

February 18, 2019

To: City Councilmembers:

I don't understand why it is taking so long for the City of PVE to deal with encroachments – particularly those on Parklands.

In September 2013, Ried Schott and I met with Alan Rigg and Tony Dahlerbruch to deliver a presentation we had prepared which covered 49 encroachments on Parkland or Rights-of-Way (paths, lanes, alleys). 25 of these involved structures and 24 involved deliberate landscape blockings. *At that time the City Council wanted to focus on creating a Parklands Use Policy. So, we updated our encroachment study in May of 2015 to focus only on Parkland encroachments. We found and identified a total of 65 properties with Parkland Encroachments and more than 40 new properties than in our first study, with a total of nearly 100 encroachments.* See the attached files for the specifics. For each encroachment, we had photos, maps and commentary. We even shared a Google Maps overlay that showed the location of all the encroachments. *This information was provided to Ellisa Hall, the full-time Code Enforcement Officer hired around 2016, and her supervisor, Sheri Repp-Loadsmen. Please know that we asked Sheri and Ellisa for updates on the information we provided, but they did not specifically address all the encroachment we had supplied or even give us any feedback on resolutions. We have no idea if the new part-time Code Enforcement Officer is aware of the information we provided to Ellisa and Sheri, or the status of encroachments from work Ellisa and Sheri may have completed. We would be happy to go over it with him.*

About three years ago Ried Schott became a volunteer Parkland Ranger with the PVE Police Department and has observed new encroachments, which he reported to Ellisa and Sheri. With Ellisa leaving the city two years ago and the departure of Sheri last year, it doesn't appear that many actions (if any at all) were taken on the reports Ried submitted.

It is now 5 ½ years later and only a small percentage have been addressed and restored. That's 280 weeks, so if the City had spent just 5 weeks on each one you'd be finished. So why are only a few resolved?

One specific example that I would like to understand better is 976 Via Rincon -- #43 on our list provided in 2013. This was reviewed and acted upon by Parklands Committee on 5/11/17 and then approved in the consent agenda at City Council on xxx. The staff report said:

PC-462-17; Application to retain private plantings and nonstandard encroachments in the Parklands adjacent to 976 Via Rincon and to review the unpermitted planting of Olive trees in the parkway

Applicant: John Deluca 976 Via Rincon, Palos Verdes Estates, CA 90274

Staff introduced this item as a request to retain private plantings and nonstandard encroachments in the Parklands. Presently, access to the Parklands through Rincon Path East is blocked and appears as private property at the rear of this property. Access through this unimproved road for the Fire Safety/Weed Abatement contract and the Los Angeles County Sanitation Districts is blocked by the private garden. Approximately 7,500 square feet of Parklands has been privatized for the last 31 years. The Parklands is planted with a grass lawn and non-native shrubs and trees. A minor encroachment of the rear property line wall was previously allowed to remain. The wooden stairs providing access to the Parklands were required to be removed. The stairs have been replaced without authorization.

The parkway in front is planted with unpermitted Olive trees, 2 old and 3 new. The nonstandard encroachment are the garden walls that surround the 2 old Olive trees, 3 concrete containers with Olive trees and pea gravel used as a ground cover with no curb. A building permit issued in 2000 has expired. The applicant is required as a condition of approval in NC-676-97 to install curb and gutter. Since the applicant did not complete all the improvements or request a final inspection, the building permit did not receive a final approval.

The applicant, John Deluca indicated the landscape existed when he bought his home and has only maintained it, which included some replacement of trees and shrubs as necessary.

*Committee member Leach motioned seconded by Richie-Bray to recommend **denial of PC- 462-17 and require removal of all unpermitted private plantings and nonstandard encroachments in the Parklands, require the Parklands to be graded to restore the original grade, removal of all non-native trees, shrubs, hedges, irrigation system, header boards, tree stumps, pipes and nonconforming trees and nonstandard encroachments in the parkway and Parklands and to provide a restoration plan to be returned and reviewed by the Parklands Committee. The vote was (3-0-2, in favor, Kaviani and Rubincam absent).***

Committee member Richie-Bray motioned seconded by Leach to recommend that the Olive trees be approved as an optional designated street tree on Via Rincon, that the Olive trees in the parkway adjacent to 976 Via Rincon be approved contingent upon a license agreement and a provision that the trees not be allowed to become a view impairment. The vote was (2-1-2, Wade against, Kaviani and Rubincam absent).

This unanimous decision by the Parklands Committee was approved on the consent agenda of the May 23, 2017 City Council Meeting:

PC-462-17; Application to retain private plantings and nonstandard encroachments located in Parklands adjacent to 976 Via Rincon and review the unpermitted planting of Olive trees in the parkway

Applicant: John Deluca 976 Via Rincon Palos Verdes Estates, CA 90274

Action: Recommended denial of PC-462-17 and require removal of all unpermitted private plantings and nonstandard encroachments in the Parklands, require the Parklands to be graded to restore the original grade, removal of all non-native trees, shrubs, hedges, irrigation system, header boards, tree stumps, pipes and nonconforming trees and nonstandard encroachments in the parkway and Parklands and to provide a restoration plan to be returned and reviewed by the Parklands Committee. (3-0-2 in favor, Kaviani and Rubincam absent).

It is 21 months later and nothing has been done – why?

I realize that the City has lacked a code enforcement officer for some of that interval, but how much effort is involved in following up and making sure the owner completes the actions he is required to do? And if the City doesn't act, doesn't the City have the right under the municipal code and R05-32 to force the issue by doing the clearing itself and then require the owner to pay, and why hasn't the City taken action?

Here is the page in our presentation from 2013 on this property:



Here is what the encroachment looked like on October 11, 2018:



Below are photos I took on February 16, 2019 showing the encroachments on parkland at 976 Via Rincon and you can see that the growth of the vegetation since 2013 has made it much worse:







On the front of the property, the Parklands Committee also voted to remove the planters in the right-of-way but they are also still there:



City Council has repeatedly told the public that you are supporters of parklands. The incumbents running in the current election have said this many times. How are those statements consistent with this chronic non-enforcement of encroachments on parkland and rights of way? I don't understand why you as councilmembers are not demanding more results from the enforcement effort. Please help me understand.

I am appealing to each of you as City Councilmembers because I have not received an adequate answer from the City Manager. **Please make your actions consistent with your words and protect our open space from residents who selfishly and illegally violate it with encroachments for their own private use.**

Respectfully,

A handwritten signature in blue ink, appearing to read "John Harbison".

John Harbison

Cc: Tony Dahlerbruch, Ried Schott

A PICTORIAL OF PHOTOS AND MAPS SHOWING

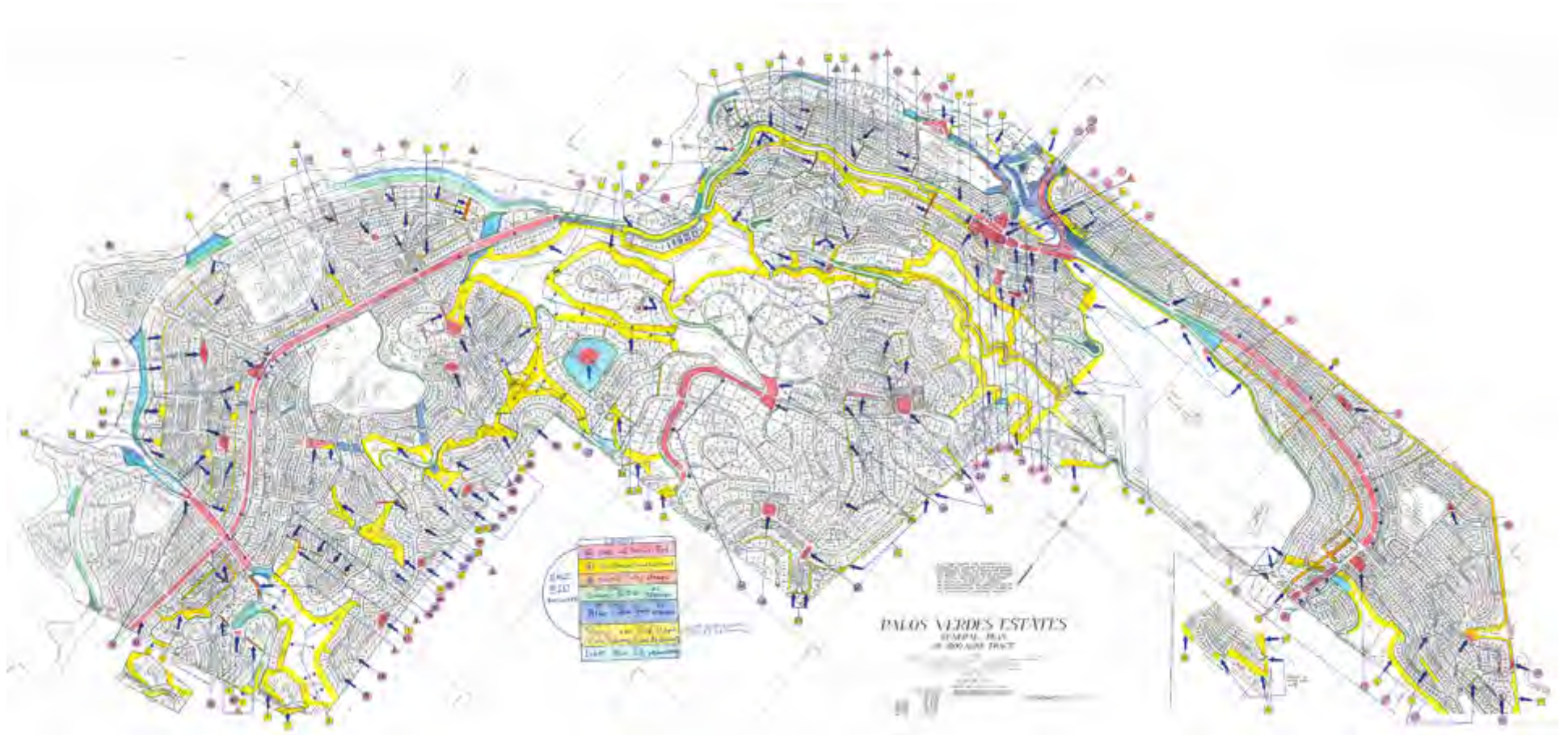
**Encroachments,
Deliberate Blockings &
Inadequate Clearings
of Paths, Lanes, ROW and Parklands
in Palos Verdes Estates**

