

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Filed: 5/22/01  
49th Day: 7/10/01  
180th Day: 11/18/01  
Staff: AM-LB *AM*  
Staff Report: June 28, 2001  
Hearing Date: July 10, 2001  
Commission Action:

**Item Tu 9g****STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-01-139

**APPLICANT:** Timothy and Nancy Haldeman

**AGENT:** Jonathan Stout

**PROJECT LOCATION:** 1138 Las Pulgas Road, Pacific Palisades, City and County of Los Angeles

**PROJECT DESCRIPTION:** Demolition of the existing 3,500 square foot single family home and construction of a two-story, 28-foot high (32 feet above finished grade), 7,807 square foot single family home with two attached two-car garages, on a 29,010 square foot lot. The project includes retaining walls, a pool, pool house, and 1,636 cubic yards of remedial grading and 901 cubic yards of export. Grade beams, spread footings, and 34 concrete piles will support the proposed home and pool house.

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**SUMMARY OF STAFF RECOMMENDATIONS**

Staff is recommending approval with conditions that relate to drainage and erosion control and landscaping for the project to be found consistent with Section 30240, 30251, and 30253 of the Coastal Act. The applicant agrees with the recommended conditions.

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**LOCAL APPROVALS RECEIVED:**

1. City of Los Angeles Planning Department, Approval in Concept #2001-851, February 22, 2001
2. City of Los Angeles, Department of Building and Safety Soils and Geology Approval Letter

**SUBSTANTIVE FILE DOCUMENTS:**

1. Limited Geologic and Soils Engineering Investigation, Proposed New Residence, Swimming Pool/Spa, Cabana, and Retaining Walls, Subsurface Designs Inc., March 13, 2001

**I. MOTION, STAFF RECOMMENDATION AND RESOLUTION:**

Staff recommends that the Commission make the following motion and adopt the following resolution:

**MOTION:**

*I move that the Commission approve Coastal Development Permit #5-01-139 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. STANDARD CONDITIONS:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be

pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. **SPECIAL CONDITIONS**

#### 1. **Conformance of Design and Construction Plans to Geotechnical Reports**

A. All final design and construction plans, grading plans, erosion and drainage control plans, and foundation plans shall be consistent with all recommendations contained in Geologic and Soils Engineering Investigation PIN #3690 by Subsurface Designs Inc., March 13, 2001 and the requirements of the City of Los Angeles Department of Building and Safety, Soils/Geologic review letter Log #33289, April 5, 2001. Such recommendations shall be incorporated into all final design and construction plans.

B. **Prior to Issuance of the Coastal Development Permit**, the applicant shall submit evidence to the Executive Director of the consultants' review and approval of all final design and construction plans. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal development permit.

C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### 2. **Erosion and Drainage Control**

A. The applicant shall incorporate and carry out all erosion and drainage control plans as submitted and proposed. Any deviation from the proposed erosion and

drainage control plans shall require an amendment to this coastal development permit or a new coastal development permit.

**B. Prior to Issuance of the Coastal Development Permit**, the applicant shall submit, for the review and approval of the Executive Director, a written agreement indicating where all excavated material will be disposed and acknowledgement that any construction debris disposed within the coastal zone requires a separate coastal development permit or amendment to this coastal development permit.

**3. Landscape Plan**

**A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for the review and written approval of the Executive Director, a final landscaping plan. The landscaping plan shall include all areas on the subject lot. The plan shall be prepared by a licensed landscape architect and incorporate the following criteria: (a) The applicant shall not employ invasive plant species, which tend to supplant native species (See Exhibit #7 for a list of invasive plant species). (b) All landscaping on the sloped portions of the site shall consist of either native or drought tolerant plant species. (c) The plantings established shall provide 90% coverage within 90 days. (d) All required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

1) The plan shall include, at a minimum, the following components:

(a) A map showing the type, size, and location of all plant materials that will be on the developed site, topography of the developed site, and all other landscape features, and

(b) A schedule for installation of plants.

