



CITY OF PALOS VERDES ESTATES CHANGE TO PARKLANDS APPLICATION

The City of Palos Verdes Estates is a unique community located within a natural setting. It is recognized that the Parklands provide open space, passive recreation, scenic views, a green belt and natural beauty that define and represent the quality of life for Palos Verdes Estates residents. The goal of the Change to Parklands Application is to create an orderly procedure by which residents or groups can request approval to modify, alter or enhance natural habitat, pathways, public trees and vegetation.

As provided for in the Parklands Use Policy, adopted by Resolution R14-18, the City's goals are to maintain the Parklands for public use, manage Parklands in a manner to sustain the beauty created by the parklands, respect the reasonable expectation of privacy of adjacent residents and provide limited active uses and open space for the community and users.

This application process provides opportunity for organizations or individuals to seek approval to modify existing conditions within the Parklands. A simplified process is available for projects seeking to provide community based routine maintenance and planting or consideration of a concept plan for more involved projects. Subject to obtaining a concept plan approval and inclusion on the Parklands Project List, applicants will be directed to complete a more detailed Change to Parklands application.

Process

The application will be used to determine if the proposed project can be approved administratively or forwarded for review by the Parklands Committee and City Council. It is important that all available information regarding the project be included and that all information is accurate. Incomplete or inaccurate applications are not acceptable and will be returned. All information is to be type written or legibly printed. Once submitted, staff will review the application for completeness and accuracy. When all items have been received and all corrections addressed, the application will be reviewed by staff or placed on a Parklands Committee agenda.

Projects requiring review by the Parklands Committee and City Council will require public notice to be provided. Public notice boards will be utilized in the general area of the proposed project. Additional notice to owners within close proximity of the site may be required as determined by the Planning & Building Director, Parklands Committee or the City Council. The Parklands Committee may recommend approval, approval with conditions, denial or continue the application. The recommendations of the Parklands Committee will be forwarded to the City Council. The City Council may approve, approve with conditions, or deny the application. The decision of the Council shall be final.

City Council approval of a Concept Plan is required in order to be placed on the Parklands Project List. Once included on the Parklands Project List, the City Council will determine the priority status and options for City implementation, joint sponsorship or eligibility as a private project. The Concept Plan process will be utilized to determine applicable fees and application requirements for a Proposed Plan for Change to Parklands application, including but not limited to the need for specialized technical reports, plans and consultant or professional services.

Types of Projects

<i>Project Type</i>	<i>Description</i>	<i>Approval Process</i>
Minor or Routine Maintenance	Litter pick-up, trash and debris removal, weed control, tree and shrub trimming and other activities involving volunteer labor and materials	Planning & Building Director or City Manager
Scheduled Maintenance	Minor repairs, replacement and improvements such as sign replacement, fixing cracks and potholes, repairing handrails and other small to moderate sized projects involving volunteer labor and/or materials and limited use of city resources (e.g. funding for materials or use of staff causing overtime pay)	Parklands Committee City Council
Minor Planting Plan	Habitat restoration, tree planting, refurbishment or planting of small area generally not exceeding 5,000 square feet in area.	Parklands Committee City Council
Concept Plan for Change to Parklands	Conceptual description of moderate to large project involving volunteer or contract labor, significant alteration of existing conditions and requested funding for materials or use of staff to implement project. Concept plan will be used to determine placement of the Parklands Project List and authorization to submit a Proposed Plan for Change to Parklands.	Parklands Committee City Council
Proposed Plan for Change to Parklands	Detailed description of moderate to large project involving volunteer or contract labor, significant alteration of existing condition and/or requested funding for materials or use of staff to implement project Note: Approval of a Concept Plan and placement of the Parklands Project List is required in order to submit this application. Detailed plans will be required and may include a requirement to utilize geotechnical, engineering or a trail consultant to develop the improvement plan. Applicant will be required to prepare final plans and secure funds to implement the project. Fees will be determined during the Concept Plan process.	Parklands Committee City Council

***Actions taken by the Parklands Committee are advisory.
The City Council will take final action on all applications review by the Parklands Committee.***

