

# NEWSLETTER

## Pancake Breakfast Update



*-photo provided by the City of Rancho Palos Verdes*

As all of you who attended the pancake breakfast know, the event to thank the firemen and sheriffs for their valiant efforts in saving our lives and property from the July fire was a huge success. The honorees were genuinely touched by the out-pouring of gratitude they received from our residents. RPV Mayor Larry Clark sent Del Cerro a letter of thanks for organizing the event and pulling it off in such a short period of time.

Again, thanks to everyone who participated in making the breakfast such a memorable event.

The Fire Department received a check for \$1,917, the amount by which the total resident donations from Del Cerro, Island View, Burrell Lane and Park Place exceeded our expenditures. The funds will be used to aid the families of firefighters who have been killed or injured in the line of duty.

### Greetings from your new HOA Board

We were a little late in getting started this year, but we're up and running and looking forward to a good year (or most of one, anyway)!

We didn't feel we had enough time to plan and carry out the summer picnic – especially after the RPV city officials asked us to host the pancake breakfast for the firemen and sheriffs who fought the brush fire below Del Cerro Park last July. We thought the breakfast was a great opportunity to bring the neighborhood together to accomplish a common goal, so we focused our attention on that effort.

Your board members are:

Tom Chrien – president  
 David Seo – vice president  
 Arnfinn Velken – vice president  
 Kathy Edgerton – secretary  
 Char French – treasurer  
 Al Edgerton – member  
 Miriam Varend – member

There is 1 more board position to be filled. If you're interested, please give any of us a call or e-mail us.

We'll try to issue newsletters quarterly with topics of interest to Del Cerro residents.

*-The Del Cerro HOA Board*



- Photos courtesy of Bernice Green

### NEIGHBORHOOD WATCH

As most of you know, Del Cerro has an active Neighborhood Watch program. Telephone and e-mail networks are set up on each street in the development to warn residents about criminal activity in the area in a timely manner, report suspicious activities to the Sheriff's Department, mutually watch out for each other, and share information on safety and emergency preparedness.

The Sheriff's Department is involved in the program, attending meetings to discuss crime trends and crime protection, initiate crime alerts and respond to specific issues. Neighborhood Watch groups are also encouraged to develop resident and group disaster plans which can be used in case of natural disasters, such as earthquakes or fires, or terrorist emergencies. The fire that burned the land below Del Cerro Park and Island View in July is a recent example.

Although our area is considered relatively safe, theft, robberies, and violent crime have recently occurred in Del Cerro. Some of the actions residents can take to protect themselves include locking your

home and car doors, not leaving items of value in plain sight in your car, not allowing unknown people into your home (including people who say they work for a utility company) without satisfactory identification, and developing a family emergency preparedness plan. There is helpful information on disaster planning at the Neighborhood Watch web site <<http://home.netcom.com/~rpvnw/>>.

Information on Emergency Preparedness can also be found at the City's website under *News, Information, and Other Links* <<http://www.palosverdes.com/rpv>>.

Other suggestions mentioned in recent Neighborhood Watch newsletters include:

1. refusing solicitations to paint home address numbers on the curb. The solicitors are not licensed by the City, and have been known to "wash" off the amounts written on checks and replace them with larger amounts; and
2. refusing solicitations for contributions to organizations that sound like police organizations (for example, COPS, Police Expo, Police Auxiliary Fund, etc.). None of these are associated with our own Sheriffs or Fire Departments.

Neither the County Fire Department nor the Sheriff's Department, who serve our community, solicit donations by phone.

There are many other examples of recent scams on the Neighborhood Watch web site.

If you would like to join the Neighborhood Watch, please contact your Block Captain.

Lynda Heran is the Del Cerro area coordinator. She has offered to assist in establishing a Neighborhood Watch group on upper Oceanaire (#41-#62). If you would be interested in being a block captain for that area or participating in a group, please contact Lynda (544-4335) or Al & Kathy Edgerton (544-7390).