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

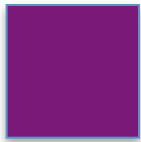
For the Following Map and Photos
Along with the Number of Items for Each Group



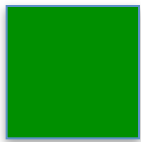
(25) Structures / Encroachments

on Paths, Lanes or Parklands

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



(23) Deliberate Landscape Blockings



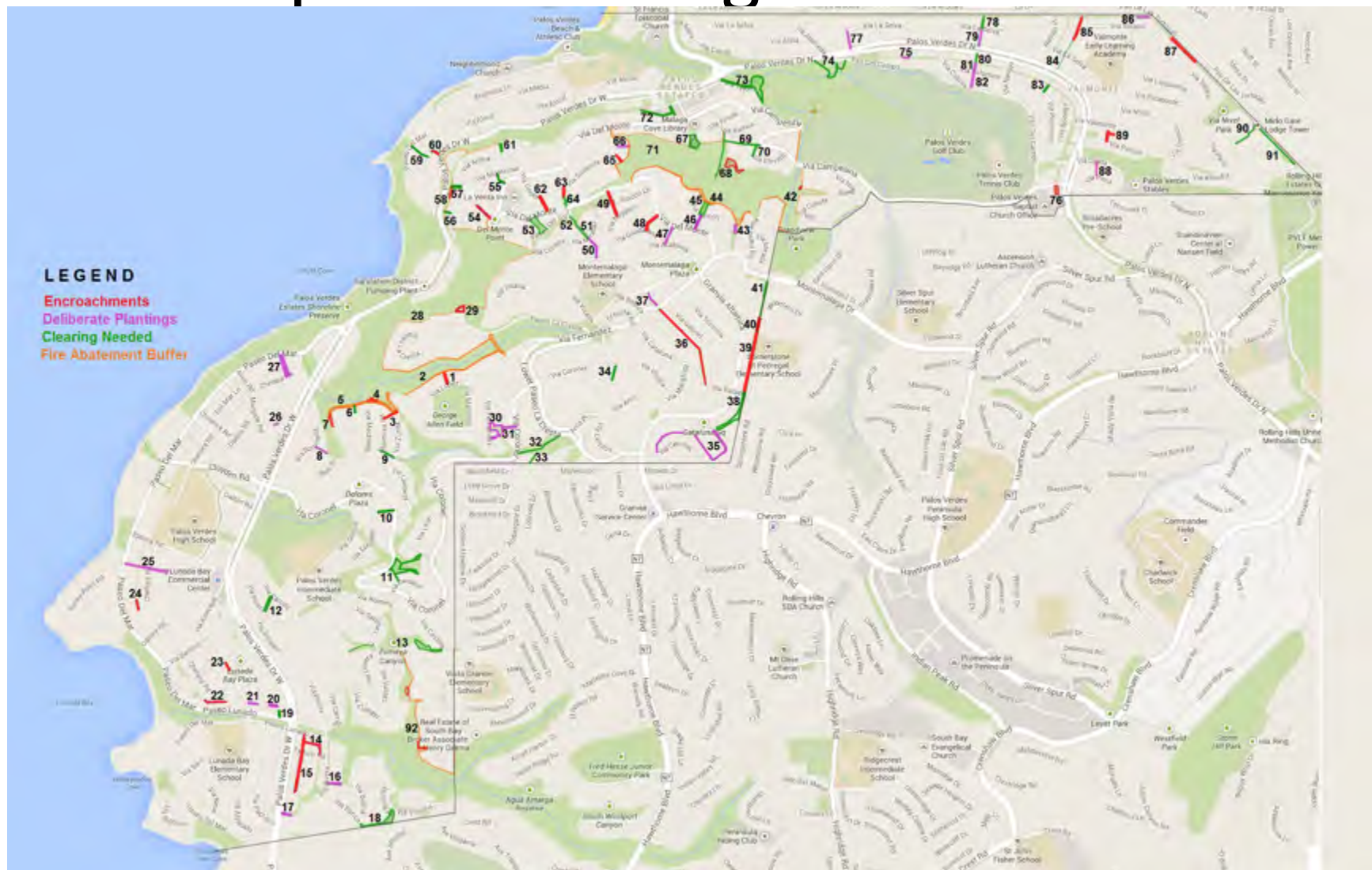
(36) Inadequate Clearings



(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

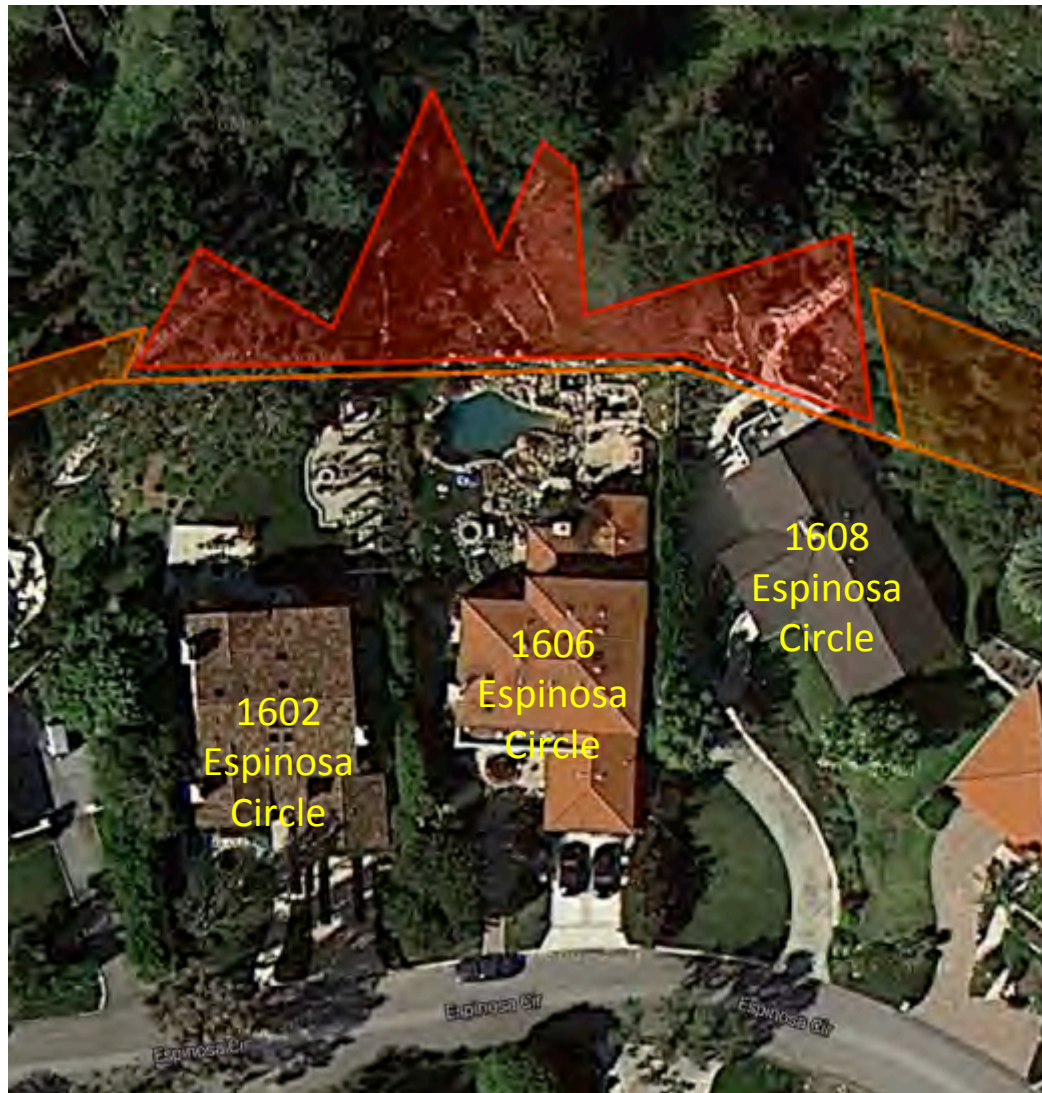
- A hedge is totally blocking path and there also appears to be owner's fencing and stone wall in the back making it inaccessible.
- Parkland has not been cleared behind Path near Zurita.