**4. Pool Monitoring**

**A. Prior to Issuance of the Coastal Development Permit**, the applicant shall submit, for the review and approval of the Executive Director, a written plan to mitigate for the potential of leakage from the proposed pool. The plan shall, at a minimum provide: 1) a separate water meter for the pool to allow separate monitoring of the water usage for the pool and the home; 2) identify the materials, such as plastic linings or specially treated cement, to be used to waterproof the underside of the pool to prevent leakage, and information regarding past success rates of these materials; 3) identify methods used to control pool drainage and to prevent infiltration from drainage and maintenance activities into the soils of the applicant's and neighboring properties; 4) identify normal and expected water consumption by the pool; and 5) provide an automatic cut-off of water to the pool if water use in a three hour period exceeds the normal and expected flow. The cut-

off shall have an override control of up to two hours to allow for the maintenance and cleaning of the pool.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### IV. Findings and Declarations

The Commission hereby finds and declares:

##### A. Project Description and Location

The proposed project is for the demolition of the existing 3,500 square foot single family home and construction of a two-story, 28-foot high (32 feet above finished grade), 7,807 square foot single family home with two attached two-car garages, on a 29,010 square foot lot. The project includes retaining walls, pool, pool house, and 1,636 cubic yards of remedial grading and 901 cubic yards of export. Grade beams, spread footings, and 34 concrete piles will support the proposed home and pool house (See Exhibits).

The project site is located approximately two miles inland of Will Rodgers State Beach within a developed residential community (Exhibit #1). The subject lot is irregularly shaped, consisting of a 100-foot long access driveway and a triangular shaped building pad, which slopes to the south and east (Exhibit #2). The slopes descend 55 to 85 feet toward neighboring properties and Maroney Lane. The slope ratios onsite range from 4:1 (14°) to 1½:1 (33°).

##### B. Hazards to Development

The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damages. Such hazards common to this area include landslides, erosion, flooding, and wildfires. The subject property is located above and on a sloping hillside lot (Exhibit #5 & #6). There are no existing or ancient landslides on or near the site as located on the City of Los Angeles Geologic Map. The proposed project consists of the demolition of the existing single family home and the construction of a new 7,807 square foot single family home. Included in the project is 1,636 cubic yards of remedial grading (removal and recompaction) 901 cubic yards of export, retaining walls, a pool, and pool house.

Section 30253 states in part:

*New development shall:*

*(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The applicant has provided a geology and soils report from the consulting firm of Subsurface Designs Inc. dated March 13, 2001. The applicant has also received a geology/soils approval letter from the Grading Division of the City of Los Angeles, Department of Building and Safety indicating that the geotechnical reports are acceptable provided that the City's recommendations are complied with during site development.

The proposed project, as submitted by the applicant, is described in the Geotechnical Engineering and Soils Reports by Subsurface Designs Inc. Subsurface testing was conducted by hand-digging seven test pits on the subject site. The pits reached a depth of between 4½ to 10 feet. Lab tests and classifications were performed on the ring samples taken from borings of the test pits. The samples from the test pits revealed that a wedge of earth fill placed during past grading underlies the flat portion of the subject property. The fill ranges from 2 to 9 feet thick, with the thickest fill located in the southern margin of the pad (Exhibit #6). The earth fill was found to have an "abrupt" contact with underlying bedrock.

The bedrock, located below the earth fill material, was found to be of the lower Modelo Formation (Mml) of the Miocene geologic age. Subsurface Designs Inc. describes the bedding as continuous, well defined, and undulatory.

The Geologic and Soils Engineering Investigation states:

*Unstable geologic conditions were not observed during field mapping and reconnaissance of the area. The referenced maps indicate no known landslide structures within or immediately adjacent to the subject property that would adversely affect the stability of the site.*

*In bedded formations, the degree and direction of bedding plane dips is critical to site stability. Sliding can occur along bedding planes that are inclined out of graded cut or natural slopes in an unsupported manner. As depicted on the attached Geologic Cross-Section A-A', B-B', C-C', and D-D', Plates B-1 through B-4, bedding projects into the descending slope areas, a condition favorable for continued gross bedrock stability of the site.*

*Slope stability analysis on Section A-A', B-B', C-C', and D-D' calculates a factor of safety in excess of the code required 1.5. Surficial stability for the subject site was also calculated to be in excess of 1.5.*

The Geologic and Soils Engineering Investigation concludes by stating:

*It is the professional opinion of this office that the proposed construction is feasible provided that the recommendations contained herein are followed. In addition, all applicable elements of the City of Los Angeles Building and Safety Codes shall be followed.*

The factor of safety in excess of 1.5 demonstrates that, by a geotechnical standpoint, the subject site, supported by a pile and grade beam foundations as well as conventional footings, is geologically stable. The 1.5 factor of safety is the generally accepted factor of safety among geotechnical engineers as the minimum value required ensuring slope stability. The geotechnical report states that the proposed development is considered feasible from a geotechnical engineering standpoint provided their recommendations are incorporated into the development plans. Therefore, the foundation system should assure stability of the site consistent with Section 30253 of the Coastal Act if the project is carried out in accordance with the recommendations set forth in the geotechnical reports and the City of Los Angeles, Department of Building and Safety.