REQUIRED INFORMATION FOR CHANGE TO PARKLANDS
MINOR OR CONCEPT PLAN APPLICATION

THE FOLLOWING INFORMATION IS MANDATORY AND MUST BE SUBMITTED WITH THE APPLICATION

NAME/ORGANIZATION: Via Elevado Residents Adjacent to Fire Road

PROJECT TITLE: Relocate or close the non-governmental use of the fire road behind Via Elevado residents, see attached Addendum to Change to Parklands Application

Project Representative: Jim D'Angelo

Address: 2716 Via Elevado, Palos Verdes Estates, CA 90274

Phone Number: 424-327-2088

Email: jdco@pacbell.net

Partner Information – List partner organizations or individuals with contact name, phone number and email.

See attached

Location Information – Describe the location of the proposed project and provide a map detailing the area.

See attached

Scope of Work – Describe the project by answering the questions below.

A. Background and Rationale – What is the situation, condition or problem to be addressed by the project? See attached

B. Project Objective – What are the objectives of the proposed project? Describe how the project will provide public access and use of the Parklands. Identify if the proposal impacts usage of or historical significance of the subject Parklands. See attached

C. Project Description – How will the project achieve the objectives? Who will be involved?
See attached

- D. Community Input – Describe any community meetings, letters or other efforts to gain support for the project. See attached
- E. Explain how the proposal is designed and will be developed to preserve the environment including, to the greatest extent practicable, the natural features, existing topography and landscaping within the Parklands. Include information regarding: projected grading amounts, cut/fill locations; landscaping, existing and proposed; and other items relating to natural amenities. See attached
- F. Explain how the proposal respects the existing privacy of adjacent or nearby properties. See attached
- G. Explain how the proposal maintains or improves public safety. See attached
- H. Describe how the proposal minimizes impacts to the neighborhood and sustains neighborhood character. See attached
- I. Explanation of Budget and Costs – Provide an estimate of costs and budget information for the project. List other funding sources that are to be used or requested to implement the project. Identify any funds provided towards the continued maintenance of the project area. See attached for partial funding of the project, City to provide maintenance in the same manner as it does for existing trail use areas.
- J. Proposed Schedule See attached

Addendum to Change to Parklands Application

What do the residents want done: The residents on Via Elevado where the fire road is next to at a higher elevation looking down into their backyards are requesting the City to relocate or close public and residents use of the fire road behind their backyards for reasonable separation.

Why: Since the use is a public destination and an asphalt road in a remote area it attracts a variety of activity and behavior. Thus, due to its location it causes significant privacy impacts with verbal, visual, and physical intrusions and it is a safety risk due to a crime of convenience, all which causes the residents to avoid reasonable use and enjoyment of their backyards.

The result is the use unreasonable intrudes upon the personal privacy interest and property rights of these residents living near the Parklands and per the Parklands Use Policy no resident or public use shall do so. Further, the use causes a condition that is detrimental to the amenities (pleasantness and attractive features) of the resident's neighborhood and per the Deed Restrictions which is also part of the Parklands Use Policy, no use shall do so.

History: Per the Deed the fire road was intended for utility vehicles and governmental purposes. At the entrance on Via Campesina there still exists an emergency vehicle only sign and up to around the year 2012 there was a no trespassing sign posted. In the early days the City became relaxed with enforcement and the use evolved as a neighborhood secret. However, over the years with increased public knowledge, the internet, maps, and web sites such as www.pvetrails.com, all which has expanded popularity, the location has become an exploited destination. Further, the City has been organizing for existing and future trail use of the Parklands with volunteer rangers, trash cans, cars, etc.

Public or recreational use of the fire road was never governmentally planned and in any case the impact on residents with respect to neighborhood compatibility, privacy and safety in this remote area has never been considered, thus the resulting impact. The Council recognized the need for the Parklands Use Policy on February 26, 2013 as a response to the resident's outcry by those that did not want their quality of life compromised by the impact of trail expansion like those that are in existing problematic use areas which need correcting, and as the Council recognized that there has been no governmental planning of trails in the Parklands with respect to impact on residents. At the Council meeting on July 23, 2013 the Via Elevado residents requested to have the City move the use further into the Parklands, at that meeting Alan Rigg was instructed by the Council to investigate as a potential project to move the use further into the Parklands above the fire road, however Allan Rigg did not act as he waited for the Parklands Use Policy to be completed, which was approved April 8, 2014.