Block	Block Captain	Phone Number
Amber Sky	Megan Moore	265-1986
Seacrest & 1-20 Oceanaire	Ray Seager	377-0094
21-40 Oceanaire	Carolyn Moebius	377-7137
41-62 Oceanaire	TBD	TBD
Coveview & Moonmist	Judy Kulis	377-2977
Crestwind	Michael Sherman	541-4589

**ELECTRICAL FIRE ON OCEANAIRE**

On July 14TH (the day after the brush fire below Del Cerro Park), there was an electrical fire in front of the Donegan's home at 42 Oceanaire. The fire was caused by an explosion in an underground vault, burned the foliage above it in their yard and led to a 12-hour power outage in part of the neighborhood. Thanks to the quick response of neighbors with hoses and then firefighters, damage to the Donegan's home was averted.

**STORM DRAIN USER FEE PASSES**

As you probably know, RPV homeowners passed a storm drain user fee to fund repairs to the city's outdated storm drain system by 47 votes. The final vote tally was 2,819 (50.42%) yes and 2,772 (49.58%) no. Ballots were sent to 12,400 property owners and 45% of those voted.

The fees will take effect for the 2006-2007 tax roll, with the first bills included in the November 2006 property tax bills. An estimated \$1.2 million in fees will be generated each year. The fees will continue to be collected annually for the next 30 years, unless the City Council votes to waive or reduce the fees during annual reviews, or is able to find alternative revenue sources, such as the Long Point Resort or other commercial ventures.

**The Appeal Process**

You should have received a letter from the RPV City Clerk that assigns you a yearly Storm Drain User Fee. The key thing to understand is that your fee is based upon a statistical sampling, not on an

actual measurement of your property. The statistics indicate that 41% of the area of the median SFR4 property in RPV is impervious to rain. The city figures your fee by looking up your lot area and then multiplying it by 0.41. If your property has less than 41% impervious area, then you have the right to appeal, and be charged a lower fee.

Here is what you do. Draw a diagram of your lot and include on it things such as house, garage, driveway, sheds, walkways, pools, patios and anything else that sheds rain. Add up the areas of all these objects, and then divide this by the area of your property. If the result is less than 0.41, then your yearly fee will be reduced if you appeal. For example, if you figure your property is only 31% impervious, you should be able to get your storm drain fee reduced by about \$33 per year. The next step is to request an appeal form from the City by contacting Mr. Dennis McLean (telephone: 310-544-5377, fax: 310-544-5291, e-mail: [stormdrainfee@rpv.com](mailto:stormdrainfee@rpv.com)). You will be sent an appeal form with detailed instructions regarding the appeal process.

**PORTUGUESE BEND FUNDRAISING SUCCESSFUL**

The Palos Verdes Peninsula Land Conservancy succeeded in meeting its commitment of raising \$4 million in private donations that, in conjunction with \$13.3 million in federal, state, county and city funds, will be used to acquire 463 acres of Palos Verdes open space from developer Barry Hon. Approximately 424 acres of the total are in the Portuguese Bend area

adjacent to the Del Cerro development. The purchase eliminates forever the threat of development in that area.

The land will be combined with other PV land already preserved and additional land owned by the City of RPV to create a nature preserve of over 1,300 acres. The preserve contains over 20 miles of trails, is a coastal sage scrub habitat, is home to the California gnatcatcher (an Endangered Species) and the cactus wren (a state species of concern), and is a prime reintroduction site for the endangered PV blue butterfly.

The Conservancy raised \$4,287,262 from 1,372 donors, 80% of whom are PV residents. A major donor was the Annenberg Foundation, who agreed to provide a grant to match dollar-for-dollar individual donations up to a total of \$1 million.

Del Cerro residents are well aware of the importance of preserving this open space to maintain the quality of life we have all come to enjoy here. Over 60% of our residents dug deep into their pockets to contribute more than \$150,000 to the acquisition effort during 2005.

The Conservancy is continuing to raise additional funds to create a stewardship endowment to pay for improving trails, clearing non-native plants, planting native growth in the area, and maintaining the open space in perpetuity. (The Conservancy and the City have each committed to providing \$100,000 annually for maintenance.)