1. Conformance with Geotechnical Recommendations

Recommendations regarding the design and installation of the single family home, foundation system, retaining walls, pool, pool house, grading, and drainage system have been provided in a geologic and soil engineering report and review by the City of Los Angeles Department of Building and Safety submitted by the applicant, as referenced in the above noted final reports. Adherence to the recommendations contained in these reports is necessary to ensure that the proposed single family home, pool, pool house, grading, retaining walls, and pile and grade beam system assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requires the construction of protective devices that would substantially alter natural landforms.

Therefore, Special Condition #1 requires the applicant to conform to the geotechnical recommendations by Subsurface Designs Inc. in their report entitled Limited Geologic And Soils Engineering Investigation PIN# 3690, dated March 13, 2001. The applicant shall also comply with the recommendations by the City of Los Angeles Department of Building and Safety, Geologic/Soils Review Letter #33289, April 5, 2001.

2. Erosion Control Measures

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion via rain or wind could result in possible acceleration of slope erosion and landslide activity. The geotechnical report indicates that drainage within the site comprises essentially of sheet flow runoff of precipitation derived primarily within property boundaries. The applicant has submitted a temporary and permanent drainage and erosion control plan that demonstrates that temporary erosion will be controlled by incorporating a line of sandbags, check dams, and silt fences. The plan also includes the

protection of all storm drain inlets from construction debris and sedimentation. The permanent drainage system proposed by the applicant directs runoff water to the street and not across the subject property. The drainage plan includes the installation of six-inch area drains and 12-inch catch basins connected by six-inch and eight-inch p.v.c storm drainpipe (Exhibit #3). This system is distributed throughout the subject property (Exhibit #5).

The subject site could be susceptible to erosion and/or earth movement without an adequate temporary and permanent drainage control plan. The applicant has proposed a plan to mitigate for the increases of construction debris and erosion as well as the increase in impermeable surfaces do to the construction of the home, pool, and pool house. However, the Commission must ensure that such proposals are incorporated into the finished project. Therefore, special Condition #2 requires the applicant to incorporate and carry out all erosion and drainage control plans as submitted and proposed. Special Condition #2 further requires the applicant to dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment to CDP 5-01-139 or a new coastal development permit. The applicant shall follow both temporary and permanent erosion control measures to ensure that the project area is not susceptible to excessive erosion.

### 3. Jacuzzi/Fountain Monitoring

The applicant has proposed to construct a pool in the rear yard area between the proposed single family home and the proposed pool house (Exhibit #5). Ground water from leakage and splashing of the proposed pool can contribute to an acceleration of slope erosion and possible landslide/sloughing activity. Possible impacts from these structures are leakage into the subsurface, spillage, and maintenance activities that could create instability within the hillside.

It is for this reason that the Commission imposes Special Condition #4 that requires the applicant, prior to issuance of the coastal development permit, to submit a written plan to mitigate for the potential of leakage from the proposed pool. The plan shall include separate water meters for the pool and the home. Separate water meters will help in determining whether there is a leak in pool structures. An automatic cut-off, similar to that of irrigating landscaping on bluffs, shall be incorporated in the pool system if water uses exceed that of normal and expected uses in a three hour period. This shall ensure that if a break were to occur beneath the surface, without the knowledge of the property owner/resident, the water flow will be terminated. An override period of no more than two hours is allowed for routine maintenance and cleaning. The applicant shall provide the materials that will be used to waterproof the underside of the pool and past success rates of such materials. Also, the applicant shall submit final drainage plans that demonstrates where spill water and water from maintenance activities will be contained and diverted. The applicant shall incorporate such a drainage plan in the overall drainage plan of the property.

#### 4. Landscaping

Implementing a landscaping plan that requires intensive watering is a major contributor to accelerated slope erosion, landslides, and sloughing, which could necessitate protective devices. The subject property currently contains a mixture of grasses, ivy, shrubs and native shrubs, and scattered trees as indicated in the applicant's geotechnical report. The geotechnical report indicates that there is a potential for future erosion and/or soil slippage if the slopes of the property are not protected with adequate ground cover. The report states:

*The potential for future erosion and soil slippage still exists, therefore, it is recommended that slope areas be planted with an erosion retardant ground cover adhering to the following criteria:*

- *Is effective in preventing surface erosion*
- *Is drought resistant*
- *Has a relatively low surface mass weight*
- *Requires a minimum of maintenance by owner*
- *Has a low irrigation demand*

The applicant has proposed to landscape 5,985 square feet of his property. 10,885 square feet of the property will remain as unimproved area, retaining the existing vegetation on the site. Most of the landscaped areas appear to be located in the southern and southwestern portions of the subject property (Exhibit #5). This portion of the lot slopes away from the flat area toward Maroney Lane to the South. The applicant has not, however, stated what plant species he intends to use in the landscaping plan. As previously mentioned, landscaping with plant species that require constant watering can lead to slope erosion and creates a potential for earth movement.