Community Input: Residents close to the existing and proposed use area were contacted, attached on page three of this addendum is where the residents placed their names.

Compatibility: The change would result in the City having a well-balanced plan on its property for the Cities desired recreational use for prudent long term planning for existing and future use. The Parkland users will have continual use of the Parkland with a professionally designed trail in the beauty of nature respecting the privacy of adjacent residents, rather than being adjacent to resident's private lives. The residents will be relieved from the impact and will have achieved reasonable enjoyment of their properties and obtain their quality of life.

Estimated cost to relocate the use: A resident hired a professional consulting, design, and build trail contractor “Bellfree Contractors, Inc.” to design an alternate route (see attached) for the Concept and Proposed Plan. Bellfree Contractors walked to survey the area and proposed path, studied the terrain, and hillside for stability and topography to design and GPS map the attached new path and gave a bid (see attached) to complete the construction.

Who is Bellfree Contractors, Inc.? Bellfree Contractors, Inc. (General “A” License Number 530940) has been in the forefront of trail and pedestrian bridge construction for over 40 years and Bellfree Contractors, Inc. is a member of the Professional Trail Builders Association and American Trails (see website www.bellfreecontractors.com). Attached is a three page list taken from Bellfree Contractor’s web site showing over 100 of their more substantial projects which include various City and County governmental agencies including the Palos Verdes Peninsula Land Conservatory. The contact for Bellfree Contractors, Inc. is Hans Keifer 818-975-5120 for the City to verify the information provided.

For proper governmental control and use guidance there should be fencing and signage.

The fence bid includes 300’ lineal feet of 7’ high chain link fence to demise off the 2 entrances and guide the traffic approximately 100’ into the new path and 1 - 10’ wide gate for governmental and utility companies access to continue on the fire road.

There is also a need for proper no trespassing signage on the fences or posted at the two entrances to notify the users to stay on the path, not enter the road and fines will be strictly enforced, we suggest a minimum \$500 fine.

With a new professionally made trail, proper fencing and signage posted we do not anticipate violators. The residents would notify the police/proper authorities on the rare occasion if there was a violator however we do not expect it due to it being such an obvious violation with fines.

Attached is a bid from Bellfree Contractors, Inc. and a fence contractor in the amount of:

Prevailing wages: $\$67,674 + \$10,611 = \$78,285$

Project completion time: 6 weeks.

Resident’s Contribution: To relocate the use the residents recognize this would be a City project on City property; however these residents collectively will contribute a total of \$50,000 for this project (see attached).

Palos Verdes Homes Association Support: See attached letter of support and financial contribution.

Residents:

Mary Frances and Thomas A. Bailey
2704 Via Elevado, Palos Verdes Estates, CA 90274

Pro Ag/Per 2700 Via Elevado P.V.E. CA 90274

Bob and Josephine Lewis 2728 Via Elevado. PVE CA. 90274

JIM AND SREEMVA D'ANGELO 2716 VIA ELEVADO PVE, CA 9074



R. L. Luciani 2712 VIA ELEVADO

Mary + Don Curtis 2708 Via Elevado. PVE 90274

Mr. Dr. Matting 2720 Via Elevado P.V.E. 90274



Proposed Del Sol Trail Alignment.

Proposed Trail Alignment 
Approximate Location of Steps 





PALOS VERDES HOMES ASSOCIATION

Offices adjacent to City Hall
320 Palos Verdes Drive West, Palos Verdes Estates, CA 90274
Telephone: (310) 373-6721 Fax: (310) 373-9115
www.pvha.org Email: pvha@pvha.org
Incorporated 1923

June 19, 2015

James Frank D'Angelo
2716 Via Elevado
Palos Verdes Estates, CA 90274

RE: The Fire Road and trail behind Via Elevado

Dear Mr. D'Angelo,

The Board of Directors of Palos Verdes Homes Association has been made aware of the unwanted activity behind the homes located on Via Elevado. A proposal outlining a project to relocate public activity at the rear has been brought before the board which outlined their solutions to improve the impact on the residents in this area.