In addition, the Conservancy hopes to reach an agreement with another developer, Jim York, to purchase another 218 acres in the Portuguese Bend area, in the very near future. That area, known as Upper Filiorum, is located immediately below Ocean Terrace and Island View developments and wraps around Del Cerro Park, Burrell Lane and Park Place just below the bluff, including the gate entrance into the open space at the end of Crenshaw. (The July fire was primarily on York's property.) That acquisition is expected to cost another \$8.5 million to \$9.175 million, of which the Conservancy will try to raise an additional \$2 million in private donations. That effort, if successful, would complete the preservation of over 1,500 acres of open space on the peninsula.

Land Conservancy control over that area would provide an additional measure of fire safety for Del Cerro residents, as the Conservancy is careful to

maintain its properties consistent with Fire Department requirements and is committed to maintaining sufficient brush clearance zones for fire protection.

#### POINT VIEW PROJECT STATUS

Developer Jim York of York Long Point Associates has applied to the City of RPV to approve a project known as Point View. The project consists of a residential planned unit development of single-family homes on a 94-acre site. The development is located north of PV Drive South, west of the Portuguese Bend Community and Wayfarers' Chapel, east of the Upper Abalone Cove Community, and is directly below the bluff behind the Ocean Terrace development and Mc Bride Trail.

Approximately 60 of the 94 acres fall within RPV's Landslide Moratorium Area. York is requesting that the 60 acres be excluded from the moratorium area.

A draft environmental impact report (EIR) was submitted to evaluate the environmental impacts deemed by the City to be significant and possible ways to mitigate the impacts. The EIR addresses likely impacts to plant and animal habitats, geology and soils, potential water flow, fire protection, and traffic patterns in the area, among numerous other impacts.

The RPV City Council held a public hearing to receive public feedback on the EIR on September 6th. Over 120 residents attended the meeting, overflowing the City Council chambers, the Fireside Room, and the hallways at Hesse Park Community Center. Speakers voiced numerous concerns with the completeness of the EIR, including concern that the geology of the area had not been analyzed to a sufficient depth to enable a full understanding of the structure of the slide planes in the area, that the large amount of grading required (said by the developer to be up to 4 million cubic yards) may destabilize the land, which is located only 600 feet from the Abalone Cove landslide area, that the impact of water run-off into surrounding developments had not been analyzed (including the run-off flow beneath PV Drive South and the impact of resultant erosion below PV Drive South and through Abalone Cove Park), that the emergency route proposed by the developer for Point View's use

is barred from such use by a recent court order, and other significant issues.

The issues raised by the public in that meeting as well as written input received by the City will be addressed in a Final EIR to be submitted for comment early next year. That document will be the subject of additional public hearings, and if accepted by the City Council, will be used to determine whether the 60 acres should be excluded from the moratorium and be considered for development. A decision on the moratorium exclusion is scheduled to be made by next May.

Decisions made in this case will likely set precedents for consideration of future moratorium exclusion requests and potential building in or near known landslide areas in RPV. They will shape the City's approach to risk management of development in marginally stable areas, and therefore are important to all citizens of RPV.

Copies of the Draft EIR are available at the RPV Planning Department, Hesse Park Community Building, Miraleste Library, PVP Main Library, and online at <<http://www.palosverdes.com/rpv/planning/pointvieweir/index.htm>>.

The Point View project (also known as Lower Filiorum) is not part of the York land that the City and Land Conservancy are currently negotiating to acquire to add to the Portuguese Bend open space preserve. The open space area (Upper Filiorum) is adjacent to, but north and east of the Point View property.

#### UPCOMING CITY ELECTIONS - CANDIDATE FORUMS

As you are aware, elections for two RPV City Council positions will be held in early November.

The RPV Council of Homeowners Associations and the League of Women Voters of PVP will jointly hold a candidate forum on October 26<sup>TH</sup> from 7 PM - 9 PM at Hesse Park. The candidates will answer questions on topics of interest to RPV citizens.

