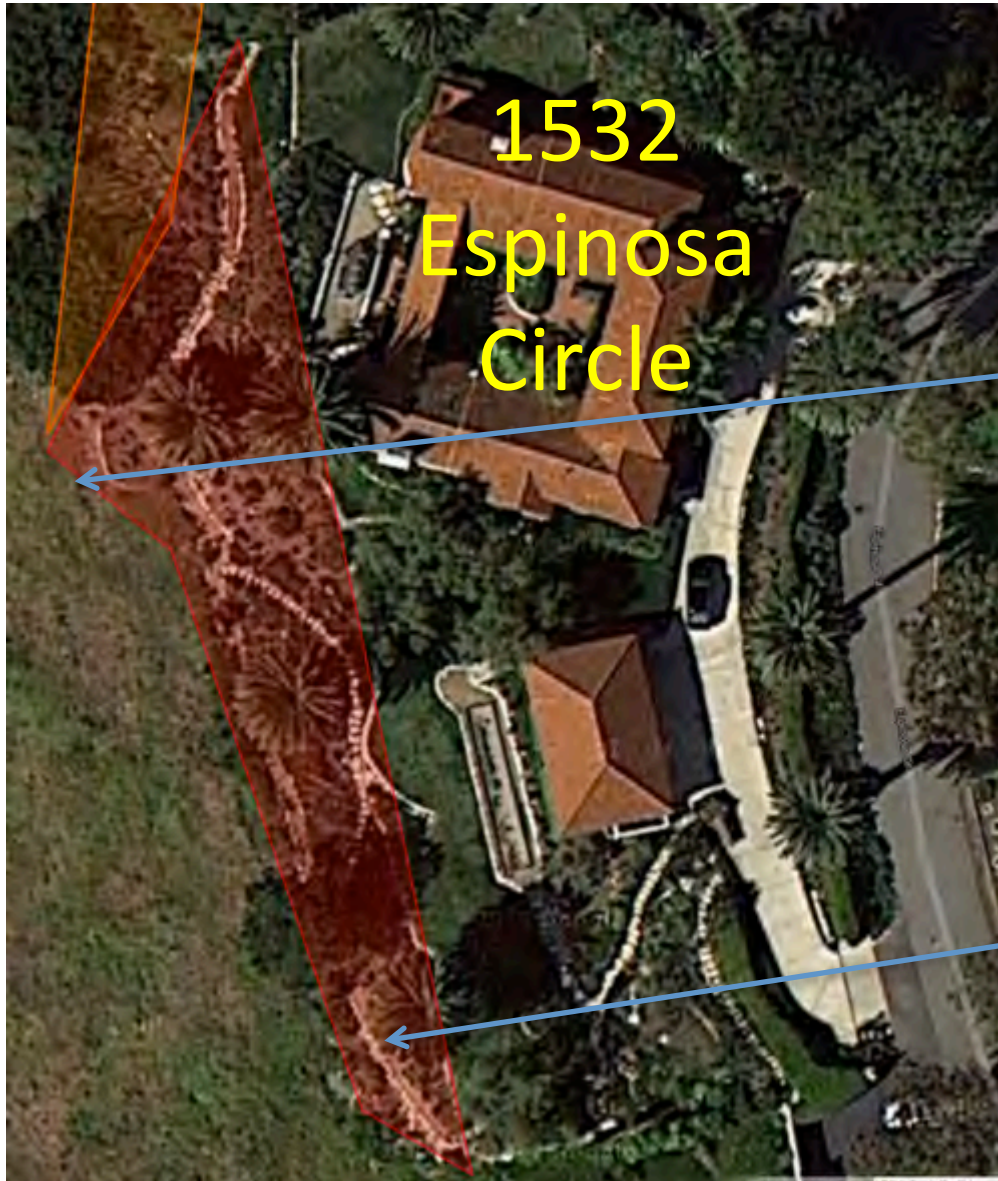
- Steps and a terraced garden on Parklands.





7 – Northwest Espinosa Circle

- Steps and a terraced garden on Parklands.





8 – Margate Path

- Obscured by a lawn, tall hedge and trees and needs some clearing.



1540 Via
Boranada

Path





14 – Lunada Lane South

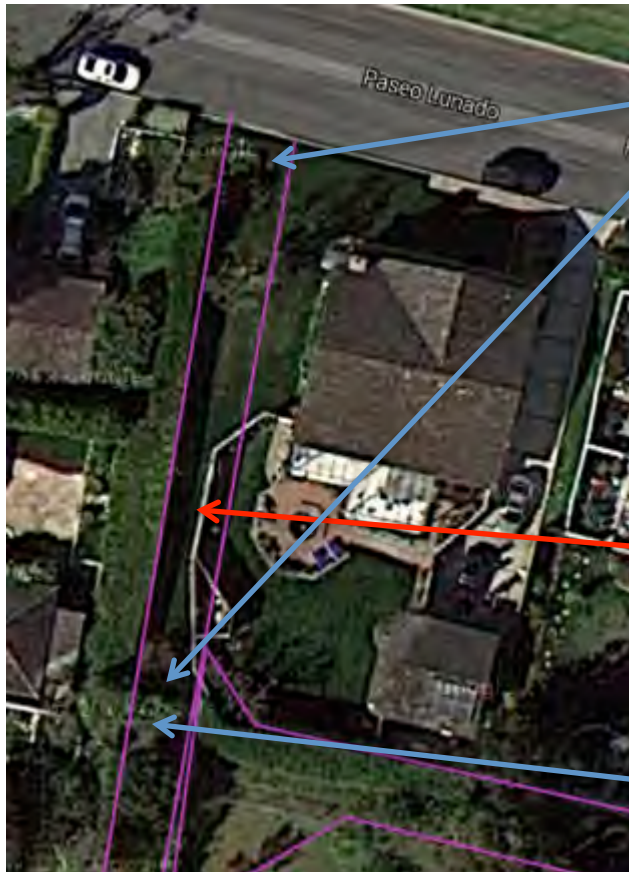
- Has garden and fencing encroachments on corner (back lot)





15 – La Costa Lane East

- Garden and fencing encroachments off of Paseo Lunada, partially blocking path. Police tape to deter passage.