To ensure that the project maintains drought tolerant vegetation, Special Condition #3 is required by the Commission. Special Condition #3 requires the applicant to submit a landscaping plan for the review and approval of the Executive Director. The plan requires the applicant to plant either native or drought tolerant vegetation on all sloped portions of the site. Drought tolerant and/or native plants are used because they require little to no watering once they are established (1-3 years), they have deep root systems that tend to stabilize the soil, and are spreading plants that tend to minimize erosion impacts of rain and water run-off. The plantings shall provide 90% coverage within 90 days and the plantings shall be maintained in a good growing condition for the prevention of exposed soil which could lead to erosion and possible earth movement. Special Condition #3 further prohibits the planting of invasive plant species which tend to supplant or dominate other plant species or does not allow for the establishment of other plant species (in this case native or drought tolerant species). A list of invasive plant species is shown as Exhibit #7 of this report. Such plants are restricted in the landscaping plan because of the possibility that the drought tolerant/native plant species would eventually be supplanted or more importantly would not become established at all.

**C. Visual Impacts/Landform Alteration**

Section 30251 of the Coastal Act states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance the visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The Coastal Act protects public views. In this case the public views are generally visible from Topanga State Park to the hillsides, canyons and Santa Monica Mountains of Pacific Palisades and from the surrounding neighborhood to the ocean. In this particular case, the subject property is not visible Will Rodgers State Beach or Topanga State Park. It is also not located in an area that could potentially block public views to either of these vantage points.

The project is located approximately two miles inland of Will Rodgers State Beach and Pacific Coast Highway (Exhibit #1). Eight privately owned lots with single family homes border the subject site. The project site is not visible from Topanga State Park and it does not impact coastal views to or from the ocean and Pacific Coast Highway.

Section 30251 also requires all permitted development to minimize alteration of natural landforms. The project site is a sloping hillside lot in a developed neighborhood of the Pacific Palisades. The subject site has been previously graded for the construction of the existing single family home. As indicated in the geotechnical report, the subject property is underlain with between two and ten feet of earth fill (Exhibit #6).

The proposed project includes 1,636 cubic yards of remedial grading (removal and recompaction) as required by both the City of Los Angeles, Department of Building and Safety and the geotechnical consultant. The grading consists of the removal of the earth fill and recompaction to create a stable building pad. In addition to the remedial grading, the applicant proposes to remove and export 901 cubic yards of earth. The Commission finds that, although the project is on a hillside lot and grading will cut partially into the slope, the project site minimizes grading for the proposed structures and therefore minimizes the alteration to the hillside. The project is also not visible from any public viewpoint from or to the ocean or Topanga State Park. As previously indicated the subject property is irregularly shaped and is bordered by eight separate, privately owned properties with single family homes (Exhibit #2). Therefore, the proposed project can take place by minimizing the alteration of natural landforms and protecting public views. Thus, the project as proposed is found consistent with Section 30251 of the Coastal Act. The proposed project is also consistent and in scale with the surrounding neighborhood.

**F. Sensitive Habitat**

Section 30240 of the Coastal Act states:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- (b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

The Commission has found that certain coastal bluffs and canyons in the Pacific Palisades area and Santa Monica Mountains are classified as Environmentally Sensitive Habitat Areas. Typically these areas are undeveloped and include extensive, connected habitat areas that are relatively undisturbed. The subject property is located on the southwestern edge of the Santa Monica Mountains (Exhibit #1). The subject area is located in a developed, subdivided location where homes, roadways, and urban landscaping have impacted habitat. The subject property is not located within a habitat corridor. For this reason, the Commission finds that the proposed project will not affect a sensitive habitat area. The Commission does, however, encourage the applicant to incorporate native vegetation in the landscaping plan as indicated in Special Condition #3.

**H. Local Coastal Program**

Section 30604 (a) of the Coastal Act states:

*Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).*

In 1978, the Commission approved a work program for the preparation of Local Coastal Programs in a number of distinct neighborhoods (segments) in the City of Los Angeles. In the Pacific Palisades, issues identified included public recreation, preservation of mountain and hillside lands, and grading and geologic stability.