There will also be a reception for two of the candidates, Larry Clark and Peter Gardiner, on October 15<sup>TH</sup> for residents of Island View, Del Cerro, Ridgecrest and Ocean Terrace. We will notify the neighborhood of the place and time as soon as it has been determined.

We will continue to send out notices of other candidate forums and receptions to Del Cerro residents on our e-mail list as soon as we hear about them. There are many important issues right now in our city, and these events are great ways to hear how the candidates would approach them if elected.

#### E-MAIL ADDRESSES

The DCHOA is currently updating our listing of resident phone numbers and e-mail addresses. If you would like to receive an electronic copy of the directory, please make sure we have your most recent e-mail address. We hope to be able to communicate much more frequently and quickly with you on upcoming events by e-mail than we have previously been able to when delivering notices door-to-door. As you know, these lists are only for the private use of our neighborhood. Thank you for your consideration of this matter.

#### DUES

So far, 84 of our residences have paid their dues of \$50 for the July 2005 - June 2006 fiscal year. We'd appreciate for others to send their dues as soon as possible to:

Del Cerro Homeowners Association  
PO Box 3704  
Palos Verdes, CA 90274

#### NEW NEIGHBORS

Please welcome our new neighbors Gigi and Tom Villardi at 25 Crestwind, and Shun and Etsko Takemura at 6 Moonmist. We hope you will join us in our upcoming activities.

#### PUDDLE AT DEL CERRO ENTRANCE

You have probably noticed the persistent puddle of water at the entrance to Del Cerro. It appears to be caused by tree roots pushing the asphalt upward, creating a dam that doesn't allow run-off water to flow out of the development and on down Crenshaw Blvd. - as well as posing a hazard for walkers who might trip on the uneven pavement. We are contacting the City staff to see if the problem can be fixed. We'll update you in the next newsletter.

## UPCOMING HOLIDAY PARTY

Mark your calendars. Our annual holiday party will be held on December 11, at 2:00 PM at Tallichet's on Lunada Bay. Tallichet's is located where Viva La Pasta used to be. It's about a 10-minute drive from Del Cerro. The Board plans to arrange rides for anyone who would like one. We're hoping for a really good turn-out. We'll send out more information after we've pinned down the details.

Tallichet's on Lunada Bay  
2325 Palos Verdes Drive West,  
Palos Verdes Estates, CA, 90274,  
(310) 541 0920  
<<http://www.tallichets.com/>>

## DCHOA BUDGET

We will include the Del Cerro Homeowners Association budget in the next newsletter.

## Calendar

**October 15, 2005**

*Time and location TBD.*

Reception for Larry Clark and Peter Gardiner for Island View, Del Cerro, Ridgecrest and Ocean Terrace Residents.

**October 26, 2005**

7 - 9 PM, Hesse Park

City Council Candidate Forum hosted by the RPV Council of Homeowner Associations and the League of Women Voters of PVP.

**December 11, 2005**

2:00 PM, Tallichet's on Lunada Bay  
Del Cerro Holiday Party

## Please Communicate With Your Board

If you'd like to join the Board, have a neighborhood question, or have any ideas for future newsletters, please contact a board member. We plan to meet around the middle of each month. If anyone would like to attend a board meeting to raise an issue, feel free to contact a board member to find the date of the next meeting and to place your item on the agenda.

Tom Chrien -	541-6772 or <a href="mailto:tchrien@mac.com">tchrien@mac.com</a>
David Seo	544-9218 or <a href="mailto:davidandcindy_seo@hotmail.com">davidandcindy_seo@hotmail.com</a>
Arnfinn Velken	541-4077 or <a href="mailto:velken@prodigy.net">velken@prodigy.net</a>
Miriam Varend	377-9188 or <a href="mailto:varend@earthlink.net">varend@earthlink.net</a>
Char French	541-9877 or <a href="mailto:charfr@aol.com">charfr@aol.com</a>
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*Pancake breakfast photo provided by the City*