Police tape discouraging passage



Side fence on path



16 – Lunada Lane South

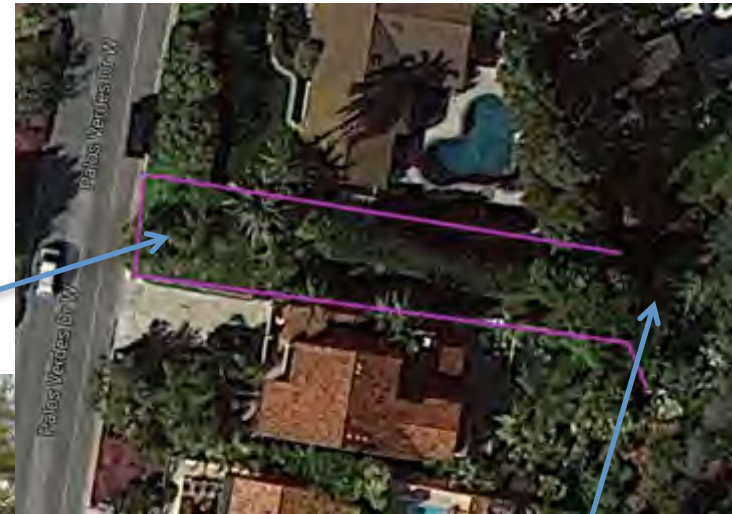
- Eastern access blocked by deliberate plantings, making path inaccessible





17 – Pio Pica Path

- Blocked with ivy, shrubs & trees, has not been cleared and is cannot be passed without trespassing.



20 – Lunada Lane North

- Blocked with shrubs & a garden.





21 – Lunada Lane North

- Blocked with shrubs.





22 – Lunada Lane North

- Blocked with fence, shrubs and other encroachments.





23 – Anacapa Lane

- Mostly blocked with piles of fire wood and a hedge.



Private
Undeveloped
Lot



24 – Del Mar Lane

- Encumbered with a private drive, hedge and fence which block access





25 – Thorley Path

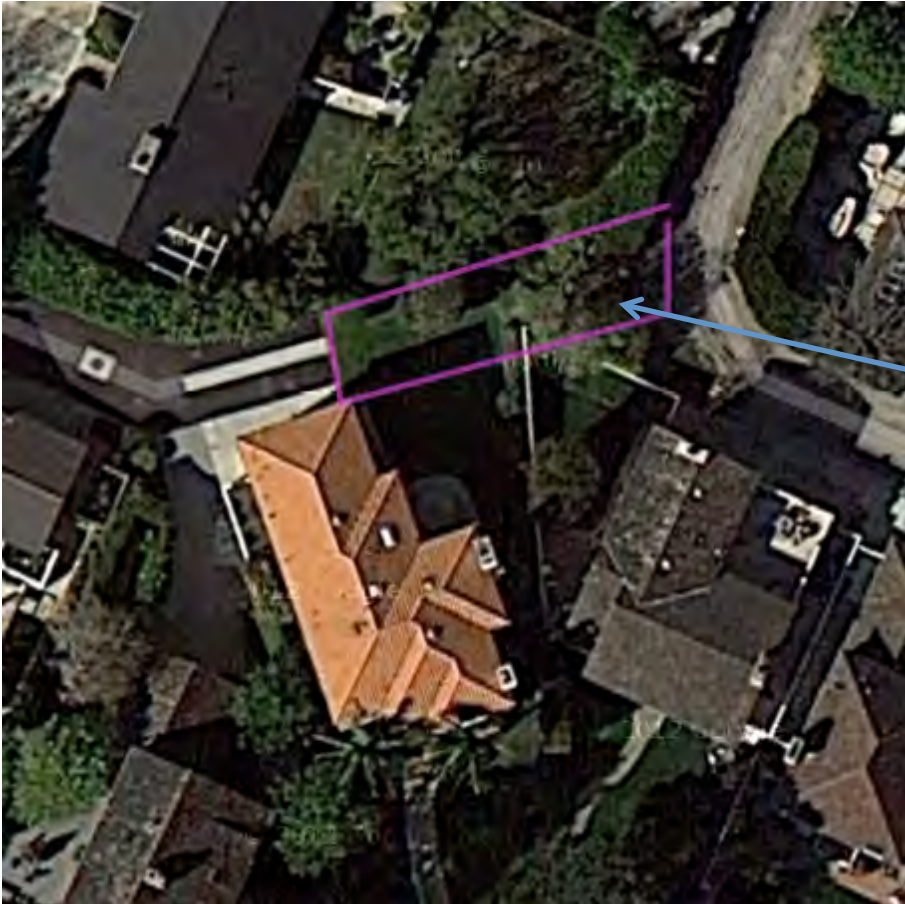
- Blocked trees and shrubs, has not been cleared and is difficult to access.





26 – Margate Lane

- Improved with a private lawn in the center and it's narrow, limiting access.



27 – Lot F

- Wider than a typical path, but new construction is encroaching on this lot.