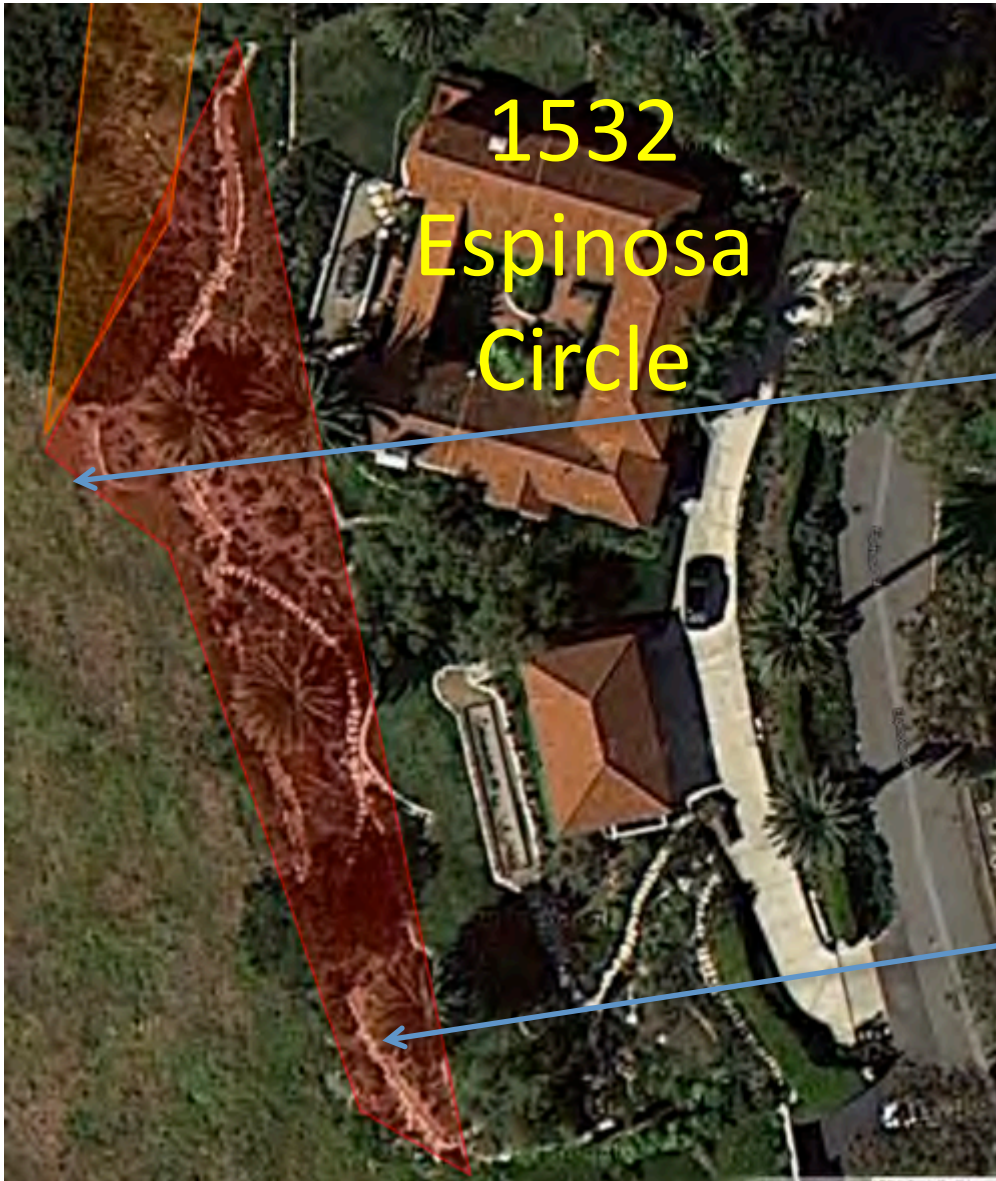
4 – Northeast Espinosa Circle

- 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.



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.



16 – Lunada Lane South

- Eastern access blocked by deliberate plantings, making path inaccessible



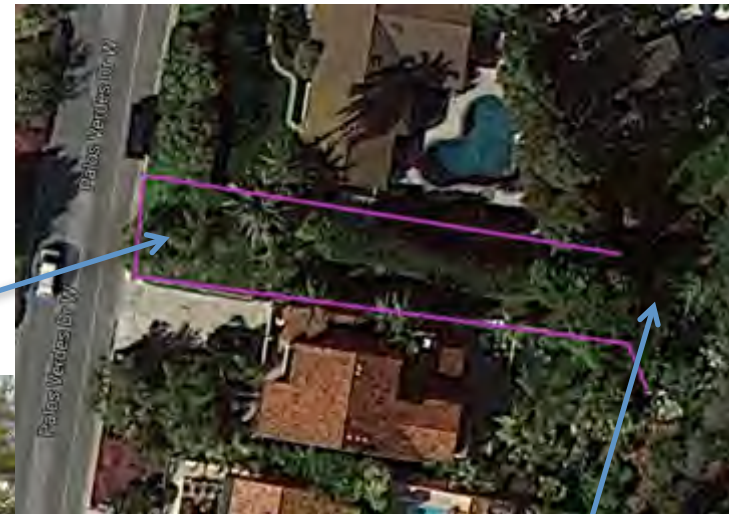
3022 Via
Borica



3022 Via
Borica

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.



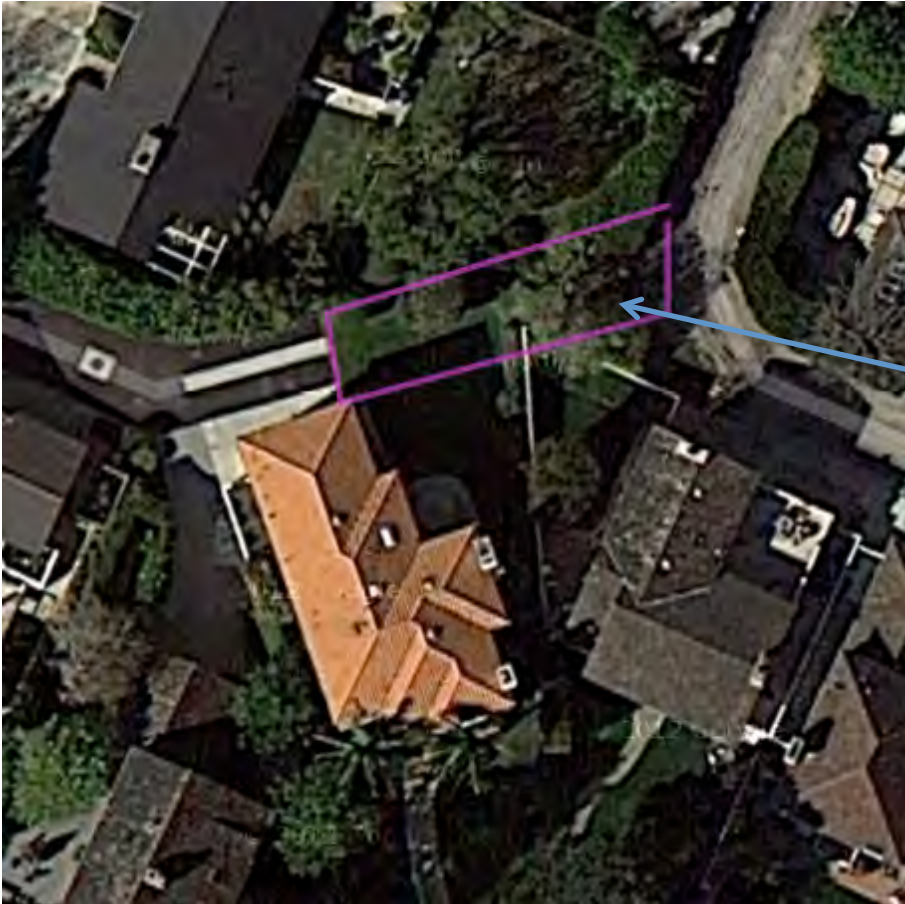
Thorley West
2116 Paseo
Del Mar
Path



Thorley East
2121 Chelsea
Path

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.



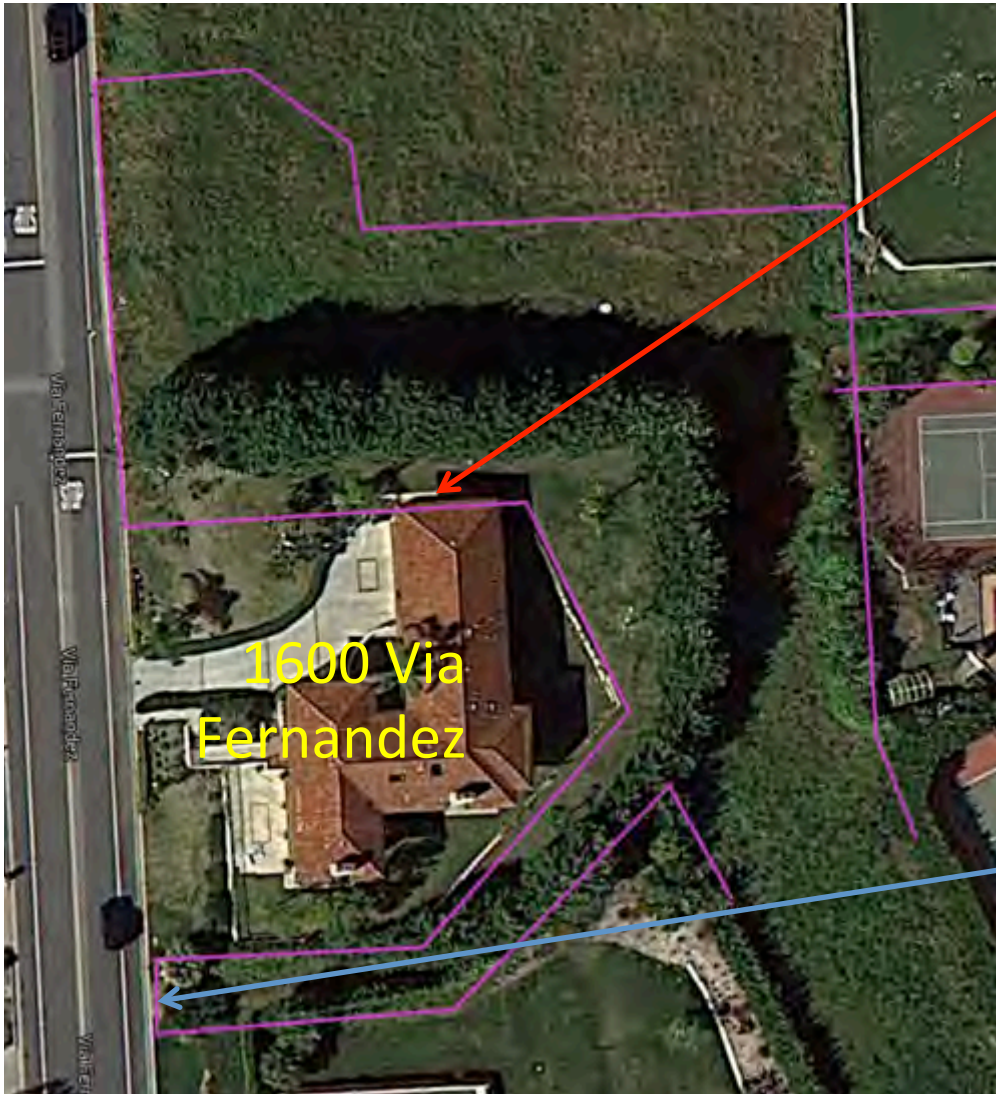
29 – Lot D

- 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.



