

A PICTORIAL OF PHOTOS AND MAPS SHOWING

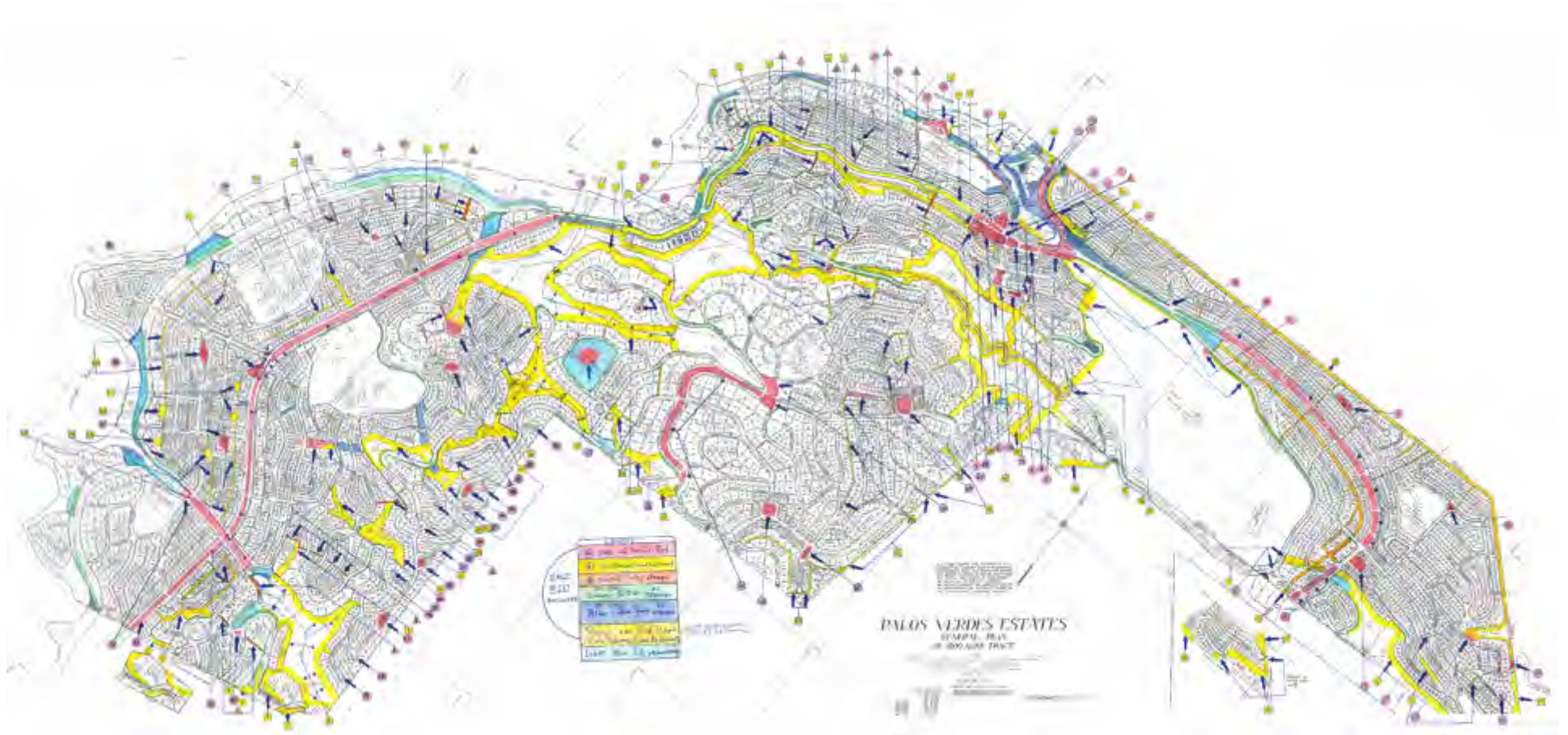
**Encroachments,
Deliberate Blockings &
Inadequate Clearings
of Paths, Lanes, ROW and Parklands
in Palos Verdes Estates**

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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

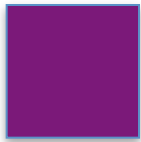
For the Following Map and Photos
Along with the Number of Items for Each Group