The Board of Directors supports the concept of the project, as it would improve the privacy, security and quiet enjoyment of the neighboring properties. The Board's funding will follow a presentation of the satisfactory final concept that will be supported and approved by the City of Palos Verdes Estates.

Respectfully submitted,

Mark C. Paullin, President
Palos Verdes Homes Association

Cc: Residents on Via Elevado

The residents below will contribute the following amount to permanently relocate the public and residents use of the fire road behind the Via Elevado residents to the location shown on the GPS map:

Resident:	Amount:
<u>Mary Frances and Thomas A. Bailey</u> 2704 Via Elevado, Palos Verdes Estates, CA 90274	<u>\$10,000.00</u>
Joe Chapman 2700 Via Elevado, PVE.	\$10,000.00
<u>Bob and Josephine Lewis</u> 2728 Via Elevado, PVE.	<u>\$10,000.00</u>
<u>JIM AND SELMIRA D'ANGELO</u> 2716 Via Elevado, PVE	<u>\$10,000.00</u>
<u>Dr M Matley</u> 2720 Via Elevado P.V.E., Ca 90274	<u>10,000.00</u>



Portfolio

This is a list of some of our more substantial projects. You can also visit our Blog to see some of our more recent projects.

- Fillmore Bike Park (Winter 2015) [Project details](#)
- Big Bear Valley Trails Foundation: Skyline Trail, Big Bear (Fall 2012 and Spring 2013) [Project details](#)
- City of Glendale: Sports Complex Trails (Winter 2013) [Project details](#)
- Ventura Botanical Gardens: Demonstration Trail Design and Construction (Summer 2012) [Project details](#)
- Palos Verdes Peninsula Land Conservancy: Burma Road Repairs (Winter 2012) [Project details](#)
- Angeles National Forest: Rim Trail Repairs (Winter 2012) [Project details](#)
- City of San Dimas: Poison Oak Trail Repairs (Fall 2011) [Project details](#)
- Santiago Oaks Regional Park: Oak Service Trail (Summer 2011) [Project details](#)
- Angeles National Forest: Strawberry Peak and Colby Canyon Trail Assessment (Fall 2011) [Project details](#)
- Irvine Regional Park: Puma Ridge Trail (Fall 2011) [Project details](#)
- Newport Equestrian Trail, Orange CA Trail reconstruction (Summer 2011) [Project details](#)
- Summit at Turtle Ridge, Irvine CA DG Path reconstruction (Summer 2011) [Project details](#)
- Crafton Hills: Trail building and repairs (Summer 2011) [Project details](#)
- Santiago Oaks Regional Park: Coachwhip Trail (Winter 2011) [Project details](#)
- Santiago Oaks Regional Park: Chutes and Chutes Ridgeline Trails (Winter 2011) [Project details](#)
- West Bernardo bike path erosion control (Spring 2011) [Project details](#)
- Rancho Sonado shade structure construction (Winter 2011) [Project details](#)
- High Horse Community Trails, trail repairs (Winter 2011) [Project details](#)
- Weir Canyon trail repairs (Fall 2010) [Project details](#)
- Deukmejian Wilderness Park trail reconstruction and repairs (Summer 2010) [Project details](#)
- Ballona Creek to Parks Improvement Project, MRCA (Spring 2010)