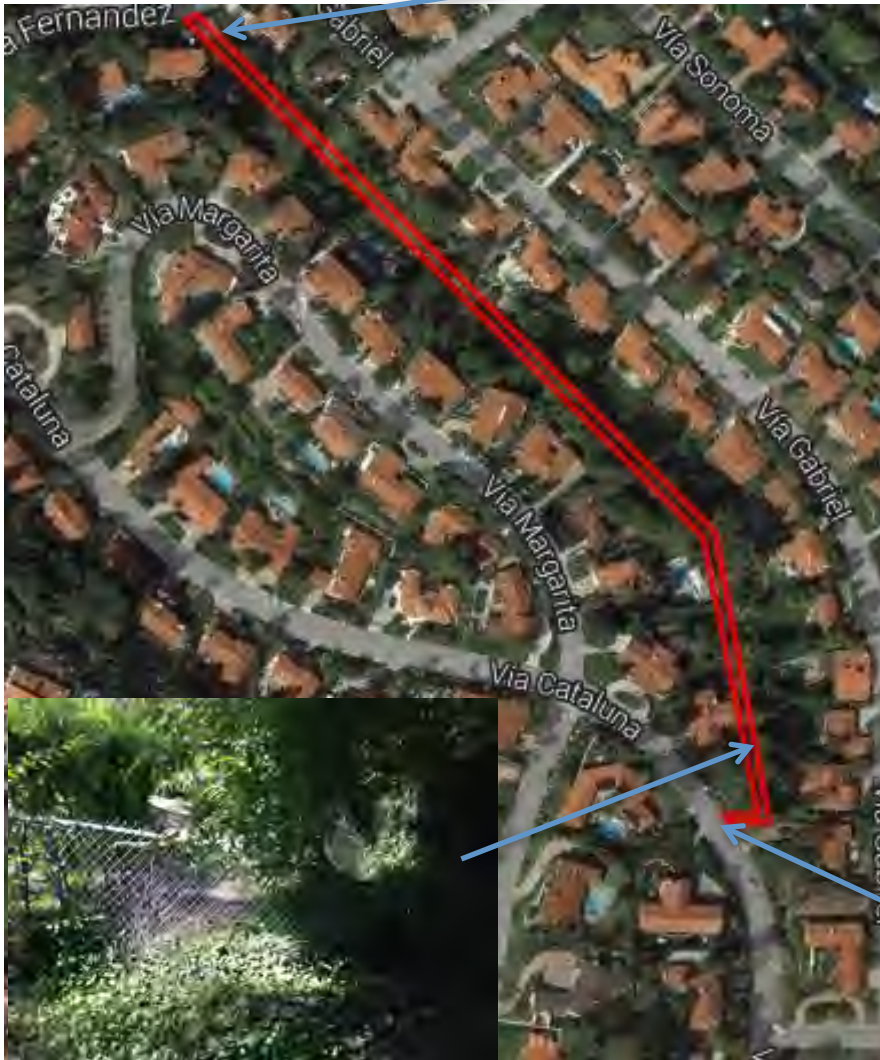
35 – Cataluna Strip

- 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.



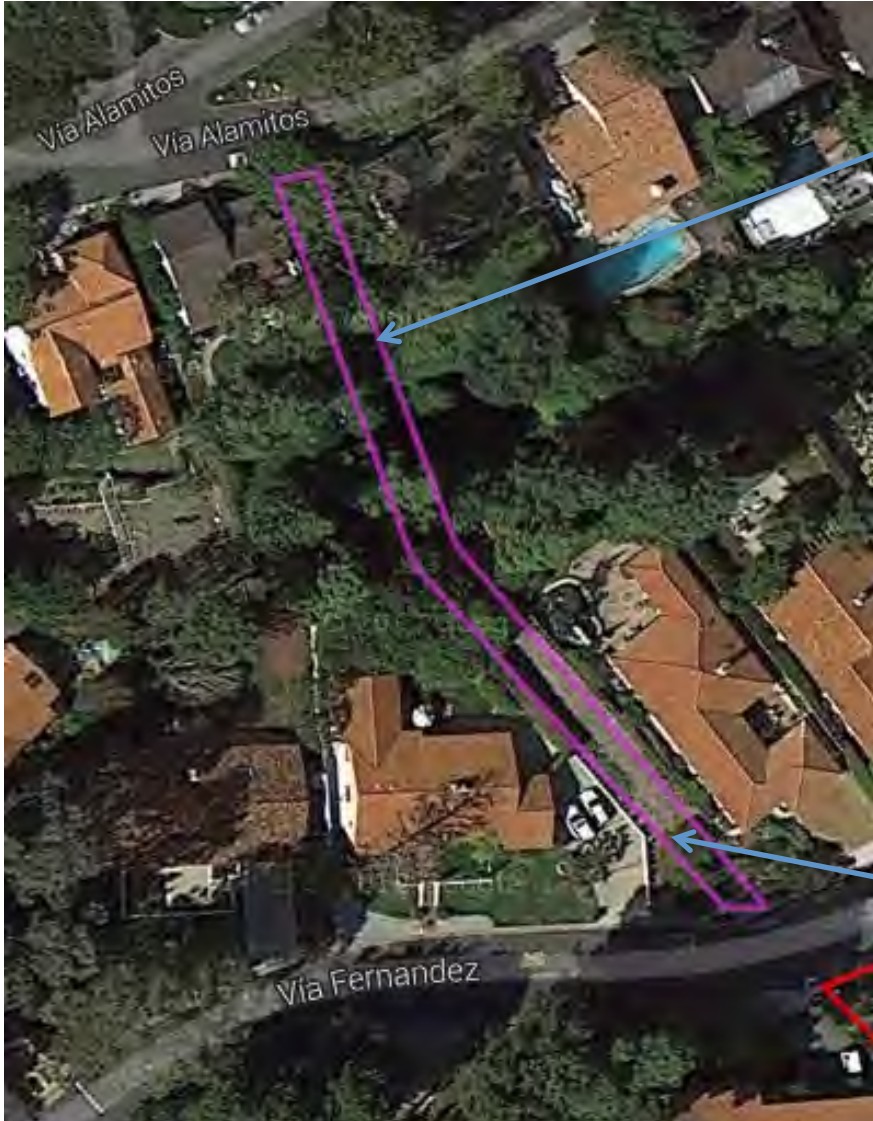
36 – Gabriel Path

- Overgrown, blocked by a fence and inaccessible.



37 – Fernandez Path

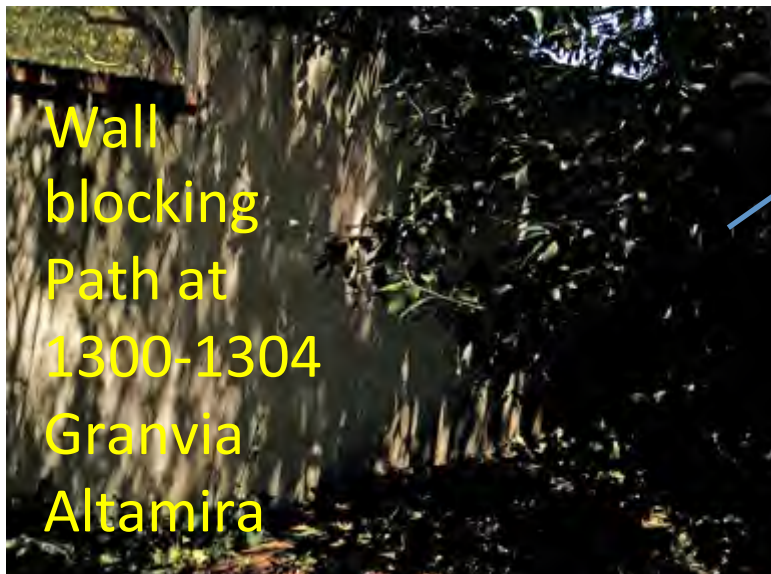
- An owner apparently planted a dozen new queen palms; north section has a large hedge.