The City has submitted five Land Use Plans for Commission review and the Commission has certified three (Playa Vista, San Pedro, and Venice). The City is currently in the planning stages of writing a draft Land Use Plan for Pacific Palisades. In the early seventies, a general plan update for the Pacific Palisades had just been completed. When the City began the LUP process in 1978, with the exception of two tracts (a 1200-

acre tract of land and this approximately 300-acre tract) which were then undergoing subdivision approval, all private lands in the community were subdivided and built out. The Commission's approval of those tracts in 1980 meant that no major planning decisions remained in the Pacific Palisades. The tracts were A-381-78 (Headlands) and A-390-78 (AMH). Consequently, the City concentrated its efforts on communities that were rapidly changing and subject to development pressure and controversy, such as Venice, Airport Dunes, Playa Vista, San Pedro, and Playa del Rey.

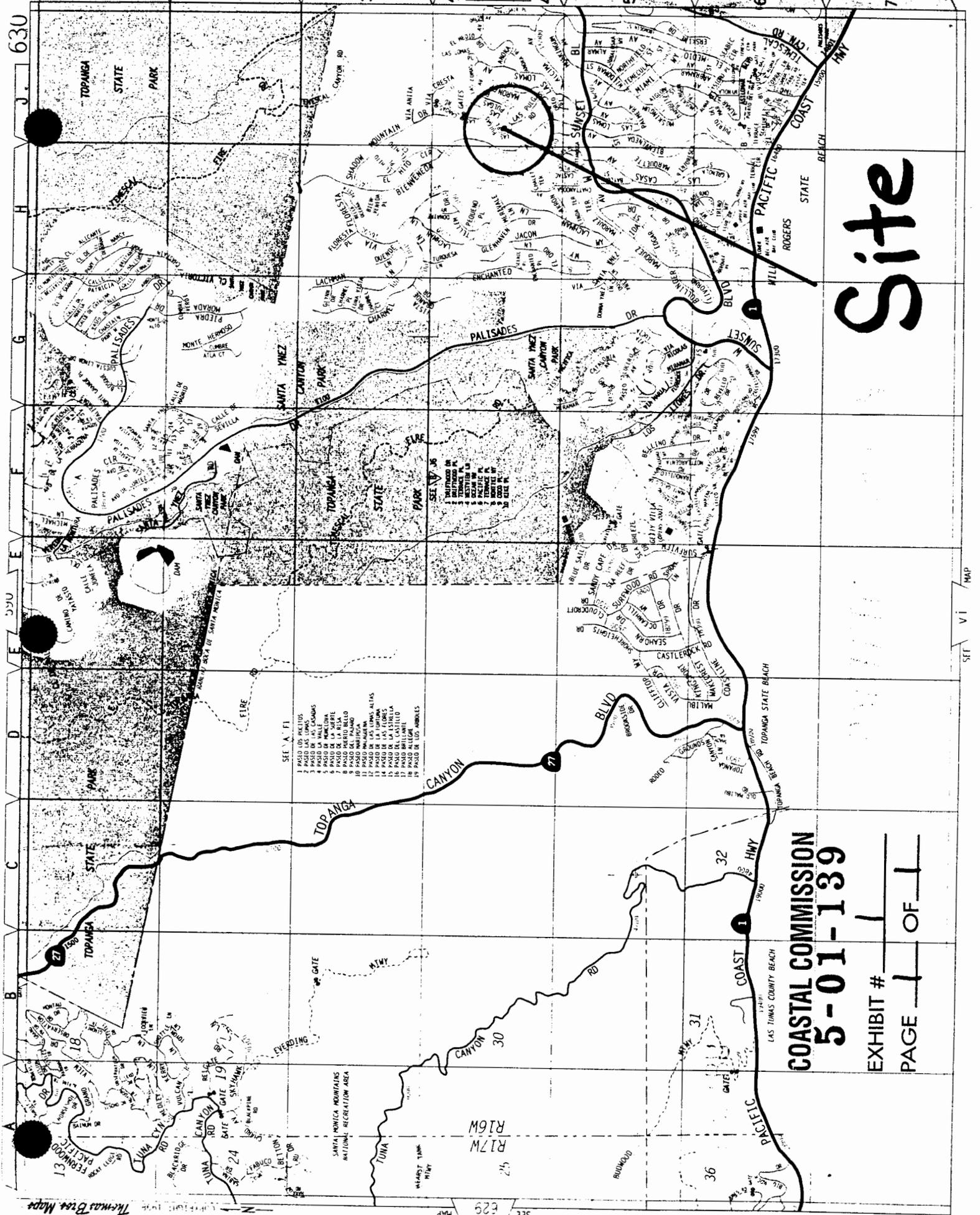
As conditioned, to address Section 30240, 30251, and 30253 of the Coastal Act, the approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program in conformity with Chapter 3 of the Coastal Act. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

**I. California Environmental Quality Act**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project as conditioned is found to be consistent with the Chapter 3 policies of the Coastal Act. As explained above and incorporated herein, all adverse impacts have been minimized and the project, as proposed, will avoid potentially significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with the requirements of the Coastal Act and CEQA.