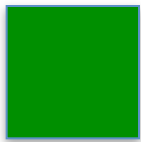
(25) Structures / Encroachments

on Paths, Lanes or Parklands

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



(23) Deliberate Landscape Blockings



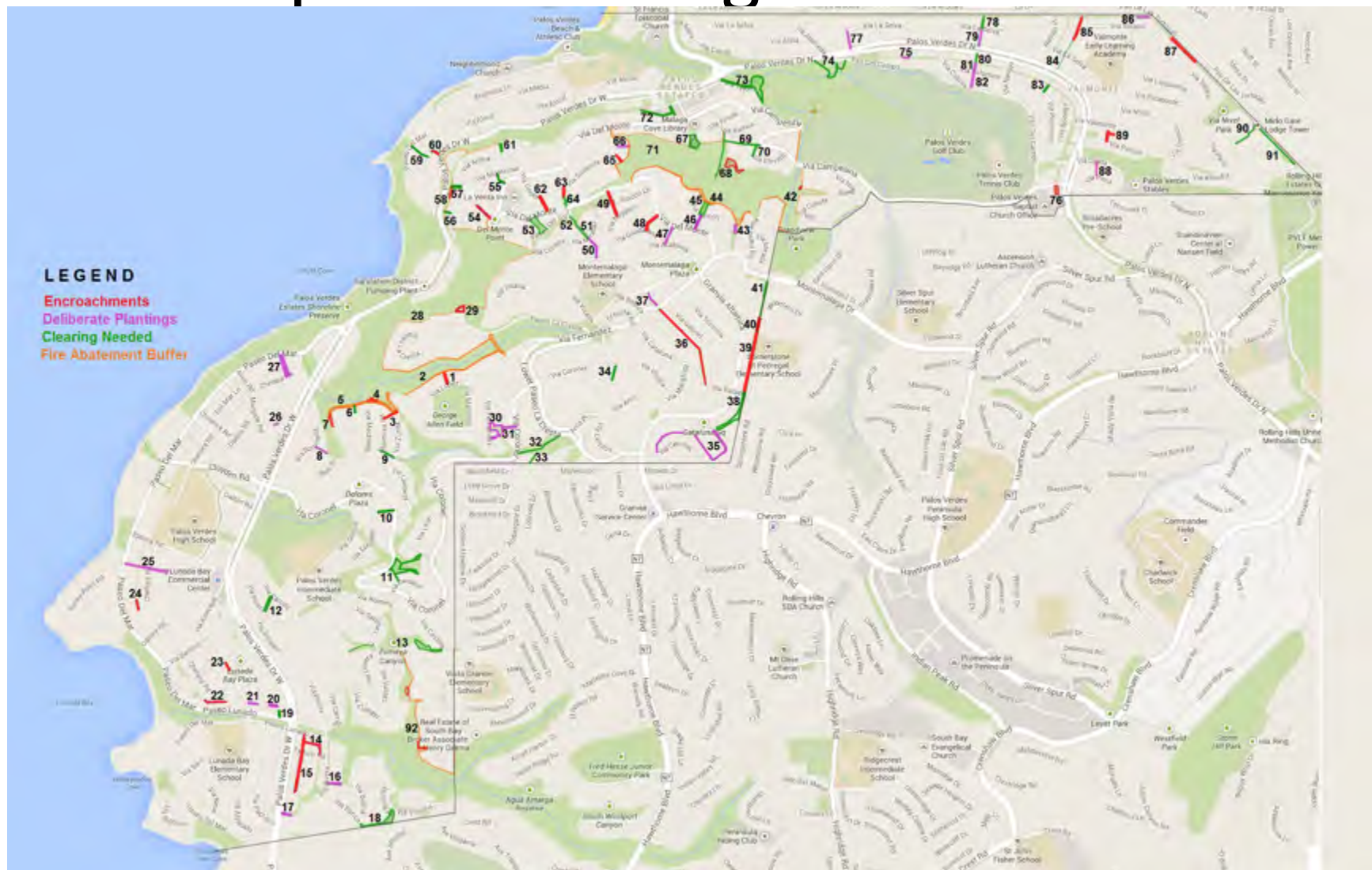
(36) Inadequate Clearings



(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.