West Coyote Hills, Pacific Homes 2009

- Fishing Access Trail, Palos Verdes Peninsula Land Conservancy (Summer 2009)
- Santiago Oaks Regional Park-Mountain Goat Trail re-route and repairs. (February 2009)
- Bonelli Regional Park connector trail, LA County (February 2009)
- Santa Fe Valley and Highland Valley Trails Bridge replacement project, Escondido, CA, San Diegito River Park JPA (completed 2/13/09)
- Creekside Trail, Redlands Conservancy (December 2008)
- Design/build wooden technical features for CORBA's Fat Tire Festival (October 2008)
- Bommer Canyon ADA Trail, Irvine Ranch Conservancy (2008)
- Quail Valley Bicycle Pump Track, Private Party (Spring 2008)
- Trail assessment consultation, Santiago Oaks Regional Park, Orange County, CA
- Design/build trails, Pardee Homes & Sikand Engr., Santa Clarita, CA (06-'07))
- Design/build trail—Crafton Hills Open Space Conservancy, Yucaipa, CA ('07)
- New Millennium Trail, design/build trail & bridges, Calabasas, CA ('05-'07) DG trail and glu-lam bridge for
- Nix Nature Center, Laguna Canyon ('06)
- Design/build trails and bridges, Newhall land, Valencia, CA ('03, '04)
- Design/build trails & bridge at Irvine Ranch, CA ('05 & '06)
- Design/build trail—Trimark Pacific Homes, City of Redlands, CA ('06)
- Design/build Trail & bridge, Olinda Historic Trail, City of Brea, ('05 & '06)
- Consulting & trail design, City of Chino Hills ('06)
- Re-build two trails—Puente Hills Habitat Authority, CA ('05)
- Design/build 3 trails, Vintage Communities, Westlake Village ('03-'06)
- Two Trails & streambed restoration, City of Burbank, CA ('98-'06)
- Three trails for Canejo Open Space District, Thousand Oaks, CA ('01-02, & '05)
- Trail design for private party and architect, City of Laguna Beach ('05)
- Trail consulting, Sapphos Environmental, Pasadena/Altadena (on-going)
- Trail design at Descanso Gardens for City of La Canada
- Trail design for Skirball Cultural Center, Los Angeles ('05)
- Trail design for Sun Cal Co & Sikand Engr. at Northlake in Castaic ('05)
- Trail design consultant, David Evans Associates for City of W. Covina ('05)
- Trail consulting for MWD at Diamond/ Skinner Lakes, CA ('04)
- Rebuild Backbone Trail, Will Rogers State Park, Pacific Palisades, CA ('02 & '04)
- Accessible trail & canyon restoration, Mtns Restoration Trust, Calabasas, CA ('04)
- Sand Canyon Rd Trail and fencing, City of Santa Clarita ('03)
- Reconstruct Temescal Ridge and Canyon Trails, Santa Monica Mtns ('03)
- Design/build stabilized trail/fencing, The Masters College, Newhall, CA ('02)
- Design/build Pinnacle Peak Trail, City of Scottsdale, AZ ('01-02)
- Design/build trails and stabilized bridle paths, Bell Canyon Associates, CA ('02-03)
- Accessible stabilized trail, mortared switchbacks, etc., Providence Mt. SRA ('01)
- Two Trails in Dos Vientos Development, Standard Pacific Homes, 1000 Oaks ('01)
- Three design/build trails & consulting, City of Redding & CCC, CA ('01-02)
- Stabilized trail and recycled plastic fence, City of Rolling Hills ('00)

- Two Design and build trail projects, San Bernardino Co., Crafton Hills, ('94 &'00)
- Trail & fiberglass Bridge, Santa Monica Mountains Trails Council, CA, ('00)
- Repair exercise trail using soil stabilizer at Rosemead condos, Co of L.A. ('99)
- Trail, 3 bridges, Geoweb crossing, design & build, City of Glendora, CA ('96-'99)
- Whisper Ranch, Simmons Development, trail design & build, Yucaipa, CA ('99)
- Geoweb trail repair, design & build, La Canada Trail Committee ('99)
- Ocean Trails Golf Course, Palos Verdes, CA—trails design & build ('97 -'02)
- Trail repairs, City of Orange, CA ('99)
- Bike Path Rehab, El Capitan/Refugio State Beachs, CA ('98-99)
- Bridge footings, Mission Valley Golf Course-- San Diego, CA ('97)
- Trails & 5 fiberglass bridges--Grant Co. Park--Santa Clara Co., ('97)
- Slope Protection Project--Cal-Trans, Redlands, CA. ('97)
- Golf Course Project--glu-lam bridge, pond, etc.— Anaheim Hills, CA ('97)
- Splinters Cabin Trailhead & Applewhite crib wall-- San Bernardino NF, CA ('96)
- Rehab bike trails, Picnic area, Silverwood Lake State Recreation Area, CA ('95)
- 70x8' fiberglass bridge & abutments, San Dieguito River Park, CA ('96)