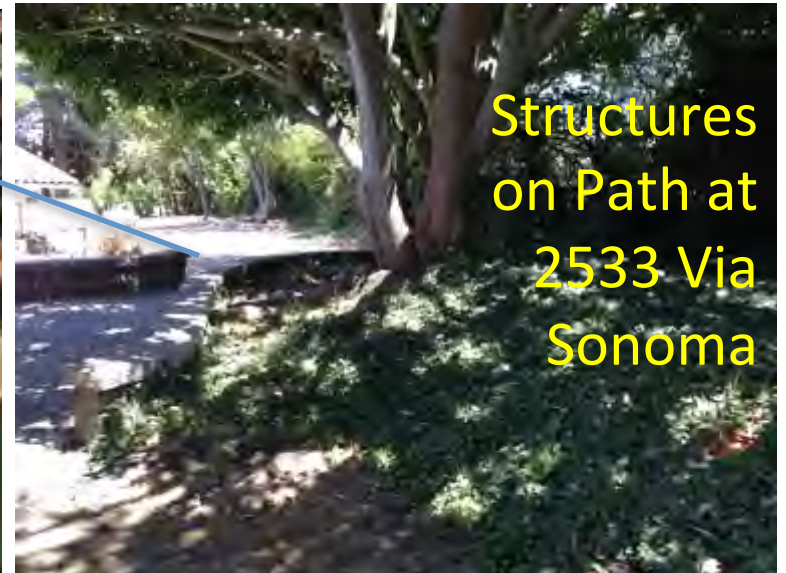
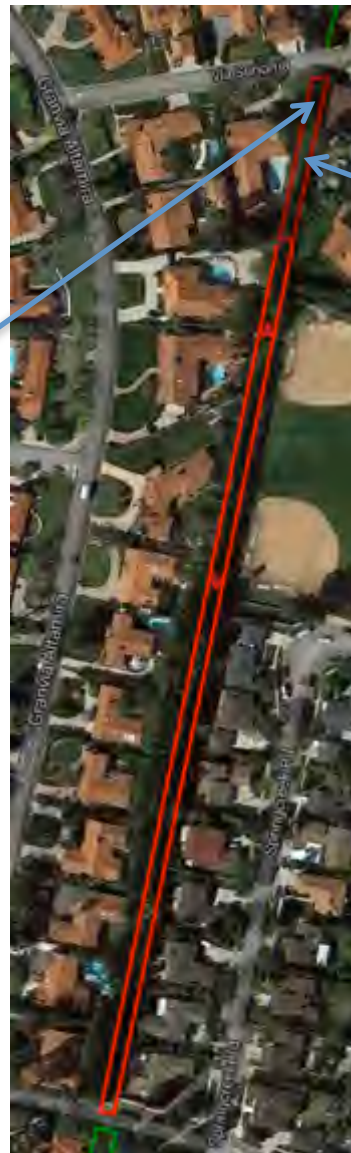
39 – Altamira Path

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



40 – Altamira Path

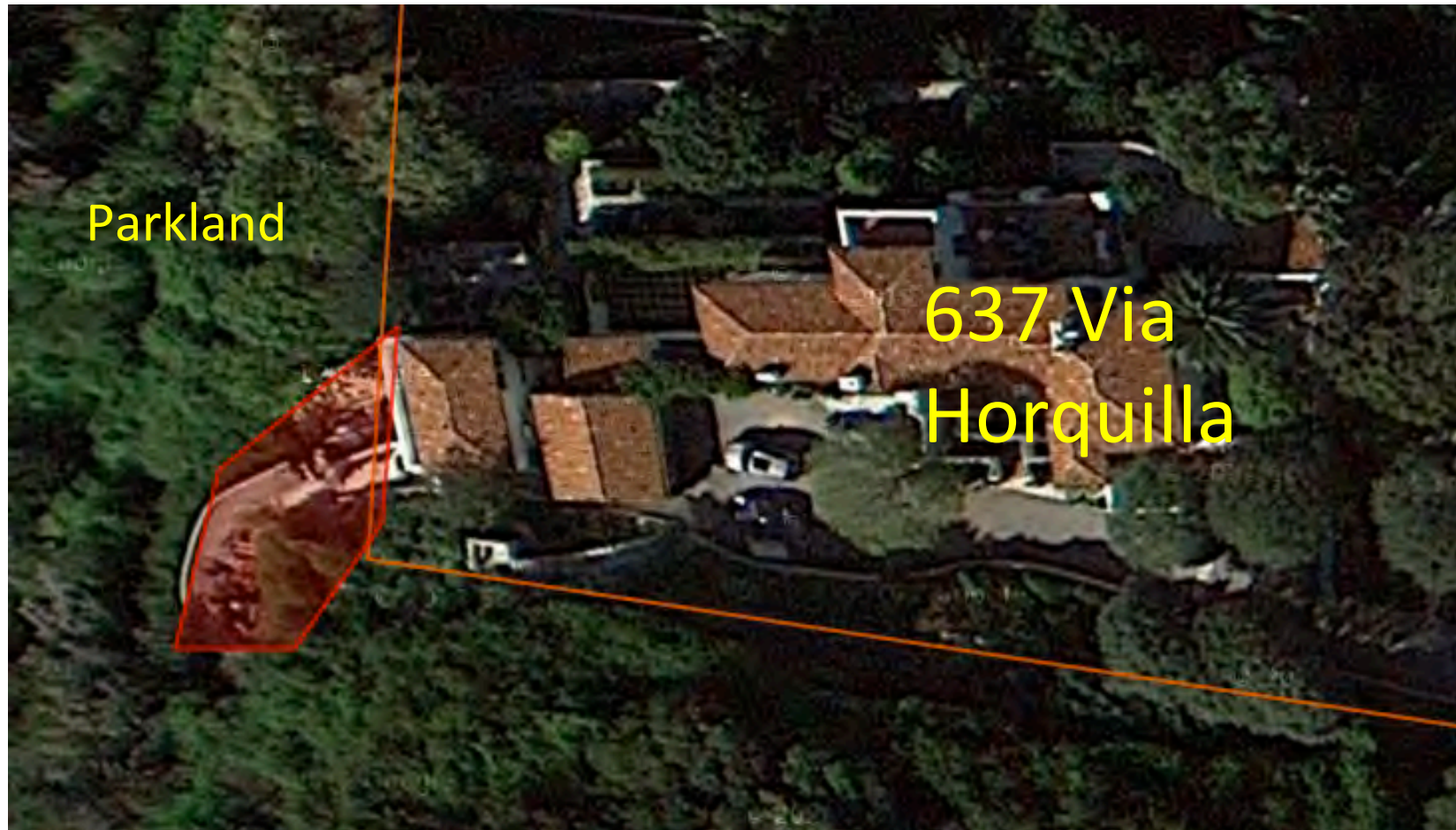
- Low walls extend across path and form what seems like a private side & backyard/pool area, limiting access.



Structures
on Path at
2533 Via
Sonoma

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.



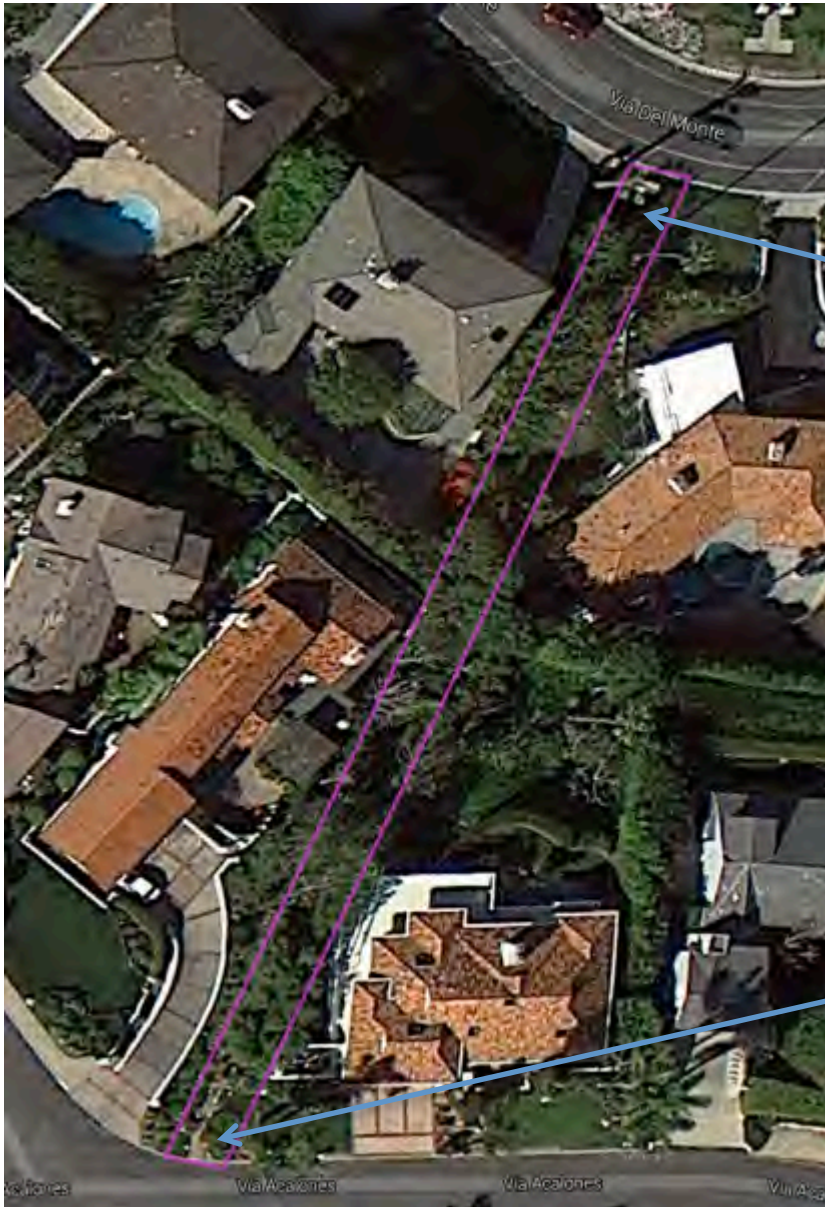
Pool deck built on property line, without 5 foot clearance

