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News

City Hall-Hired Firm Says Most, And Probably All, Of Loynes South Parcel Isn't Wetlands; Same Firm Is Preparing EIR For 2nd/PCH Project

(Oct. 9, 2009) -- A firm hired by LB city management has concluded that most and probably all of the Loynes-South parcel (6400 Loynes Dr. between Los Cerritos Channel and mobile home estates) cleared of vegetation by bulldozers in March without permits by Sean Hitchcock (who acquired the property from a Tom Dean-LLC) isn't wetlands.



Photo shows property immediately after land clearing

The story was first reported late yesterday (Oct. 8) by Dave Wielenga on *TheDistrictWeekly.com* and by Joe Segura on *Press-Telegram.com* [we're not certain who had it first].

LBReport.com adds this additional factoid: the same firm -- PCR Services Corporation (further below) -- whose report concludes that most and likely all of the parcel isn't wetlands is the same firm that is preparing the Environmental Impact Report for the 2nd St/PCH project (site of current Seaport Marina hotel).

City staff disclosed the latter fact when responding to an audience question during an Oct. 7 community meeting/EIR scoping meeting on the 2nd St/PCH project (event attended by **LBReport.com**).

Joe Sopo says:
Truck I

The **JOE SOPO**

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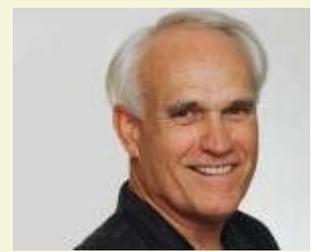
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To view the PCR report on the Loynes-South parcel, [click here](#).

**Mike Kowal, Realtor
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PCR's Loynes-South report was prepared in connection with a Zoning Administrator Hearing scheduled for Oct. 12 at 2 p.m.. in the City Council Chamber in which property owner Hitchcock is seeking approval to allow the import of roughly 1,000 cubic yards of soil to re-establish and maintain the cap over the existing landfill in response to California Coastal Commission Emergency Permit 5-09-068-G and is also requesting approval to allow weed abatement to comply with an Lbfd order.

Reaction is pending and will be added here as received.

PCR's website says in pertinent part that the firm "arms our clients in industry, the development and institutional communities, and all levels of government with a comprehensive portfolio of environmental planning, science, engineering and management tools...We thrive in complex environments congested with multiple stakeholders and parties at interest. Because we believe in solutions over paper, we make our clients' interests happen."

The firm has offices in Santa Monica, Pasadena and Irvine; its report was prepared by its OC office.

Mr. Hitchcock indicated in March that he cleared the property to comply with a weed abatement notice of which he had been informed by Mr. Dean prior to the sale. **LBReport.com** photos below show the site after the land clearing was halted.





Wetlands advocates and neighbors have held periodic vigils at the site to urge remedies against Mr. Hitchcock. They have said the land is wetlands and have urged full restoration of the property to its prior vegetated (and animal populated) condition.

When the land clearing began, wetlands advocates and neighbors almost immediately alerted City Hall...but watched in anger and frustration as the land clearing continued (through part of one day and into the next) until ended by a city management enforced stop work order.

Adding to their anger: asphalt was trucked to the site from the City-owned Public Service Yard and piled in a visible heap (visible in top photo in this article). The asphalt pile was removed from the site and trucked back to the Public Service Yard at Mr. Hitchcock's expense a few days later.

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