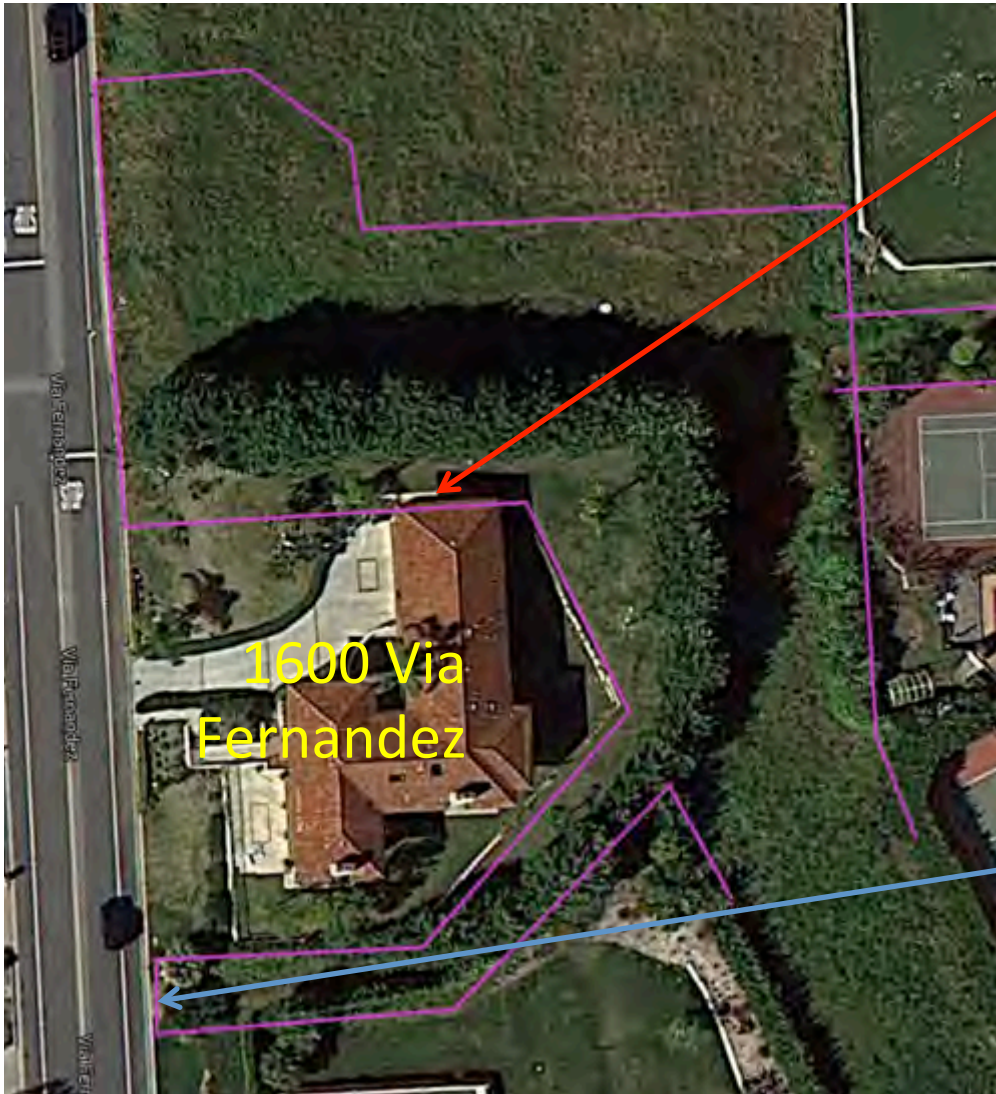
29 – Lot D

- Home's backyard including play set, lawn and landscaping encroaches half acre on Parkland
- Large hedge and partial wall create barrier from rest of parkland



30 – Via Zurita Right of Way

- On the north and off Via Fernandez is partly covered with a large hedge and trees by the adjoining owner. Does the City have maintenance and liability obligations for these (& other) plantings?

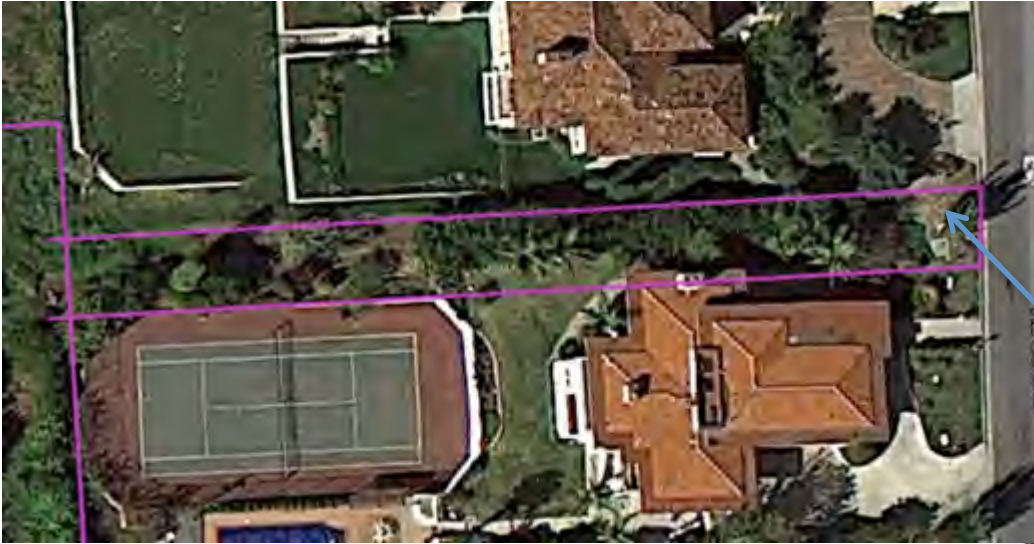


Side-setback may be insufficient.



31 – Zurita Lane

- Difficult to access since it is blocked by a cypress and covered with a large hedge and has not been cleared in years.



35 – Cataluna Strip

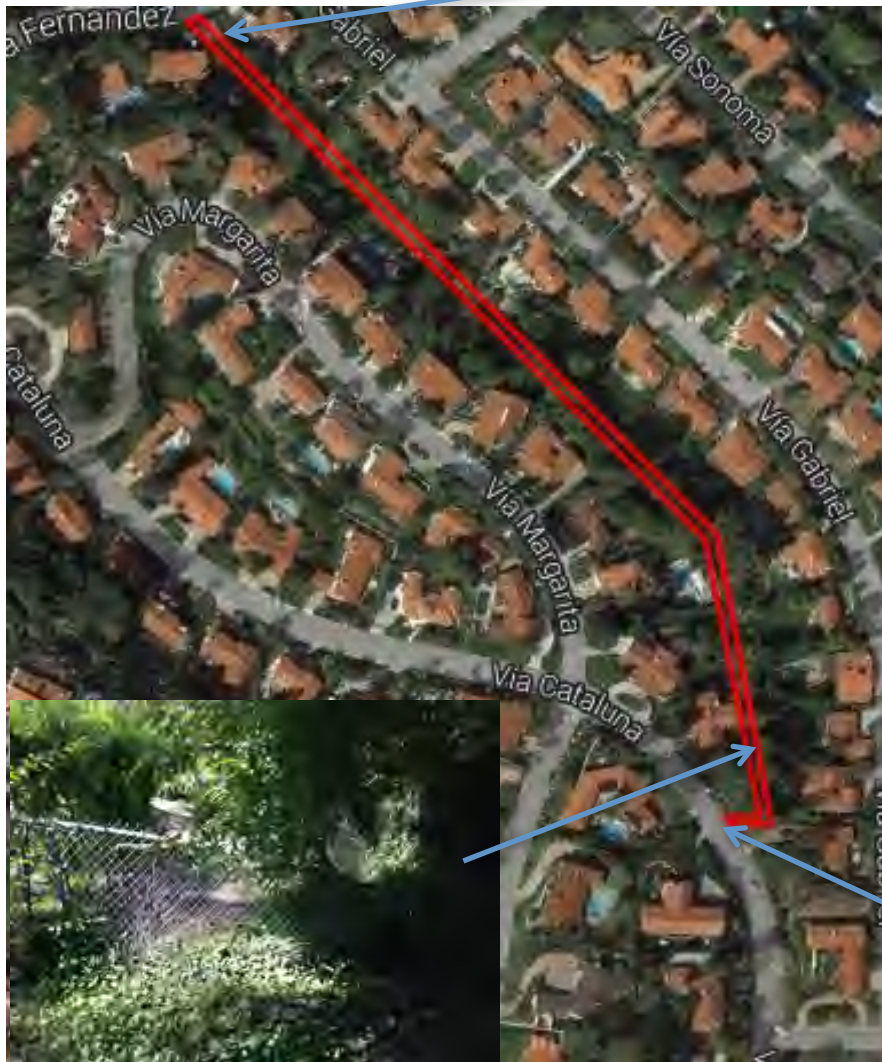
- south of Via Mateo is overgrown, contains numerous fruit trees planted by an adjoining owner and is incorporated in to the yards of residences at the end of Cataluna Place. The remaining strip to the west is overgrown, hasn't been cleared and is inaccessible.