House seems less than 5 feet from side



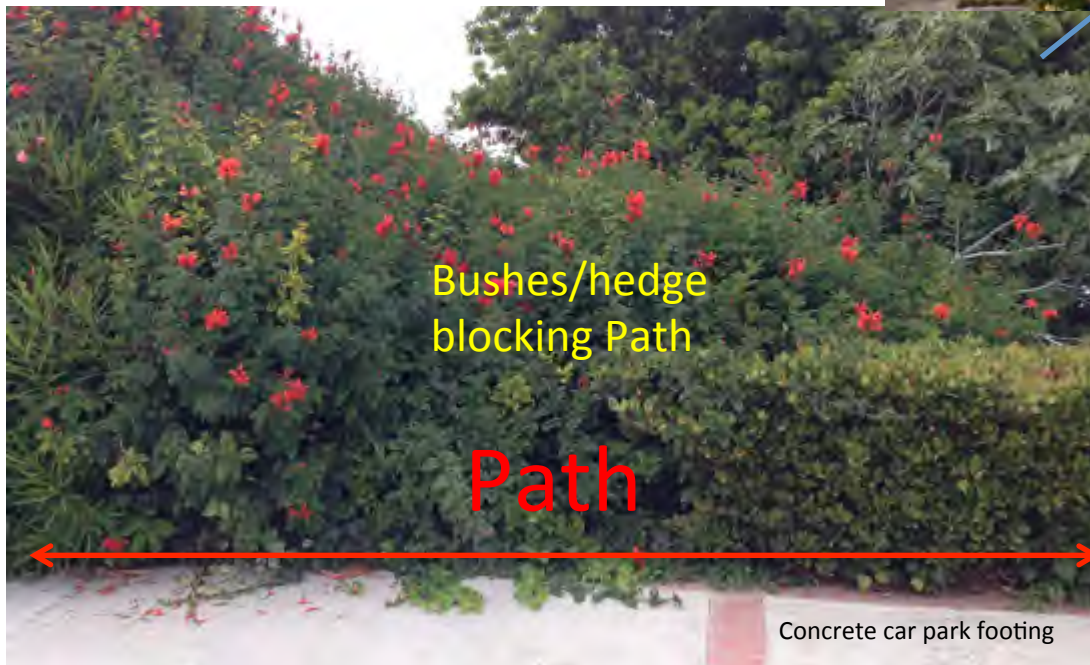
47 – La Brea Path North

- 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



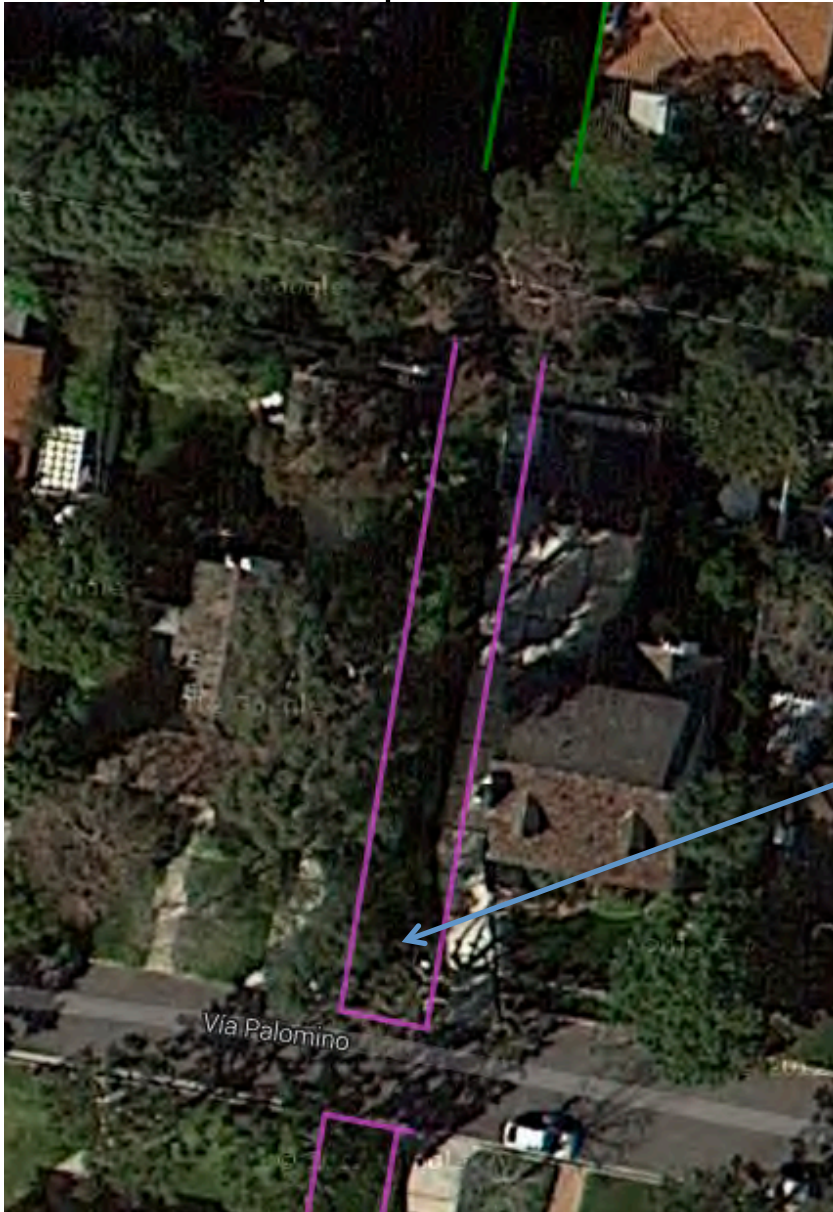
79 – La Selva Path

- 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

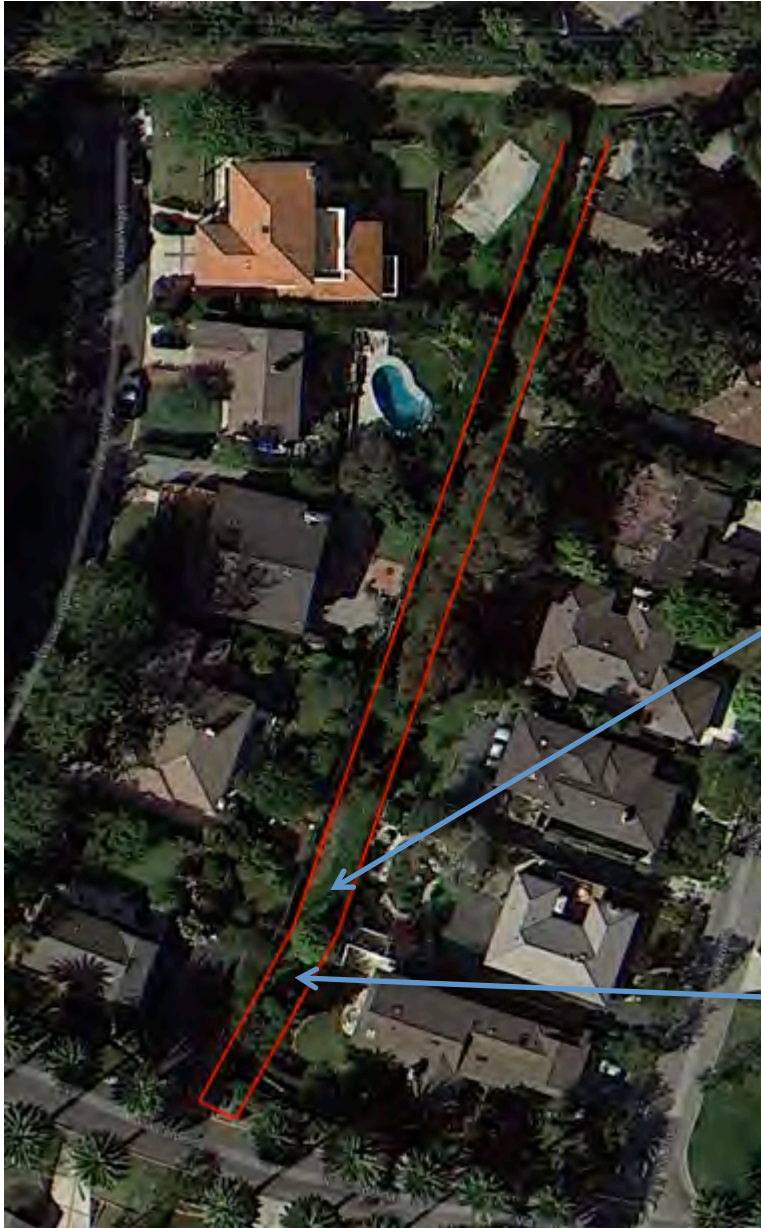
- Between Via Palomino and Paseo Del Campo with intentional plantings.