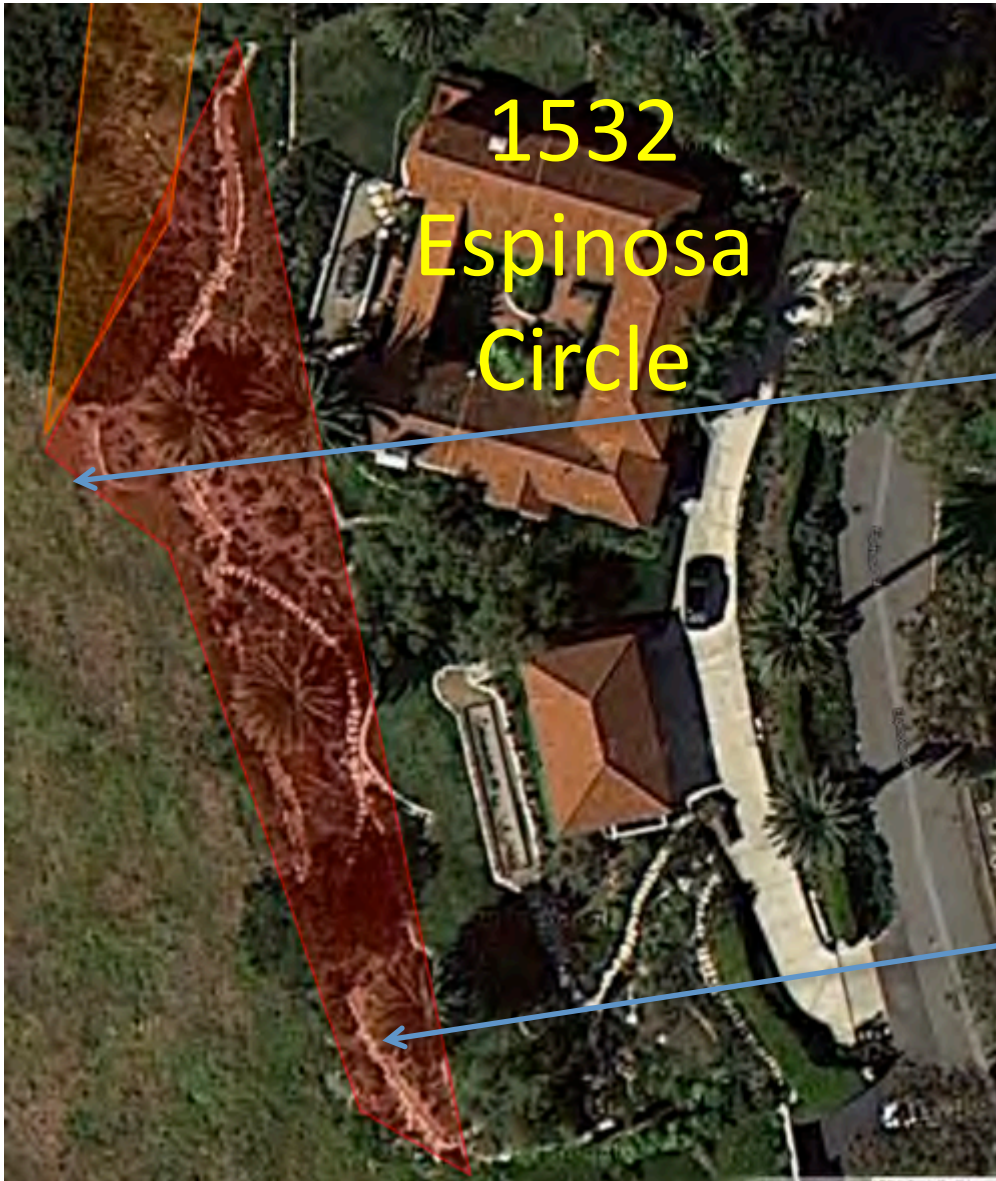
4 – Northeast Espinosa Circle

- 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



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.



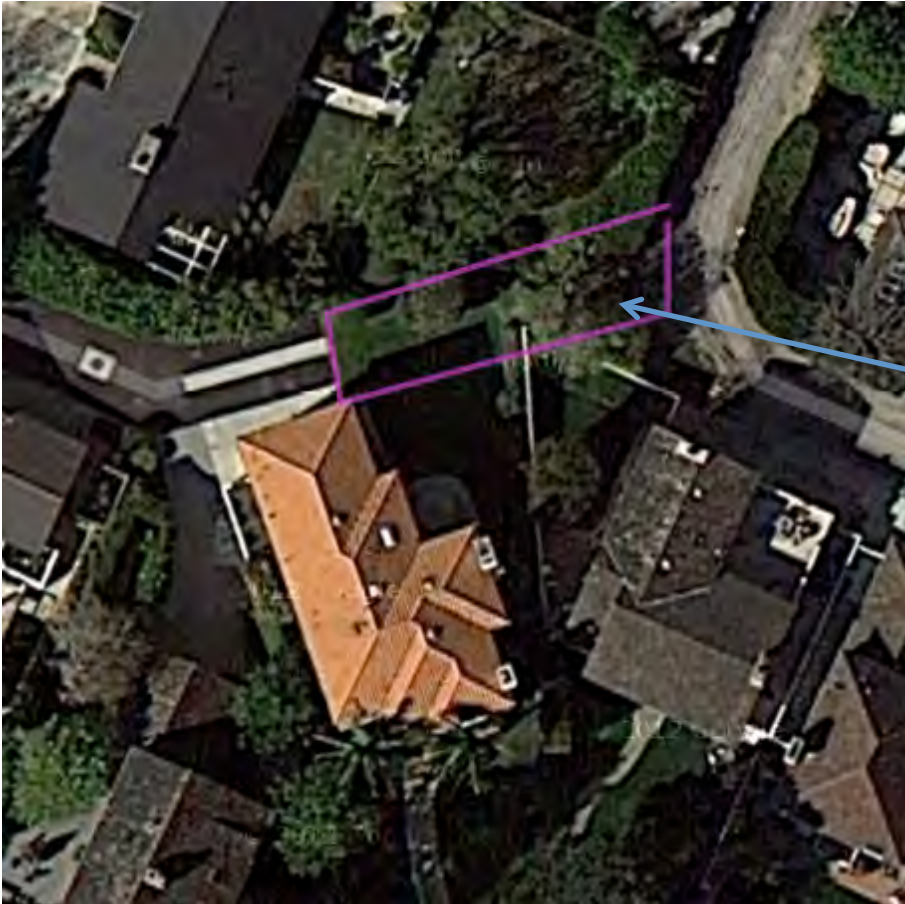
Thorley West
2116 Paseo
Del Mar
Path



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.