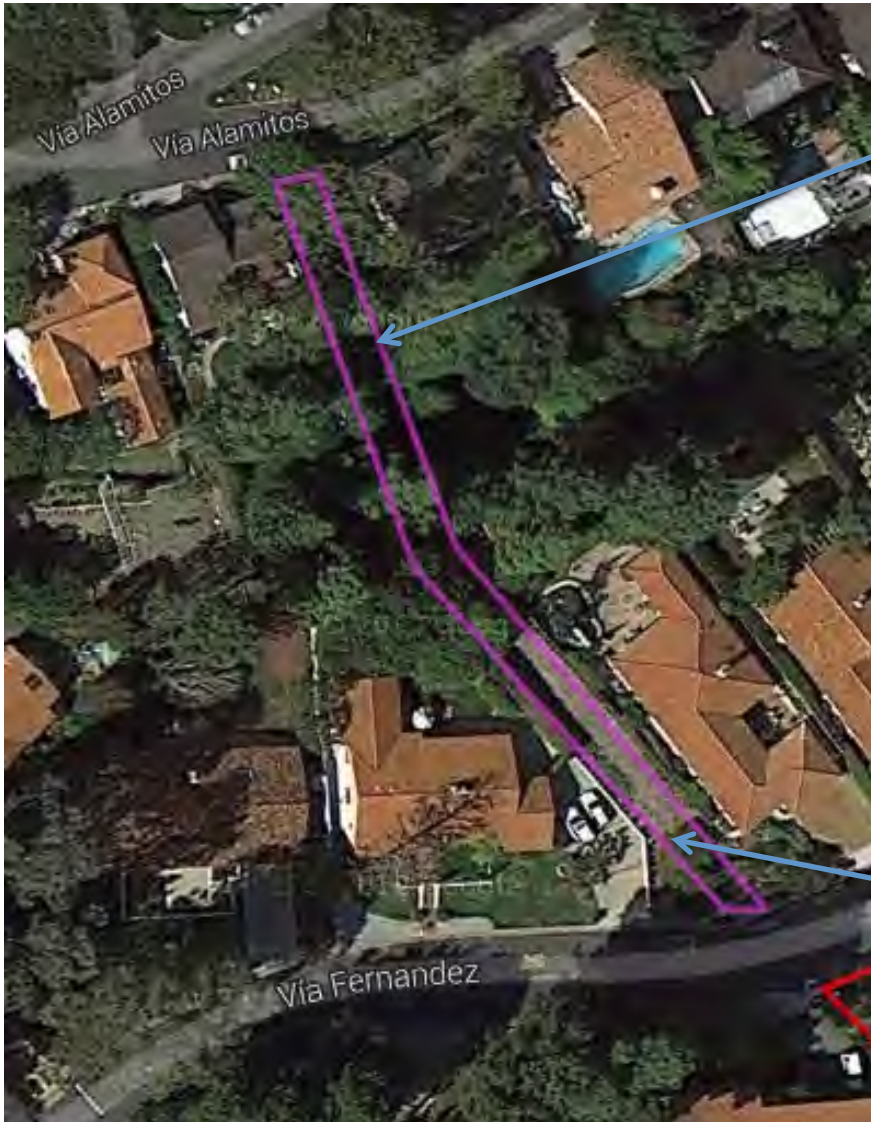
36 – Gabriel Path

- Overgrown, blocked by a fence and inaccessible.



37 – Fernandez Path

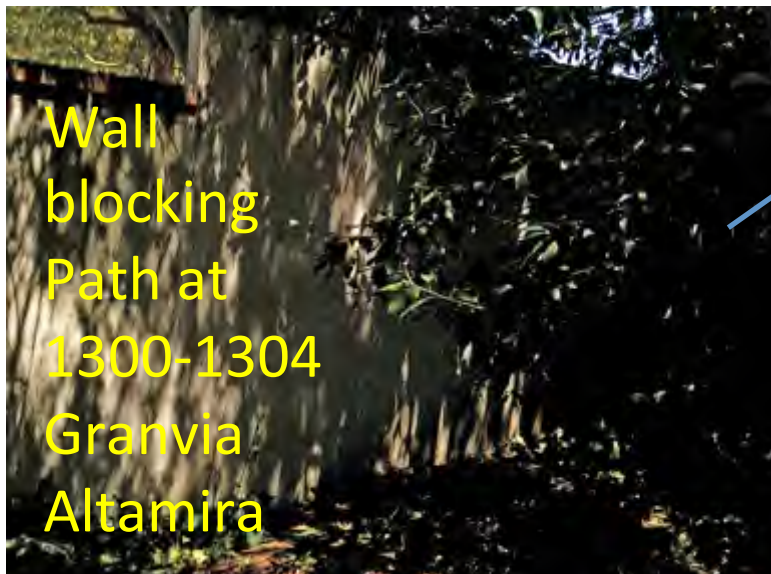
- An owner apparently planted a dozen new queen palms; north section has a large hedge.