85 – Las Vegas Lane North

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



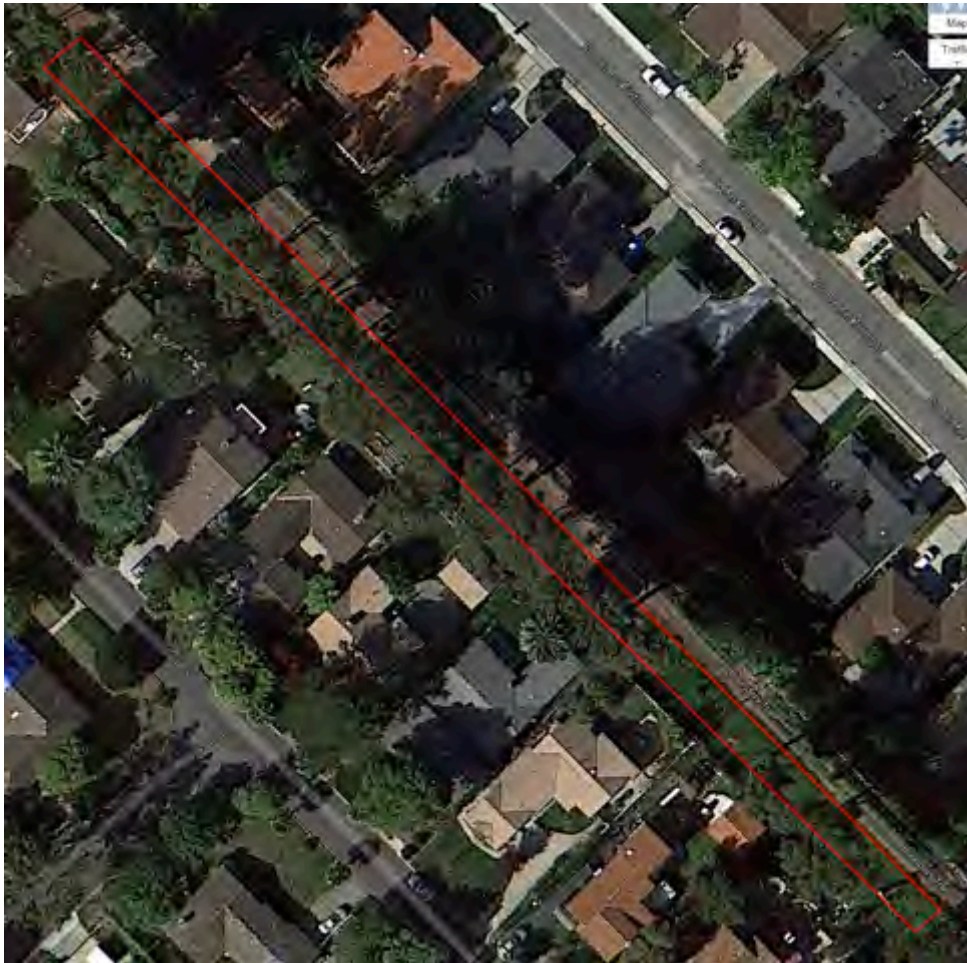
86 – Boundary Trail at Alcanse

- Extended lawns on Parklands



87 – Boundary Trail at Via Cardelina

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



Hammock

Playhouse

Birdbath



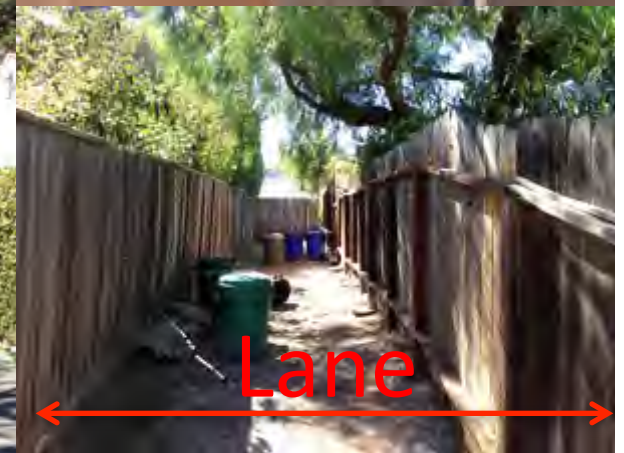
88 – Pima Path

- 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



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.

A Summary Of PARKLAND ENCROACHMENTS

Top Dozen	Map ID	Former ID	Actual No. of Homes (Lots)	Pos. Add'l Homes	ADDRESS	ENCROACHMENT AREA	DESCRIPTION OF ENCROACHMENT
x	1	(92b)	1		1605 Via Barcelona	Access Blocking. Side and Back Yards.	A large area on the side and back of this house contain steps and hedging on Parkland; appears to also be graded. This blocks access to Lunada Canyon from Via Barcelona for over a dozen nearby homes.
	2a	(92c)	2		1617 Via Bcelona	Backyard.	Retaining walls on Parklands.
	2b	(92d)	3		1625 Via Barcelona	Backyard.	Retaining wall on Parklands.
	3		4		2700 Via Victoria	Front and Side Yards.	An large area on Lundad Canyons Parklands appears to have had vegetation removed and was graded adjacent to this home.
	4		5		2724 Via Victoria	Front Yard.	Several feet of a veranda or patio along the front of the home and a grassed front yard appears to be on Parklands, which was formerly Paseo Lunada R/W.
	5		6		2863 Via Victoria	Front Yard.	It appears several feet of the garage, and the entire front and side lawn is part of the Lunada Canyon Parklands that's incorporated into this residence.
	6		7		2801 Via Buena	Sidyard.	Appears landscaped areas and a lawn area with some hardscape/grading are on Parklands near the stairs on the Victoria Path.
	7		8		2700 Via Rivera	Sidyard.	Several feet of driveway extend for about 60 feet on Parklands and some trees may have been added next to the Victoria Path.
x	8		9		841 Tyburg Rd.	Side and Back Yards.	Fenced 20' of Parkland and 10' of a Lane R/W for private backyard use. Also includes a shed and stone planters.
	9a		10		833 Tyburg Rd.	Backyard.	Fenced 20' of Parkland and 10' of a Lane R/W for private backyard use. Possibly contains a trampoline.
	9b		11		825 Tyburg Rd.	Backyard.	Fenced 20' of Parkland and 10' of a Lane R/W for private backyard use.
	9c		12		817 Tyburg Rd.	Backyard.	Fenced 20' of Parkland and 10' of a Lane R/W for private backyard use. Includes several feet of a pool deck.
	9d		13		809 Tyburg Rd.	Backyard.	Fenced 20' of Parkland and 10' of a Lane R/W for private backyard use.
	10		14		2844 Via de la Guera	Backyard.	Back Driveway, wall and patio area lie on Parkland for over 10 feet.
	11a		15		2869 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E. May include a few feet of a garage.
	11b		16		2857 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E. May include a few feet of a garage.
	11c		17		2845 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E.
	11d		18		2835 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E.
	11e		19		2825 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E. May include a few feet of a garage & pool deck.
	11f		20		2817 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E. May include a few feet of a garage.
	11g		21		2809 Via de la Guera	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E.
	11h		22		808 Tyburn Rd.	Backyard.	Fencing extends on Parklands about 10 feet to enclose private backyard. Next to LaCosta Lane E.

A Summary Of PARKLAND ENCROACHMENTS

	12		23		Paseo Del Mar	Access Blockage. Frontyard.	A fence along the PVE and RPV boundary, that is on or directly next to Parklands, blocks access between Margurite Dr. & Paseo Del Mar. This could provide for a more scenic section of the California Coastal Trail.
	13		24		2801 Via Segovia	Side and Back Yards.	This property actually takes a portion of Blufftop parkland on Honeymoon Cove, which should be shaded green, but isn't. The sideyard takes even more parkway R/W to "buffer" this home.
	14		25		1509 Via Castilla	Backyard.	On Lanada Canyon
x	15a		26		1501 Via Zumaya	Front and Side Yards.	The front side yard is blocked with a hedge. Long grass has been planted on this parkland opening with sprinler system, that looks nice, but makes access more difficult.
	15b		27		1433 Via Zumaya	Sideyard.	The lot has a side lawn with sprinklers that takes up most of the middle of this area.
	16	(92a.)	28		1429 Via Zumaya	Backyard.	Grading and landscaping on Parklands.
	17		29		1425 Via Zumaya	Backyard.	May have the corner of a tennis court on Parklands, up to about 10 feet in width.
	18		30		1421 Via Zumaya	Backyard.	Landscaping on Parklands; appears to have sprinklers.
	19		31		1400 Via Zumaya	Sideyard.	Over 10 feet of Parklands may be planted in trees close to home. Possible Fire Abatement issue on Zumaya Canyon. Frontyard that may be Parkway R/W, but that adjoins Parkland is incorporated into yard.
	20		32		1353 Via Zumaya	Sideyard.	A garden and landscaped area has been extended onto Zumaya Canyon Parklands. The front side portion is Parkway on R/W. </div>
	21		33		2560 Via Olivera	Sideyard.	The back portion of the front lawn is on Sumaya Canyon Parklands. The side back portion is landscaped and possibly a Fire Abatement issue.
				1	Via Zumaya	Front and Side Yards.	Screen on Paklands next to Zumaya Trail.
	22		34		2521 Via Olivera	Possible Blockage. Backyard.	Landscaping and some hardscape on Parklands that may block Zumaya Trail access. The steep slope may limit the use of this Parkland area.
	23		35		1100 Via Romero	Possible Blockage. Sideyard.	Overgrowth that may be Fire Abatement issue also blocks access to a strip of Parklands near Zumaya Trail that surrounds this property. But possible steep slope may limit use.
	24		36		1364 Via Romero	Backyard.	Some grading occurred on Zumaya Canyon Parklands next to the Sanchez Path.
	25		37		2116 Via Estudillo	Backyard.	Landscaped area on Mirola Hillside Parklands with retaining walls up to 50 feet deep next to Estudillo Path.
x	26a		38		1445 Via Coronel	Access Blocking. Side & Back Yards.	The backyard encroaches upon Parklands with a concrete block wall and rocks and debris from building the wall also block the access to Via Leon.
	26b		39		1441 Via Coronel	Backyard.	Fencing and walls along with landscaping limits access into Parklands across from Plaza Blanca.
	27		40		Canyon between Via Coronel and Via Leon.	Access Blocking.	Overgrowth in Canyon that covers a drain in differenet areas and blocks access to Plaza Blanca. Creates Fire Abatement and drainage issues.
	28		41		1533 Via Leon	Backyard.	Pool and deck for about 10' on Parklands and also grading and landscaping for about 15', or a total of some 25' on Parklands.
				2	Via Landeta	Side & Back Yards.	
	29		42		1501 Via Coronel	Backyard.	It appears there is a hedge behind this house that is blocking Landeria Hillside Parkland access and extending its backyard. Not inspected yet