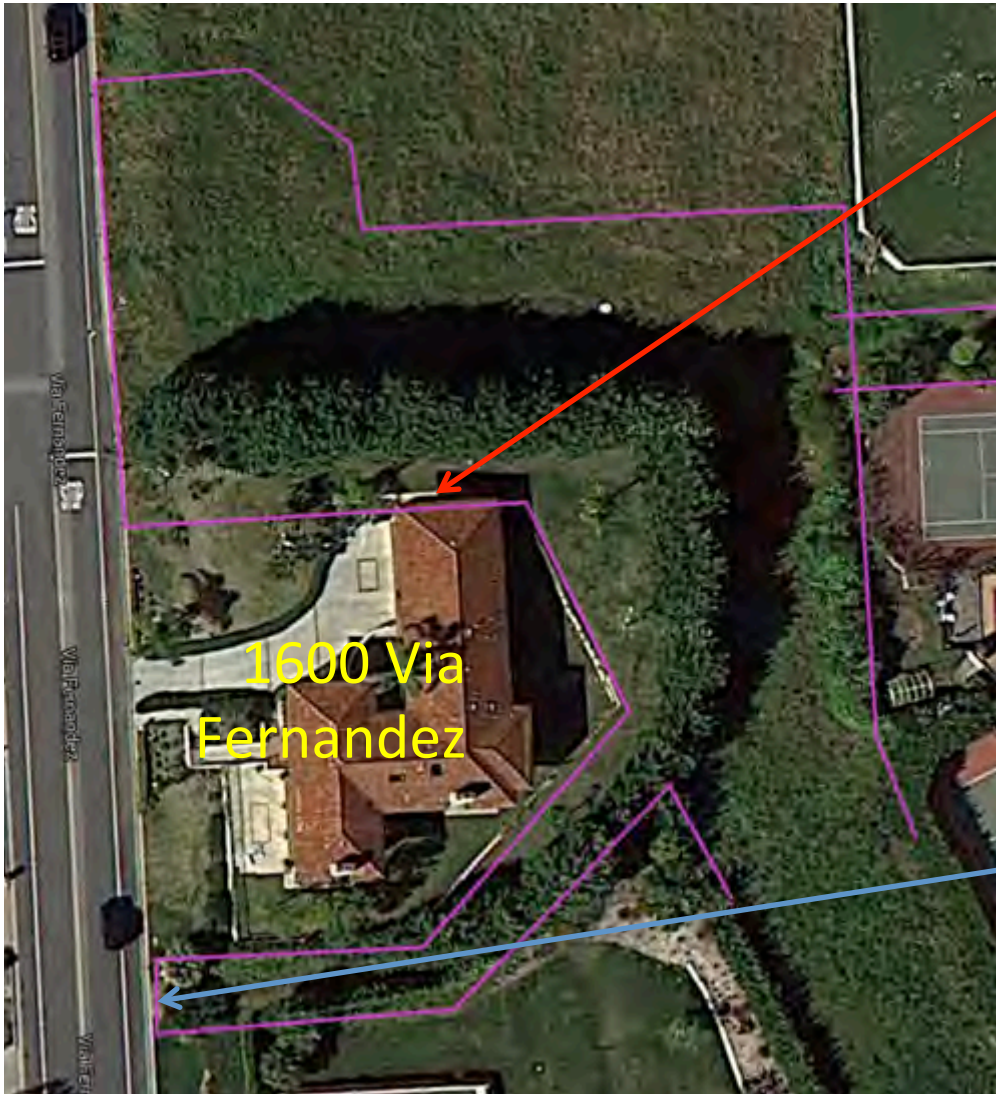
29 – Lot D

- 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.



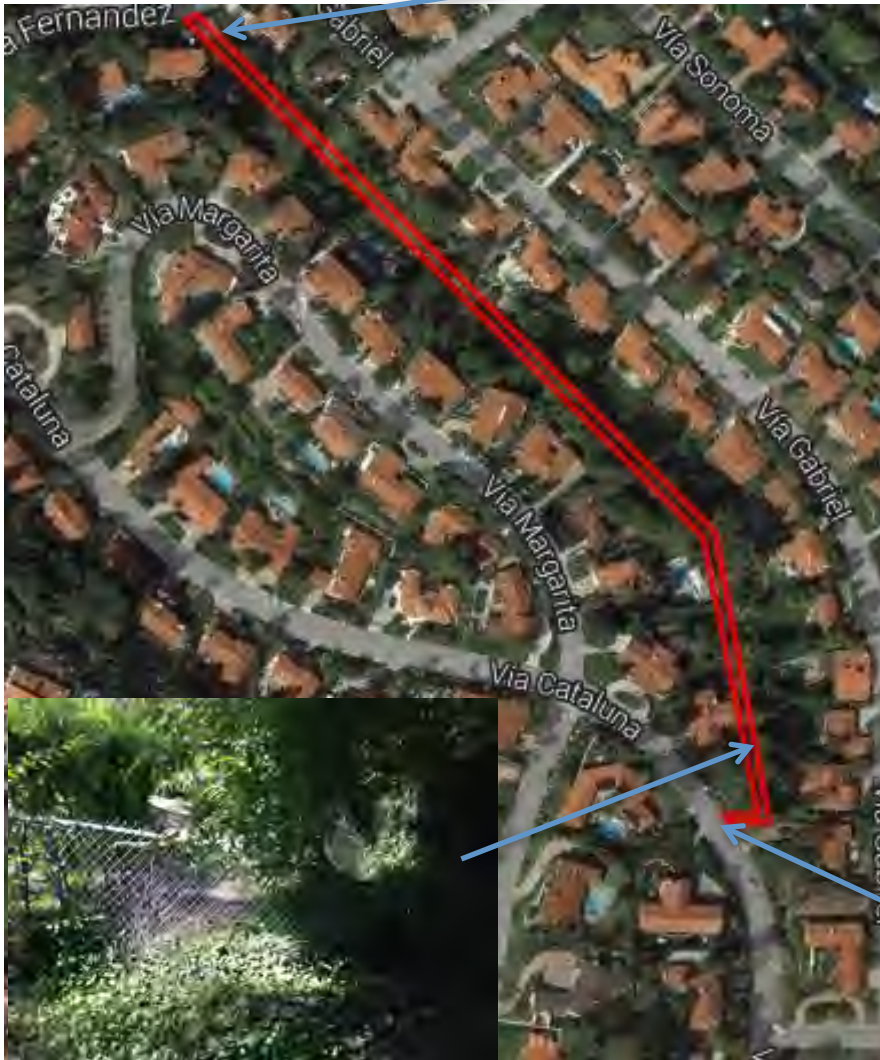
35 – Cataluna Strip

- 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.