- Trail and fiberglass bridge for East Bay MUD at Pardee Dam, CA ('95)
- Two railcar bridges and site work, Chino Hills State Park, CA ('95)
- Design & build trails, bridge--Will Rogers SHP, Santa Monica, CA ('95)
- Bike Trail Rehab, San Onofre St. Beach, CA., St Parks & Rec, ('95)
- Trails, 4 bridges— Deukmejian Wilderness Pk, City of Glendale, CA. ('95)
- Accessible Bike Path, 5 mi., BLM, Wild Rivers Recreation Area, NM ('94)
- Two accessible viewing platform projects for CA Fish and Game Dept. ('94)
- Sage Flat Trail Bridge--42' steel and wood-- Inyo National Forest , CA. ('94)
- Gray's Peak Trail--7 mi.-- San Bernardino NF, CA ('94)
- Two fiberglass bridge installations-- City of Sierra Madre, CA ('94 & '95)
- Fiberglass bridge-- Tahoe NF, CA--1 day assisted installation ('94)
- Two Fiberglass bridges--assisted installations-Malibu Creek St Park, CA. ('94)
- Two trail design and build projects and erosion repair, City of Anaheim Nature Center, ('94)
- Two Santa Ana River and 2 Vivian Creek Trails (25 mi. plus)— San Bernardino NF, CA
- Flatrock Trail and bridges-- Monongahela NF, WV.
- Artpark Trail Improvements--NYPA near Niagara Falls, NY.
- Mt Israel Recreation Project, Olivenhain Municipal Water District Escondido, CA.
- Mortar steps and walkway-- Eagle Falls, near Lake Tahoe-- Eldorado NF, CA
- Greenwater Trail & six bridges--Mt Baker/Snoqualamie Nat'l Forest, WA
- Paved accessible trail at Hume Lake, Sequoia National Forest, CA.
- PCT--three segments in San Jacinto Wilderness-- San Bernardino NF, CA
- Mono Pass Trail-- Sierra National Forest, CA.
- Rowher Flats Motorcycle Park and trail-- Angeles NF, CA.
- Pratt Lake Trail and puncheon bridges--Mt Baker/Snoq. NF, WA
- Four trail projects and log stringer bridges in Mt St Helens Nat'l Monument, WA

- 15 mi of motorcycle trail at Mad River for Wenatchee National Forest, WA
- Montera Mt. Trail near Pacifica for San Mateo County, CA.
- Blue Ribbon equestrian trail, Cuyamaca State Park, San Diego Co., CA.
- 35 mi of motorcycle trail, Tahoe NF near Foresthill, CA.

Quick Links

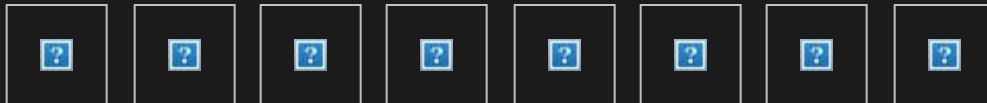
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 Pacoima, CA 91331

(818)975-5120
 hans@bellfreecontractors.com
 www.bellfreecontractors.com

Estimate

Date	Estimate No.
01/30/2015	1141
Exp. Date	
	04/30/2015

Address
City of Palos Verdes Estates 340 Palos Verdes Drive West Palos Verdes Estates, CA 90274

Activity	Quantity	Rate	Amount
<ul style="list-style-type: none"> Construct a trail above the Del Sol Rd. The proposed trail alignment is shown on the provided aerial map. The proposed trail will be approximately 1900 linear feet and 4' wide. The trail will require approximately 135 Timber Box Steps to maintain a sustainable grade. These steps will be constructed with 6" x 8" pressure treated timbers. The risers will be a maximum of 8" in height and the tread a minimum of 12". The steps will be constructed in sets of 5 - 20 steps each with a landing or trail segment between sets. The steps will be 4' wide. <p>The trail will have many grade reversals and be outsloped 2-4% to allow storm water to drain from the trail. The proposed trail will be a natural surface trail.</p> <p>The slope appears to be very stable and is heavily vegetated with native and non native vegetation. No retaining walls will be needed in the construction of the trail.</p> <p>Note: This quote is for prevailing wage rates</p>	1	67,624.00	67,624.00
Total			\$67,624.00

Accepted By _____

Accepted Date _____