End/am



# Site

**COASTAL COMMISSION**  
**5-01-139**

EXHIBIT # 1  
 PAGE 1 OF 1

- SEE "A" F1
- 1 PASO LOS ANGELES
  - 2 PASO LAS LOMAS
  - 3 PASO DE LA VALLA
  - 4 PASO DE LA RISA
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Thomas Beer Maps

SEE E29 MAP

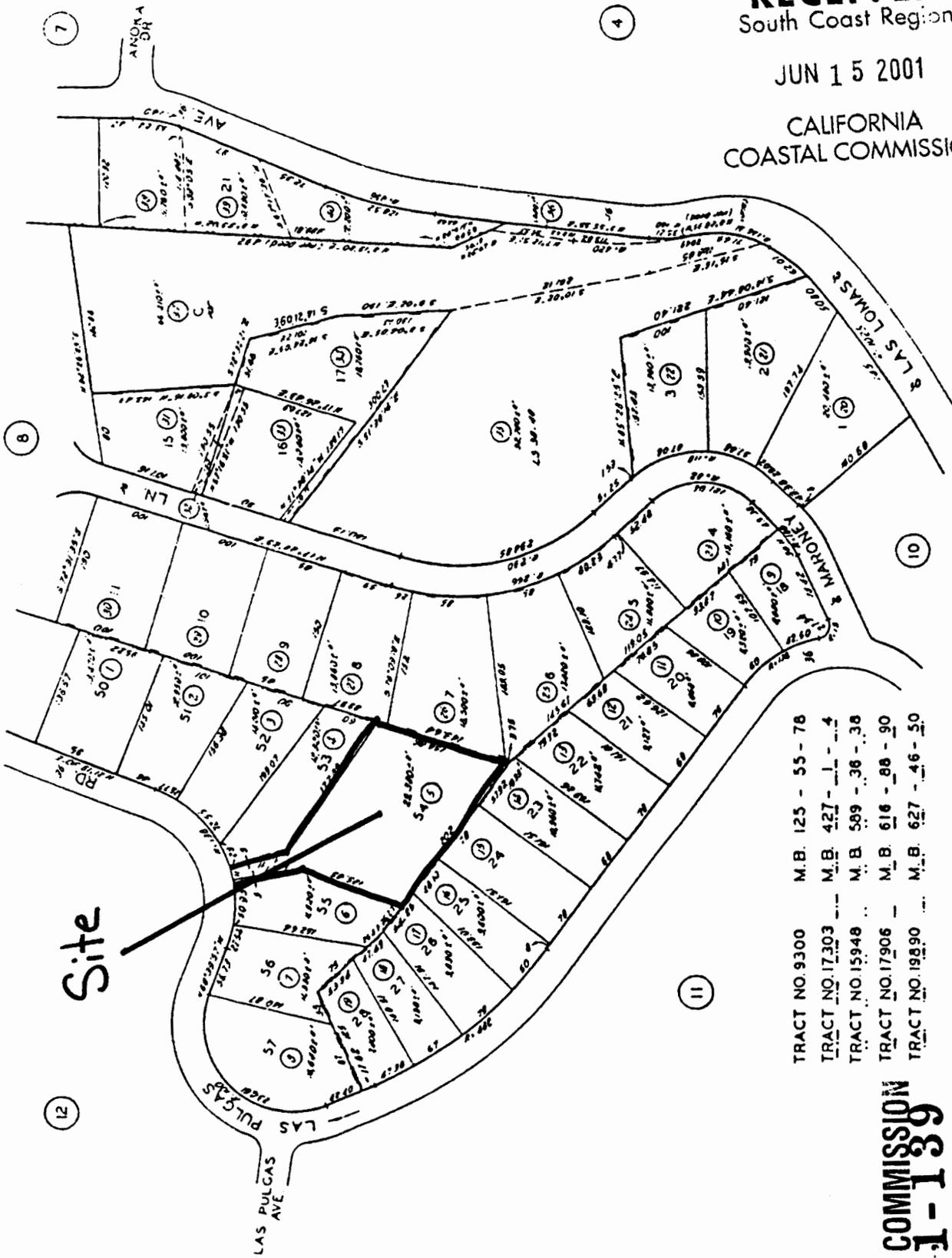