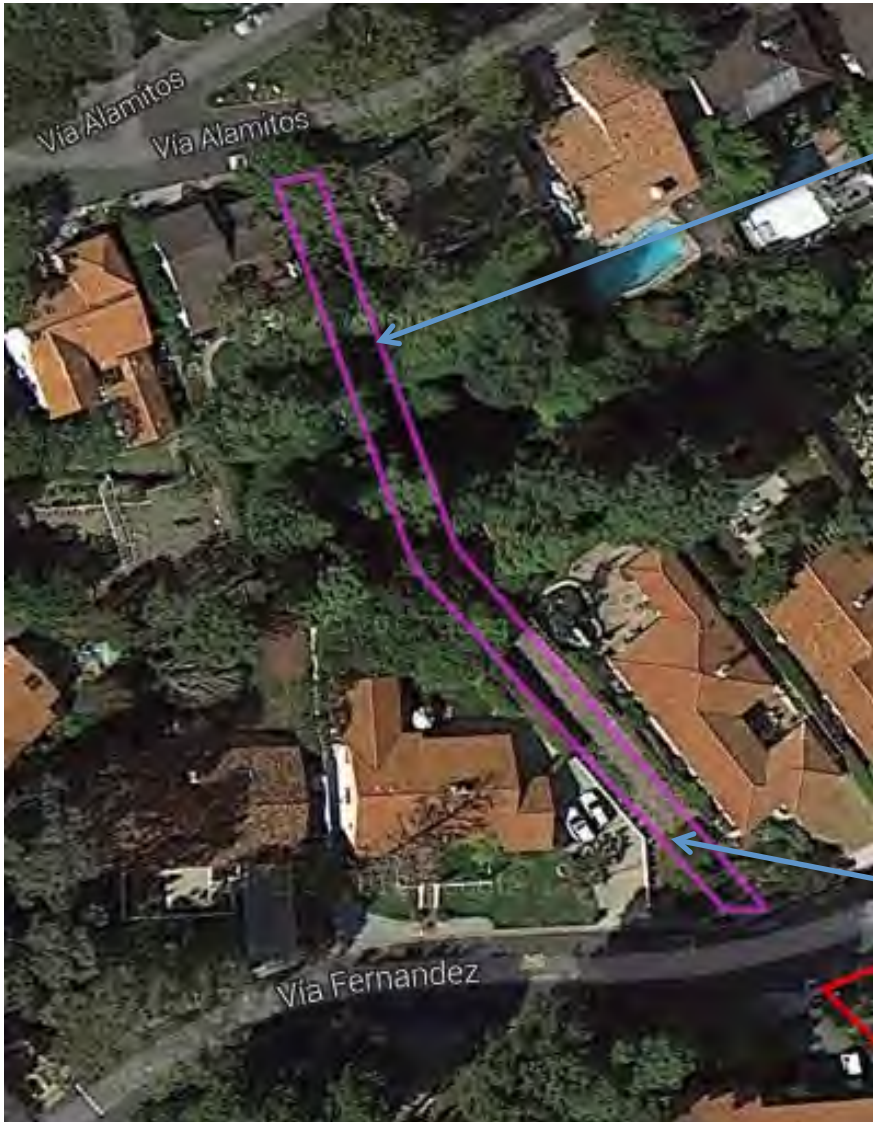
36 – Gabriel Path

- Overgrown, blocked by a fence and inaccessible.



37 – Fernandez Path

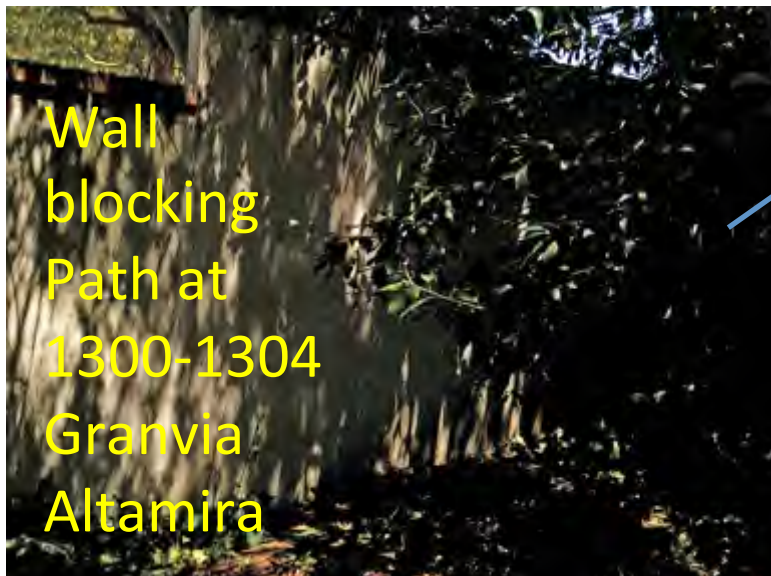
- An owner apparently planted a dozen new queen palms; north section has a large hedge.