39 – Altamira Path

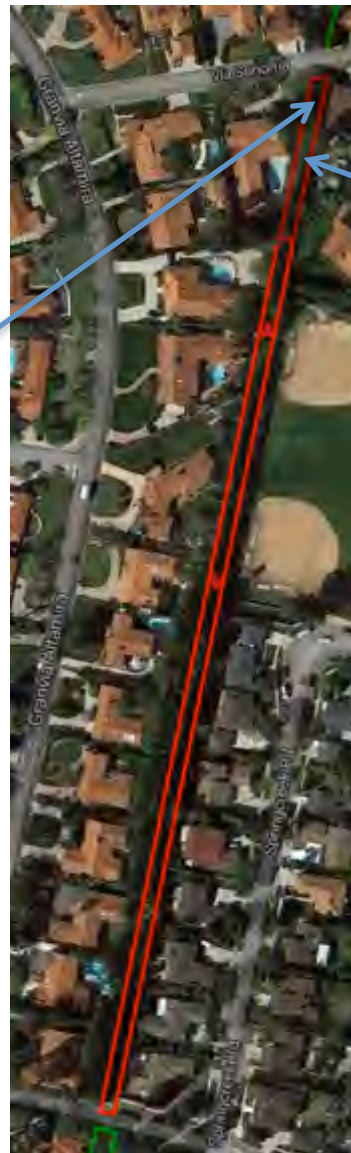
- Wall and fence totally block Path.
- Landscaping also make access difficult to access.
- Between Via Sonoma and Via Rafael.





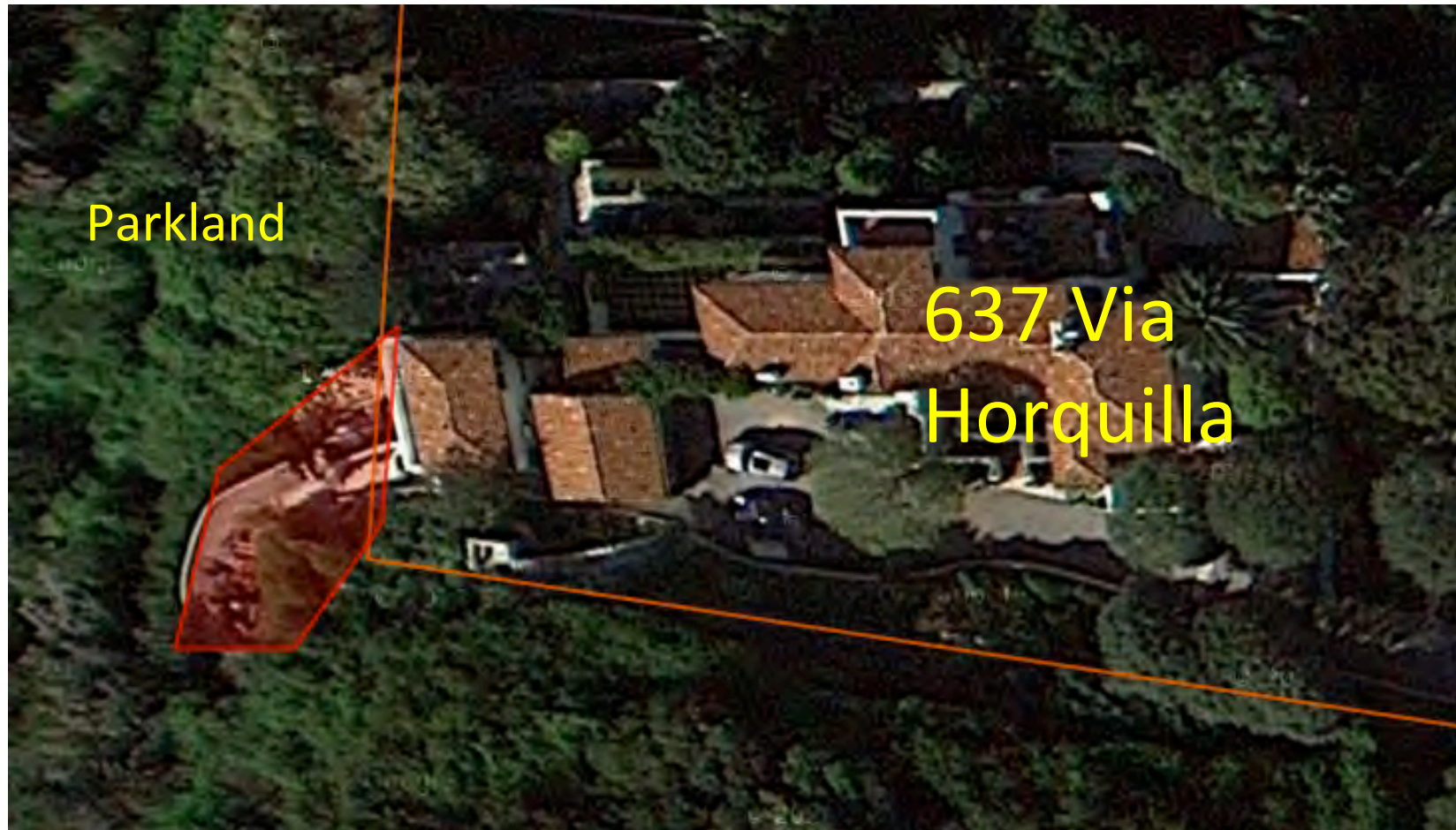
40 – Altamira Path

- Low walls extend across path and form what seems like a private side & backyard/pool area, limiting access.



42 – Block 1733 and AD 26341

- 637 Via Horquilla hardscape encroachments.
- Building may have insufficient clearance from rear lot line.





43 – Rincon Path East

- Path & Parklands encroached upon with a new garden and backyard trees, hindering access.



45 – Lot A

- Dumped with wood chips next to the street, is overgrown with deep ivy, has not been cleared in years and is basically inaccessible.



46 – Rincon Path East

- Parklands are encroached upon with a new garden and backyard trees from the home on the north side of this path, which is hindering access.