A Summary Of PARKLAND ENCROACHMENTS

	30		43		1507 Via Coronel	Backyard.	Grading and Landscaping on Parklands up to 50 feet.
	31		44		1513 Via Coronel	Backyard.	This home is improved with a private garden on the Landeta Hillside parkland up to 50 feet deep.
	32		45		1521 Via Coronel	Backyard.	Part of a pool and deck for several feet plus a retaining wall and grading for a total of about 20' are on the Landeta Hillside Parklands.
	33	(3)	45		1620 Espinosa Circle	Possible Blockage. Backyard.	Overgrowth on Parklands limits access from Machado Path between Espinosa Circle and Via Zurita. Possible fire abatement needed.
	34a	(4)	47		1606 Espinosa Circle	Backyard.	Private steps and landscaping on Margate Canyon Parklands.
	34b		48		1608 Espinosa Circle	Backyard.	Private steps and landscaping on Margate Canyon Parklands.
	35	(7)	49		1532 Espinosa Circle	Backyard.	Private walks, terracing and landscaping on Parklands. (May have been cited and resolved?)
	36		50		1757 Paseo Del Mar	Side Yard.	Landscaping / Overgrowth on back side yard on Parklands and also front side yard on Parkway R/W.
	37		51		Cataluna Strip Cataluna Pl.	W/s Possible Blockage. Side Yard.	Blockage on Cataluna Parklands prohibiting utility vehicle access.
	38		52		Cataluna Strip Cataluna Pl.	E/s Possible Blockage. Side Yard.	Blockage on Cataluna Parklands prohibiting utility vehicle access.
	39a		53		956 Paseo La Cresta	Backyard.	Fencing on Douglas Hill Parklands.
	39b		54		960 Paseo La Cresta	Backyard.	Cut shrubs piled against fencing that lies on Douglas Hill Parklands.
	39c		55		964 Paseo La Cresta	Backyard.	Fencing on Douglas Hill Parklands.
x	40	(29)	56		990 Paseo La Cresta	Backyard.	A hedge and partial wall makes this Douglas Hillside parkland exclusively for a private grassed backyard with playground structure.
	41a		57		1821 Via Mirabel	Backyard.	It appears a partial retaining wall, landscaping and possibly a fence were placed on the Douglas Hillside Parklands.
	41b		58		1825 Via Mirabel	Backyard.	It appears some grading and a Gazebo was placed on the Douglas Hillside Parklands.
	42		59		1820 Paseo Del Sol	Backyard.	A 30' area of Parklands was graded during construction for a retaining wall. The location of this wall and work approval needs to be checked.
	43		60		808 Gatos Place	Backyard.	Fencing may extend backyard on Douglas Hillside. Not inspected yet.
	44	(52)	61		Creek between Paseo Del Sol & Via Mirabel.	Access Blockage. Backyard.	Overgrowth along creek opposite Del Sol Park prohibits access through Parklands to Acalones Path and Montemalaga School.
	45	(46)	62		Between 944 & 952 Via Rincon	Access Blockage. Sideyard.	Lot "A" is an opening to Parklands that was dumped with chips. Overgrown with deep ivy possible Fire Abatement issue. Needs clearing for fire abatement and Water Tank Trail utility access.
	46		63		964 Via Rincon	Backyard.	Trees planted on Malaga Hills Parklands a depth of about 30 feet.
x	47	(43)	64		976 Via Rincon	Access Blockage. Backyard.	Trees and a garden are planted on Parkland and partially block the Water Tower Fire Trail.
x	48	(57)	65		1517 Via Montemar	Backyard.	Terraced gardens on about 30 feet of depth on Parklands.
	49a	(57)	66		1521 Via Montemar	Backyard.	Terraced garden on Montemar Strip Parklands for up to 50 feet.
	49b	(57)	67		1525 Via Montemar	Backyard.	Terraced gardens on about 30 feet of depth on Parklands.
		(57)		3	1525 Via Montemar	Backyard.	Terraced Gardens on a depth of about 30 feet on Parklands.
	50		68		1617 Via Ariba	Backyard.	Decks and hardscape about 20 feet deep on Parklands.
	51		69		1700 Mexico Pl.	Backyard.	Terraced and landscaped area about 30 feet deep on Parklands and possible Fire Abatement area.

A Summary Of PARKLAND ENCROACHMENTS

			4	1701 Mexico Pl.	Backyard.	Patio area on Parklands for about 10 feet.
	52		70	E/s 836 Via Del Monte	Sideyard.	On Parkland Lot "M." Some overgrowth on Parklands for possible Fire Abatement. Also may cause some minor blockage of access.
	53	(72)	71	Via Tejon Strip	Backyard.	Via Tejon Strip Not Cleared. Overgrowth and possible Fire Abatement issue.
x	54		72	Via Rosa	Backyard.	Most of the Town and Country Nursery area as shown is fenced, includes improvements and is on Parklands. It is not a public playground; students must be enrolled. Some of the nursery is also on R/W. Should this be a Concession?
	55	(67)	73	Via Pinale Parkland Opening	Backyard.	Opening to Malaga Hills Parklands was blocked in early 2014 with improper no trespassing sign, but opened after being closed for a month. Trail to Pump Station needs more clearing at times.
		(67a)	5	2332 Via Ramon	Backyard.	Possible grading and wall on Malaga Hills Parklands.
		(67)	6	2404 Via Ramon	Backyard.	Play equipment on Malaga Hills Parklands.
		(67)	7	2416 Via Ramon	Backyard.	Small structure on Malaga Hills Parklands.
x	56-1	(68a)	74	47-1) 2701 Via Elevado	Backyard.	A terraced garden & orchard was developed on the Malaga Hills Parklands near the Chico Trail.
	56-2	(68b)	75	47-2) 2701 Via Elevado	Backyard.	It appears a portion of the Malaga Hills parkland is fenced and improved with a private drive.
	56-3	(42a)	76	47-3) 2701 Via Elevado	Sideyard.	A garden area is on this area of the Malaga Hills Parklands near the Chico Trail.
	57a	(42b)	77	637 Via Horquilla	Backyard.	It appears a structure and a possible drive or deck is built on the Malaga Hills Parklands.
	57b		78	2800 Via Campesina	Sideyard.	It appears decks, retaining walls/steps and part of a front lawn are built on the Malaga Hills Parklands.
x	58		79	717 Via La Cuesta	Possible Blockage. Backyard.	Extended backyard up to about 40 feet by 200 feet on Parklands with walls, decks, lighting, fountain, irrigation and landscaped plantings.
			8	710 Via La Cuesta	Backyard.	A small corner of the lot encloses a Parkland area up to about 50 feet deep.
			9	3101 Paseo Del Campo	Backyard.	Trail is very narrow for pedestrian and bike multiuse.
	59		80	3117 Paseo Del Campo	Backyard.	Rose Garden encroaches on Palomino Trail Parklands by about 20 feet.
	60		81	3908 Via Campesina	Sideyard.	Overgrowth and possible Fire Abatement issue.
	61		82	4208 Via Alondra	Backyard.	Fencing extends on Valmonte Canyon Parklands slope.
			10	4432 Via Pavion	Sideyard.	It appears that access to a barn, formerly used as a stable, is provided across this Valmonte Canyon Parklands. Someone recently dumped cut logs on this site, which need to be removed.
		(91)	11	4457 Via Pinzon	Sideyard.	A fence extends on Parklands next to the side of a home to extend its yard.
x	62		83	4305 Via Azalea	Backyard.	The backyard closest to Via Nivel has a trampoline and landscaped yard on Parklands.
	63a		84	4321 Via Azalea	Backyard.	Some fencing and landscaping on the Boundary Trail Parklands. The Parkland area behind this lot and the one below may be needed to help relocate a portion of this trail.
	63b		85	4325 Via Azalea	Backyard.	The Boudary Trail lies on a portion of this private lot and should be relocated about 10 feet further back to lie solely on Parklands.

A Summary Of PARKLAND ENCROACHMENTS

				12	4329 Via Azalea	Backyard.	Formerly fenced off a section of the Boundary trail on Parklands as part of a private backyard.
x	64a	(87)	86		4137 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	64b		87		4133 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	64c		88		4117 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands. A slide is on Parklands.
	64d		89		4109 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	64e		90		4101 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands. A trampoline is on Parklands.
	64f		91		4057 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	64g		92		4053 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands. A swing is tied to Parkland tree.
	64h		93		4049 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands. Includes a garden.
	64i		94		4037 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	64j		95		4033 Via Solano	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands. Hammock is tied between two Parkland trees.
							Note: Addresses need to be rechecked for those above on Via Solano.
	65a	(86)	96		86a) 4005 Via Solano (E. of Alcance)	Backyard.	A private backyard, not fenced, extends about 30' onto the Boundary Trail Parklands.
	65b		97		86b) 4009 Via Solano	Backyard.	The fourth house east of the Alcance Path has a hedge that takes over about 30' of the 50' wide Boundry trail. And a few feet of it's tennis court may be within the 50' width.
	65c		98		86c) 4013 Via Solano	Backyard.	A sports court and some fencing may extend slightly onto the Boundary Trail Parklands.
							Note: Addresses also need to be rechecked for those above on Via Solano.

SUMMARY:

Total IDs on the Study Map: 65

Total Encroachments Associated with IDs: 98

Possible Encroachments Not Associated with Numbers on Map: 12

Total Possible Encroachments Shown on this Spreadsheet: 110

Totals: Backyards (82), Sideyards (17), Frontyards (3) Combo Yards (8). Total Blockage (6) & Pos. Blockage (6).

Total Lots (Not Homes) ID'd: 7

Map IDs with Individual Homes (51) and with Multiple Homes (14), Largest No. of Homes per ID; 10 and 8.

Previous Parkland Encroachments Identified / New Encroachments: 21 / 43

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