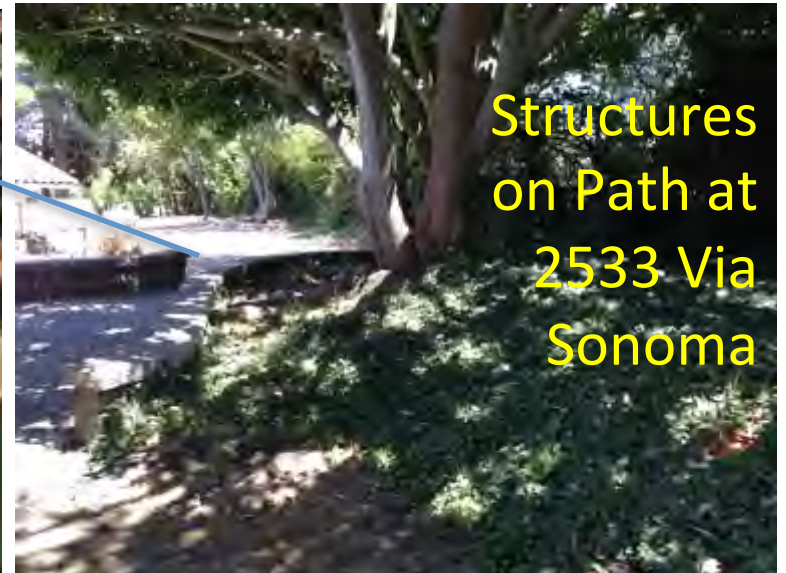
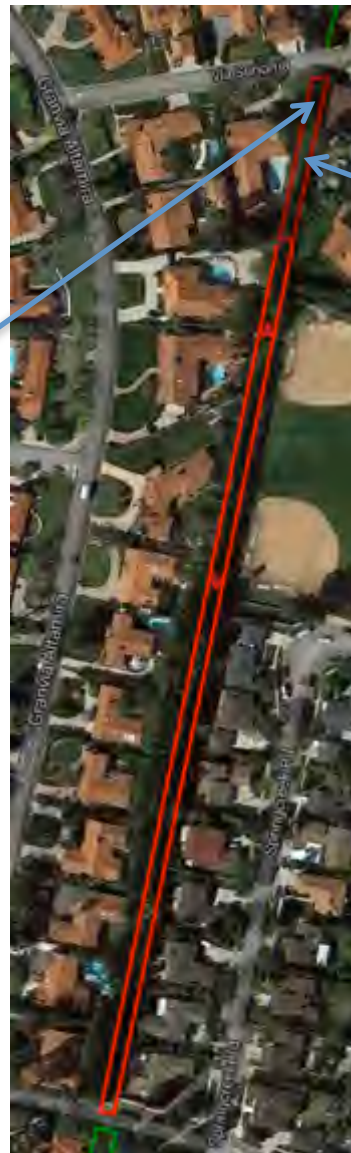
39 – Altamira Path

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



40 – Altamira Path

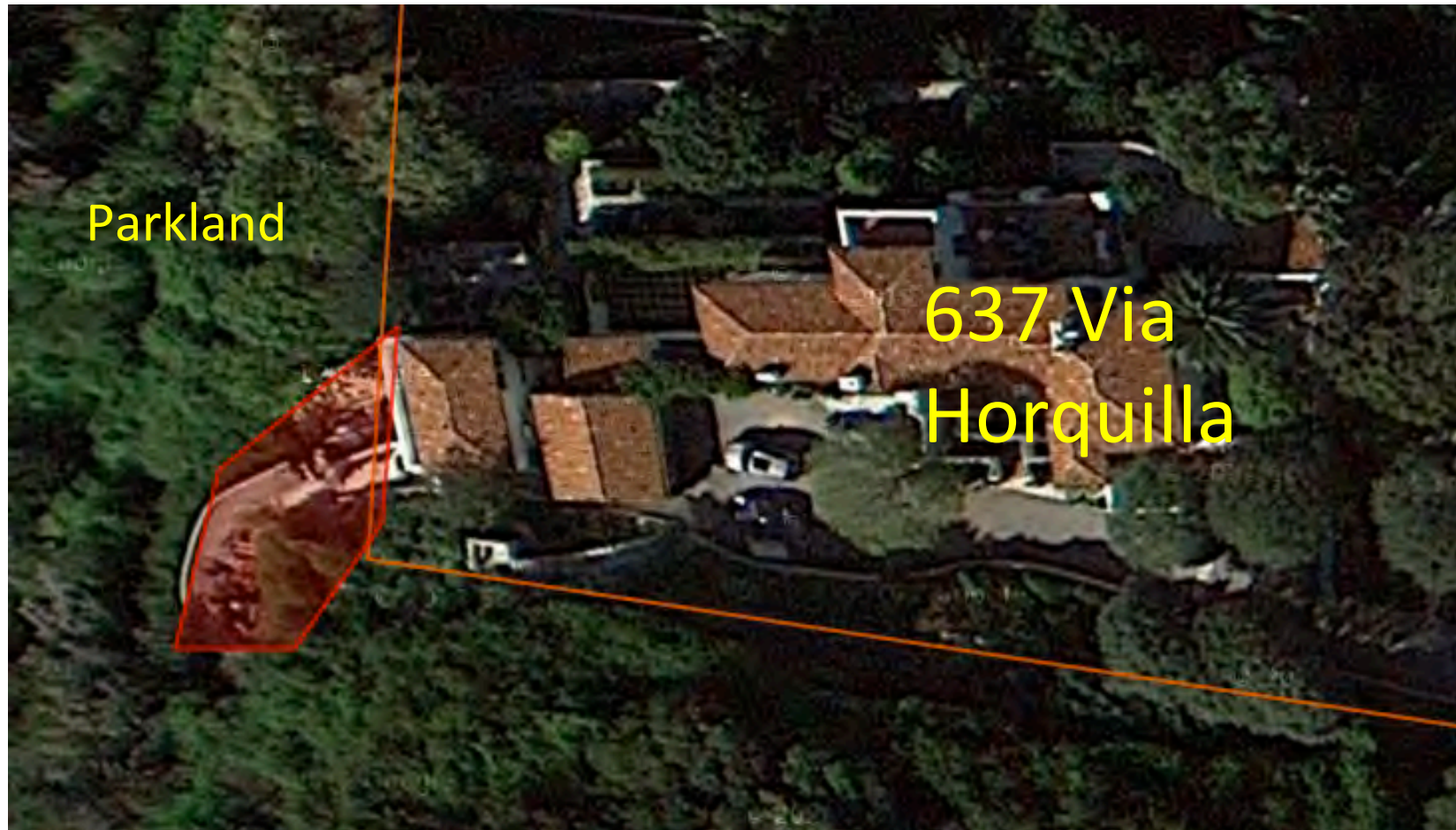
- Low walls extend across path and form what seems like a private side & backyard/pool area, limiting access.