949 Via Rincon

Pool deck built on property line, without 5 foot clearance

House seems less than 5 feet from side



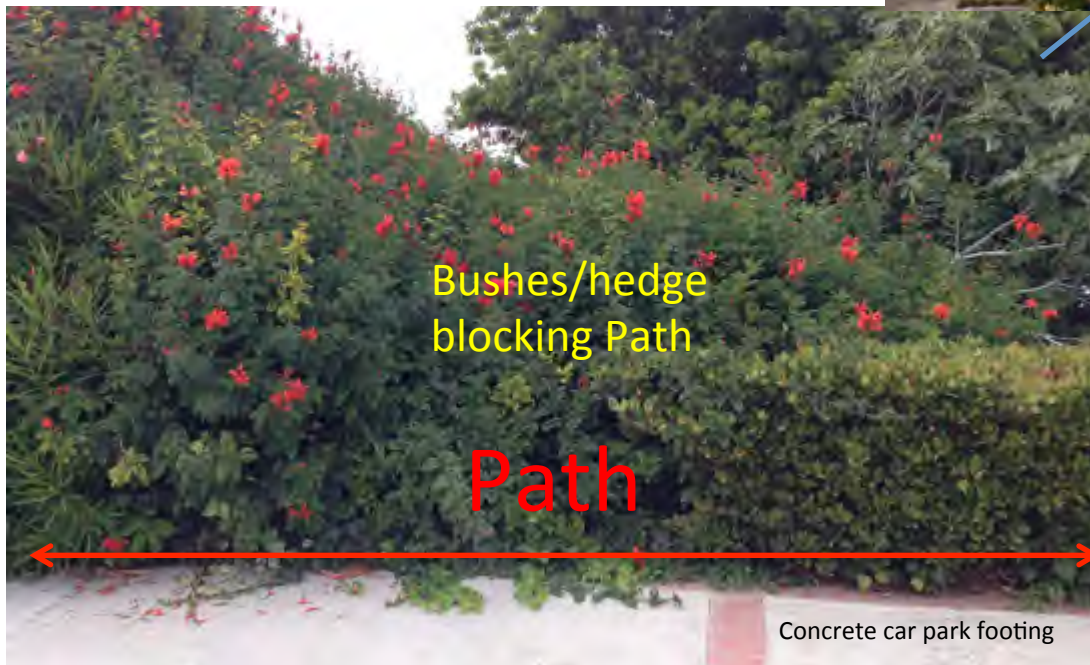
47 – La Brea Path North

- Has not been cleared in years, contains encroachments and is inaccessible.



48 – Guadalana Path

- Bushes/Hedge totally blocking path.
- Concrete car park footing on path.
- Path has not been cleared in years, may contain encroachments and is inaccessible.





49 – Nogales Path

- Totally blocked by wall, driveway and landscaping at 944 Via Nogales.
- 944 Via Nogales house appears less than 7.5 feet side-clearance.
- Blocked with shrubs off Rincon Ln., not well cleared and is not easily.





50 – Acalones Path

- Blocked with hedge at Via Acalones, has some encroachments, not well cleared well and is not easily accessible.





54 – Del Monte Point Path

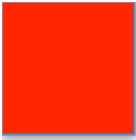
- Has overgrowth, private plantings and, off Via Del Monte, a private terraced patio area with bird bath.



58 – Montemar Strip

- Extended terraced backyards & fence bet. Montemar & PVDr.W.





60 – Horcada Path

- Steps and hedge/ivy on Path; driveway wall is on ROW and may be on Path.





62 – Conejo Path

- Has not been cleared, contains a wood construction chute that has not been removed and is inaccessible. The concrete on this path facing Via Somonte indicates possible past stairs that were removed.





63 – Somonte Path

- Has an asphalt parking pad encroachment and the back portion has not been cleared, making it difficult to access.





65 – Somonte Path East

- Has been closed. An adjacent neighbor and other residents on Via Somonte would like it open for Parkland access. Some Del Sol residents who already have Parkland access want it closed, largely due to privacy. But if a connecting trail was angled off the noted path away from Del Sol near a possible new trail from Del Monte on the back side of a future cul-de-sac, it would provide Somonte residents with better access to Parklands and both Montemalaga and Malaga Cove Plaza.



66 – Malaga Hills Path

- Blocked with plantings, has not been cleared and is inaccessible



68 – Chico Trail (Malaga Hills)

- Opposite Chico Path, the opening can be better cleared and Parkland is being encumbered at the end of Via Elevado with a terraced garden and entry drive





75 – Palomino Trail at Colusa

- Rose garden and wood ties encroaching on trail





76 –Palomino Trail at Campesina

- Private drive and hedges blocking trail to the Church





77 – Alameda Path

- Intentional hedge planted on path and not cleared in years



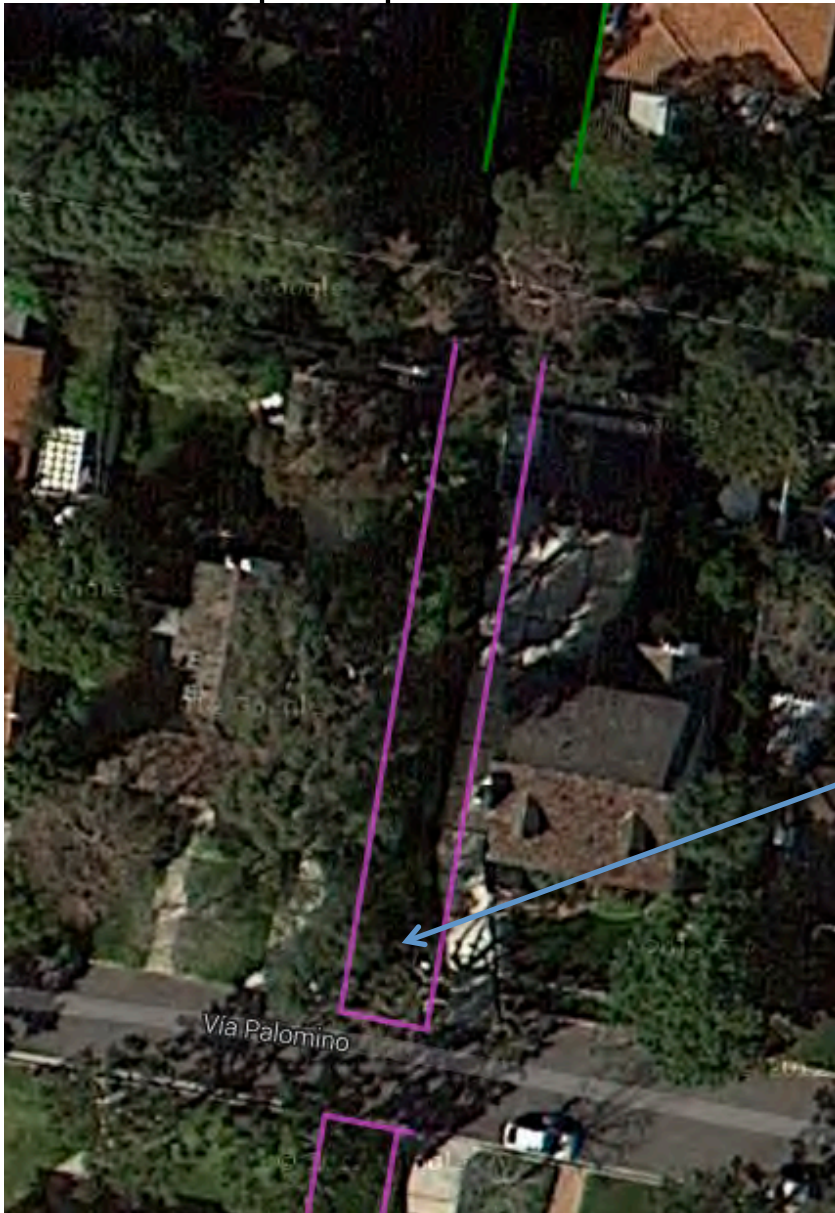
79 – La Selva Path

- Between PV Drive North and Via La Selva with roses and lawn.