SET VI MAP

**RECEIVED**

South Coast Region

JUN 15 2001

CALIFORNIA  
COASTAL COMMISSION



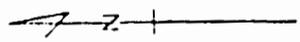
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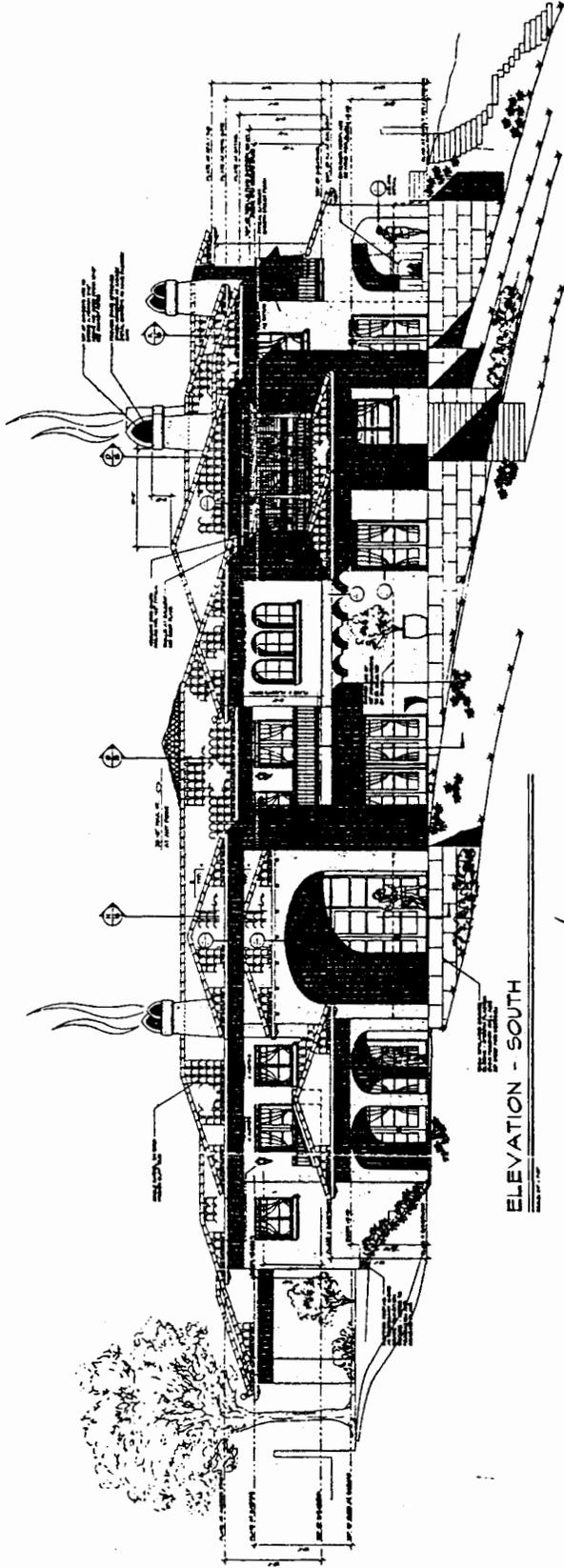
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COASTAL COMMISSION  
**5-01-139**