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.



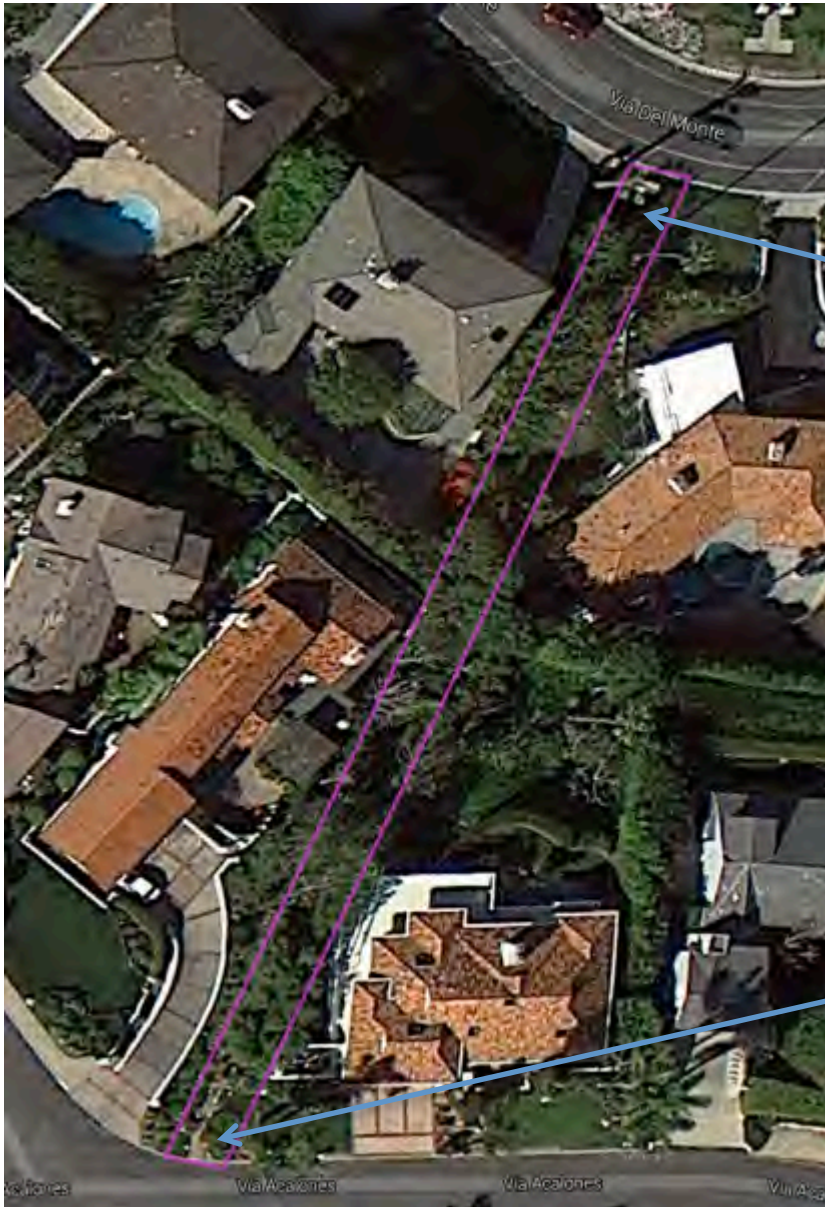
Pool deck built on property line, without 5 foot clearance