81 – La Selva Path

- Between Palomino Trail and Via Palomino with intentional hedge



82 – La Selva Path

- Between Via Palomino and Paseo Del Campo with intentional plantings.





85 – Las Vegas Lane North

- Encroachments include a basketball stand, wall (& stairs onto pvt. lot?)





86 – Boundary Trail at Alcanse

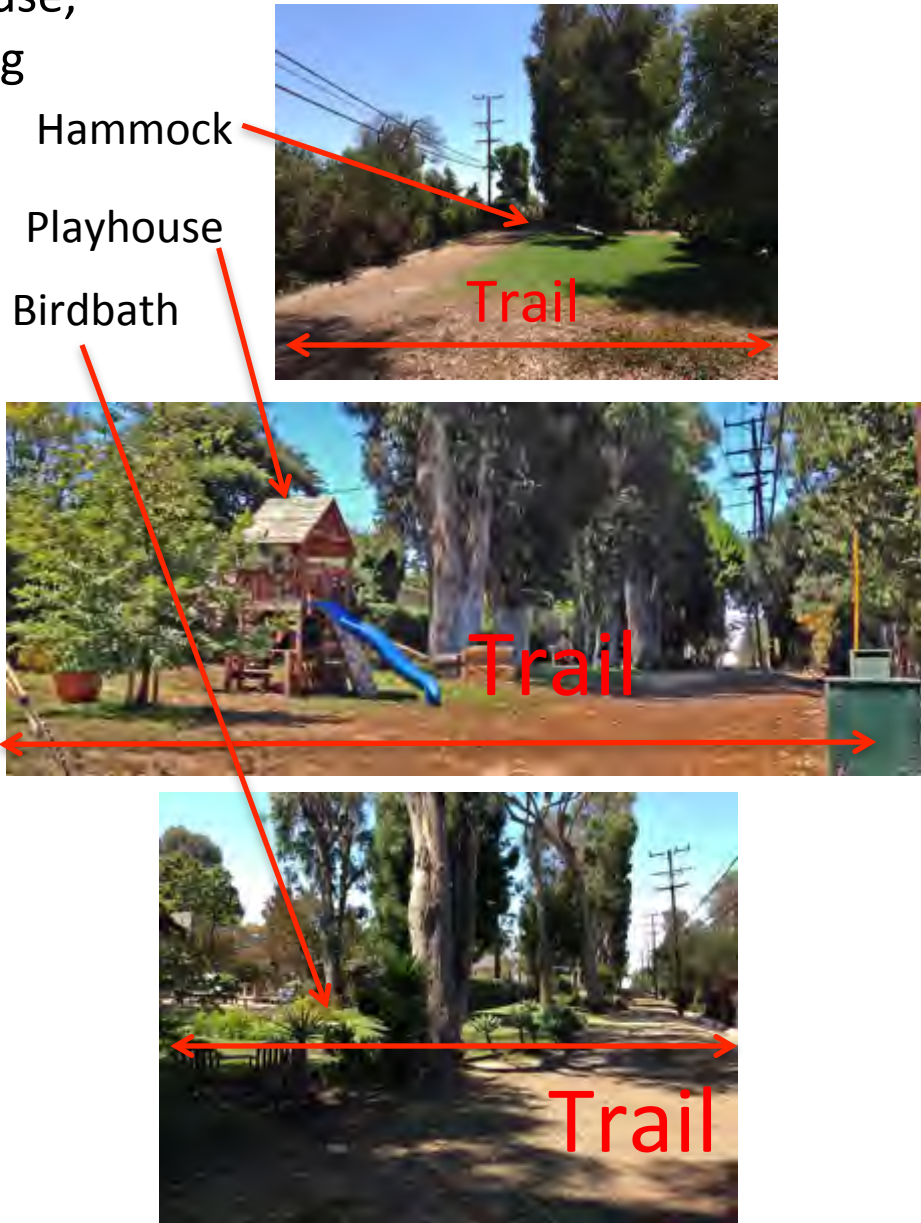
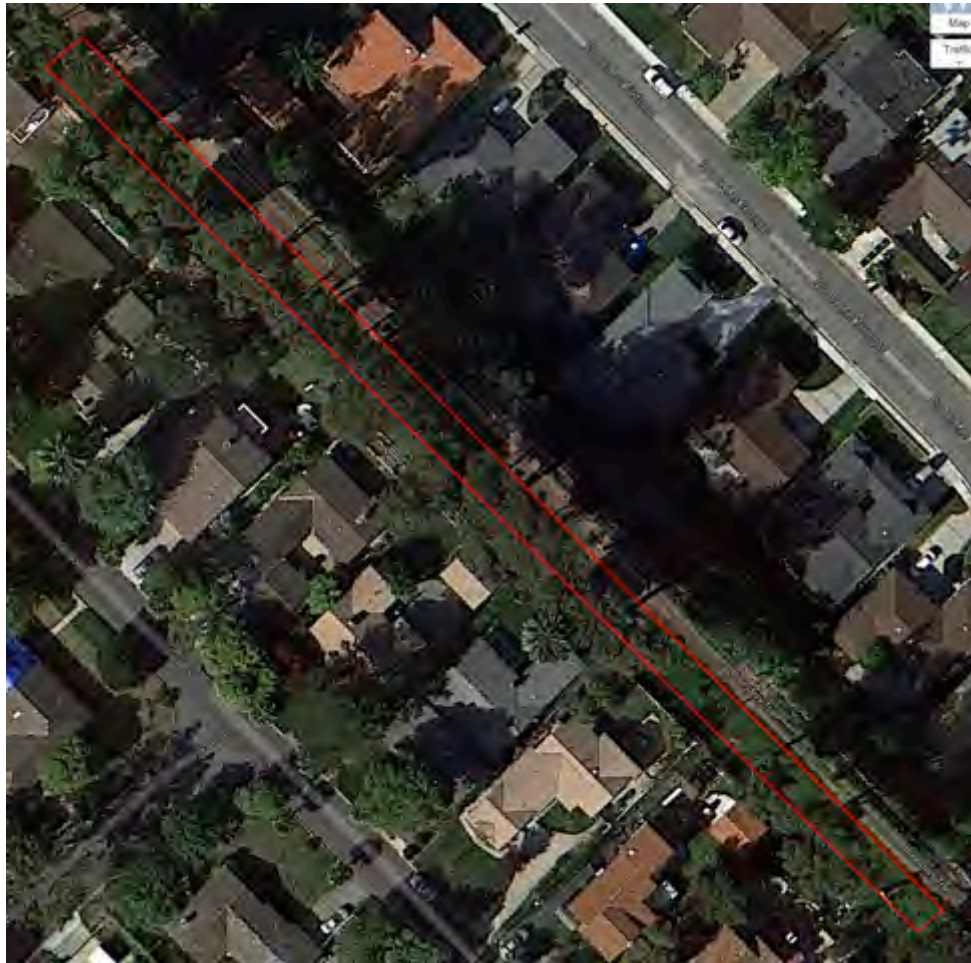
- Extended lawns on Parklands





87 – Boundary Trail at Via Cardelina

- Encroachments including playhouse, slide, bird bath, trampoline, swing and hammock

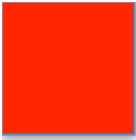




88 – Pima Path

- Has apparently had encroachments filed at City Council and they may not have been resolved.





89 – Pavion Lane

- Encroached with a storage container and north side is blocked by two wooden fences and plantings outside the fence

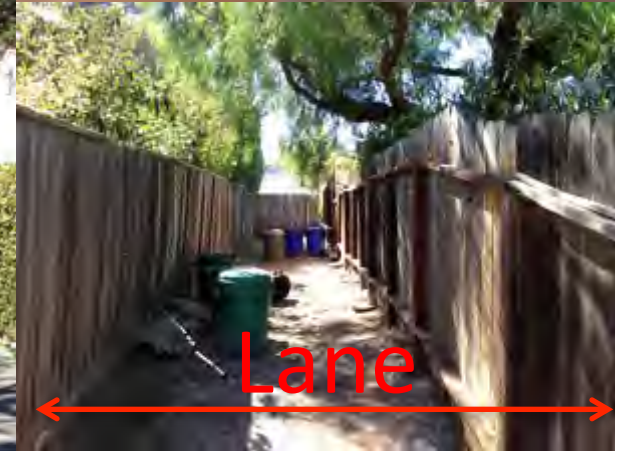


From Via Pavion

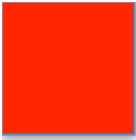
Lane



From Via Alcance

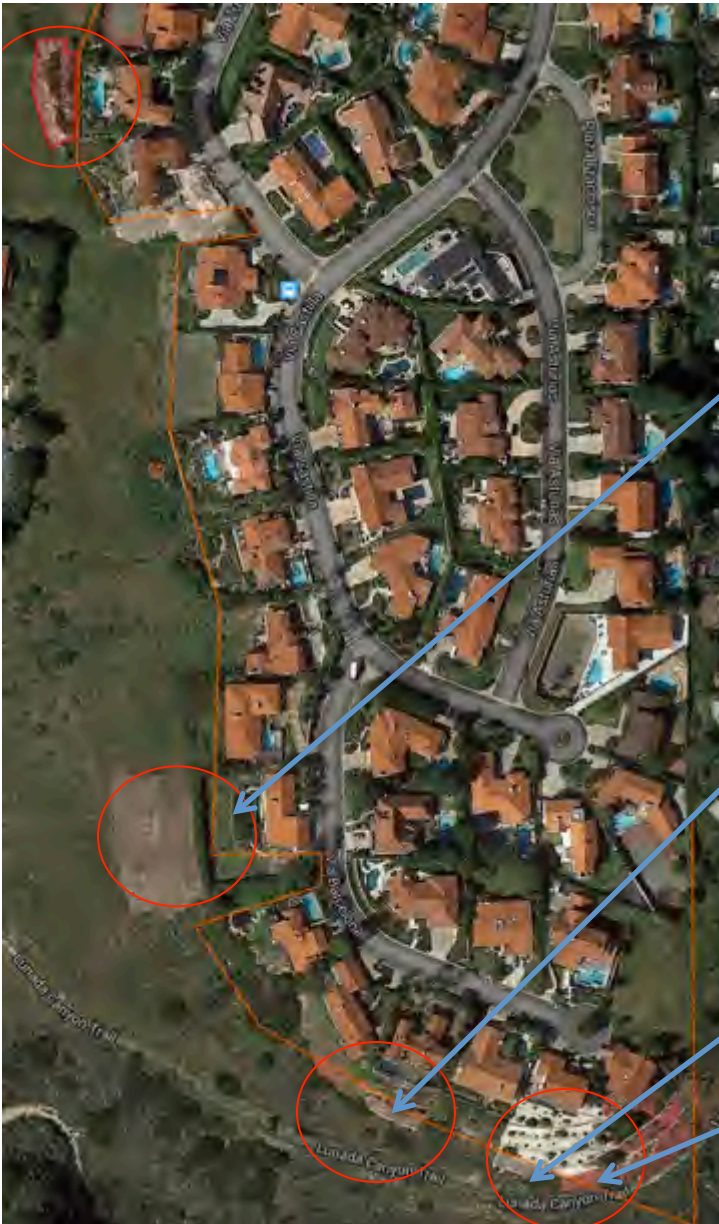


Lane



92 – Lunada Canyon

- Terracing and plantings, and extended side yard – are these approved?



Conclusion

- The founders of PVE provided for access and enjoyment of Parklands to our residents in the deed restrictions in covenants.
- However, as shown the previous photos, many residents adjoining Parklands, Paths and Lanes are using public property for their own enjoyment and use.
- It is important that this public land is not only reclaimed for ALL PVE residents, but that adequate clearings are also made for fire abatement.
- In addition, it is vital that the issues depicted herein are addressed in future Policies for not only Parklands and Trails, but also Paths, Lanes and surplus Right-of-Way.