House seems less than 5 feet from side



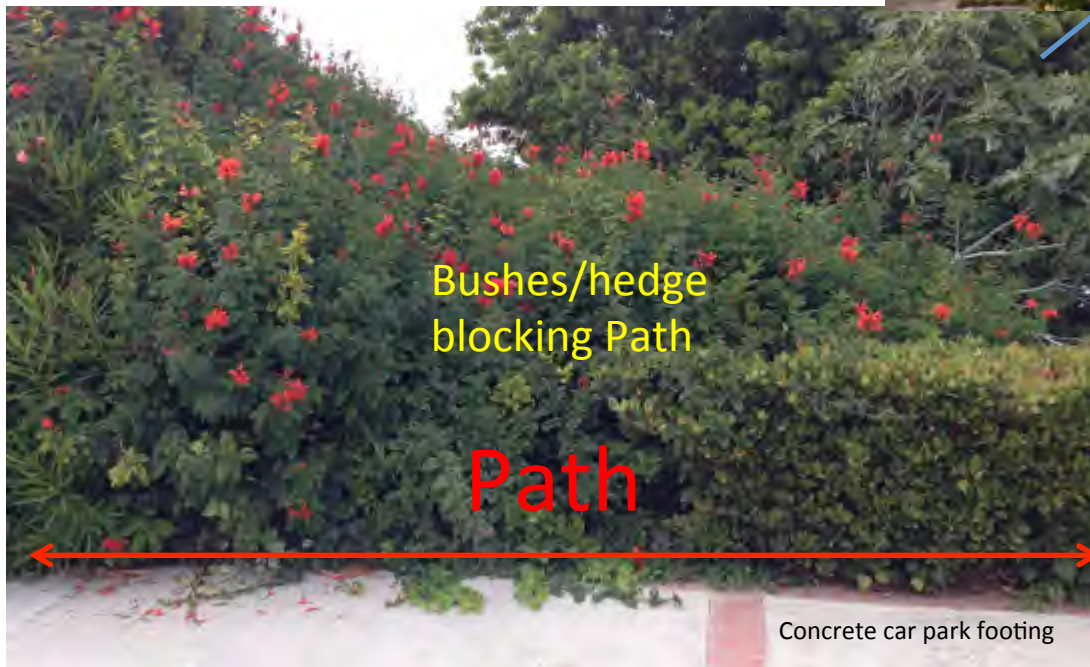
47 – La Brea Path North

- 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?)



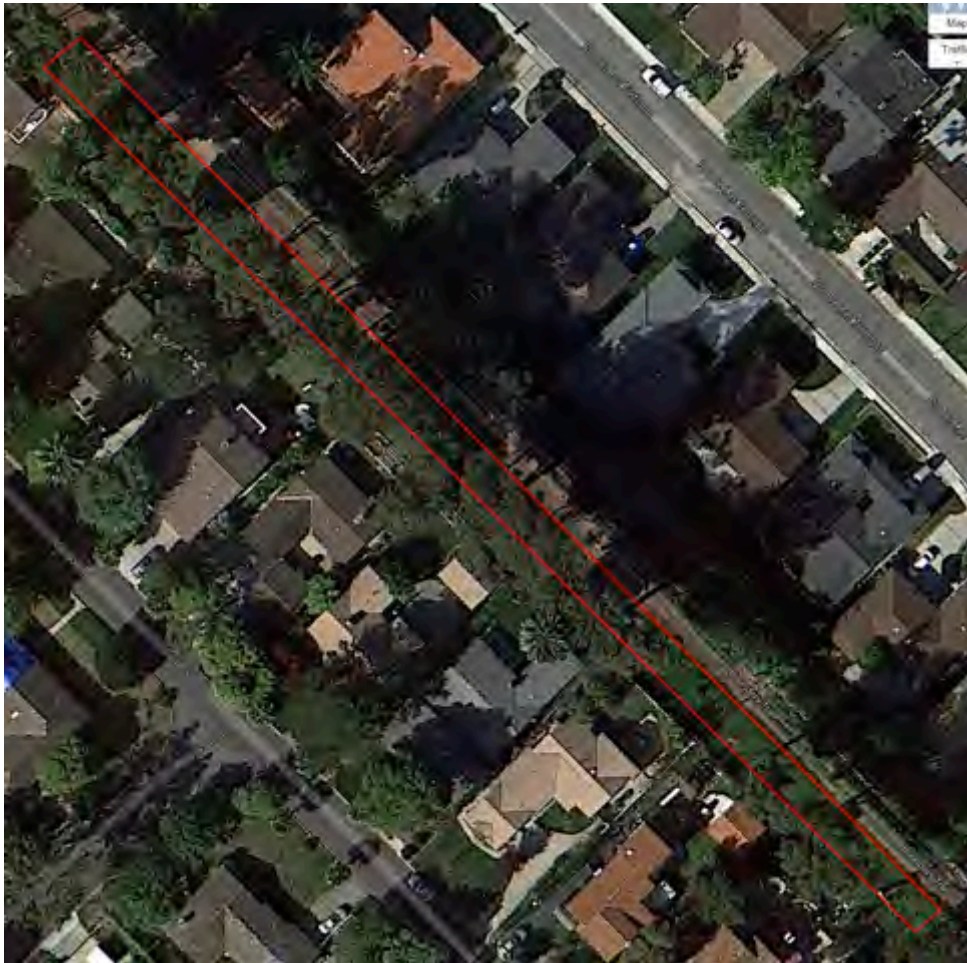
86 – Boundary Trail at Alcanse

- Extended lawns on Parklands



87 – Boundary Trail at Via Cardelina

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



Hammock

Playhouse

Birdbath



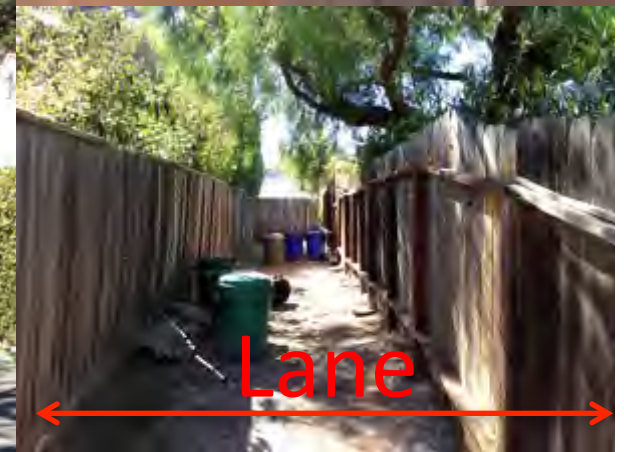
88 – Pima Path

- 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.