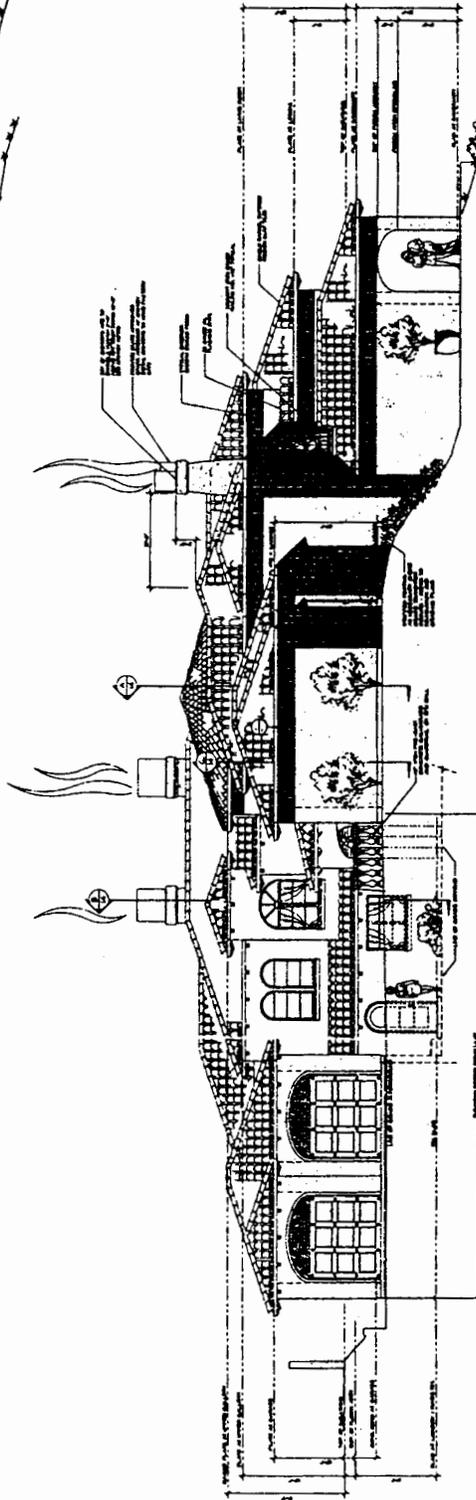
EXHIBIT # 2  
PAGE 1 OF 1

4420 9  
100'





ELEVATION - SOUTH



ELEVATION - WEST

COASTAL COMMISSION

5-01-139

EXHIBIT # 3

PAGE 1 OF 2

TIM AND TAMMY HALDEMAN  
1111 LA PALMA  
FARM PALMDALE CA

Jonathan Stout  
3840 ONE CENTER WAY  
MILPITAS CALIFORNIA 95035  
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FAX (408) 951-1111

REVISIONS  
DATE BY

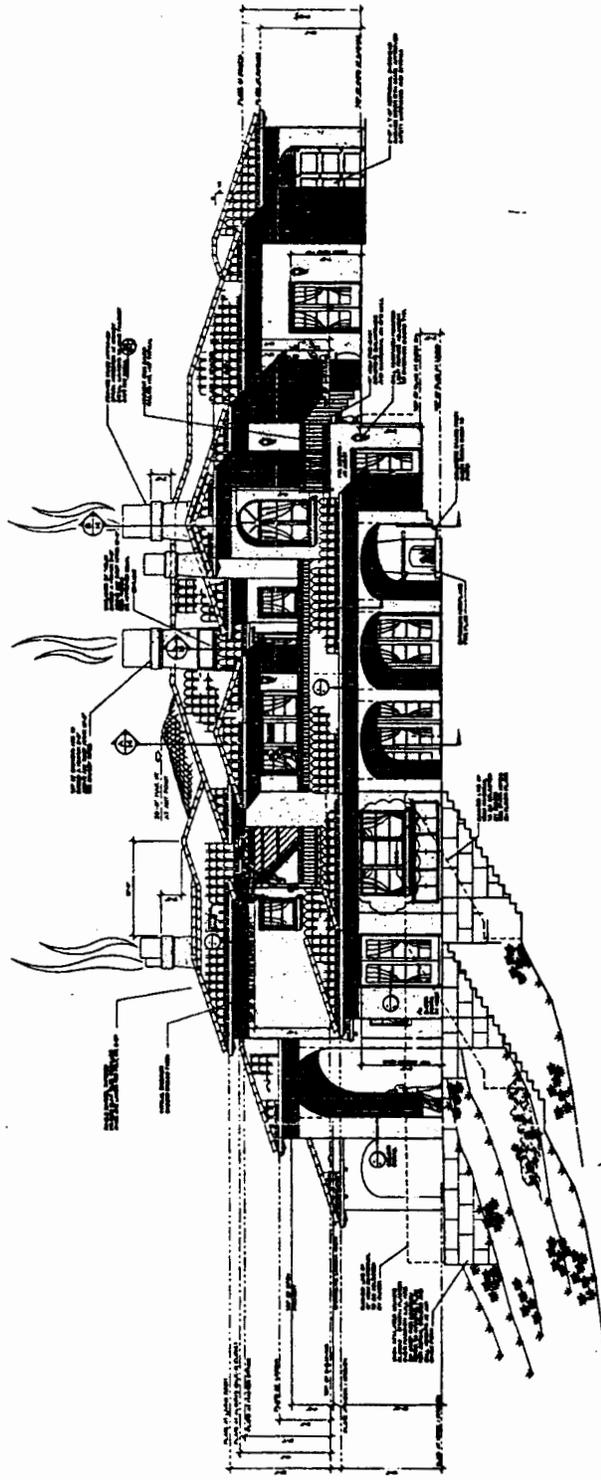
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JOB NO.  
SHEET NO.  
11

TIM AND TAMMY HALDEMAN  
1124 LA PALMA  
MORNING HAVEN, CA

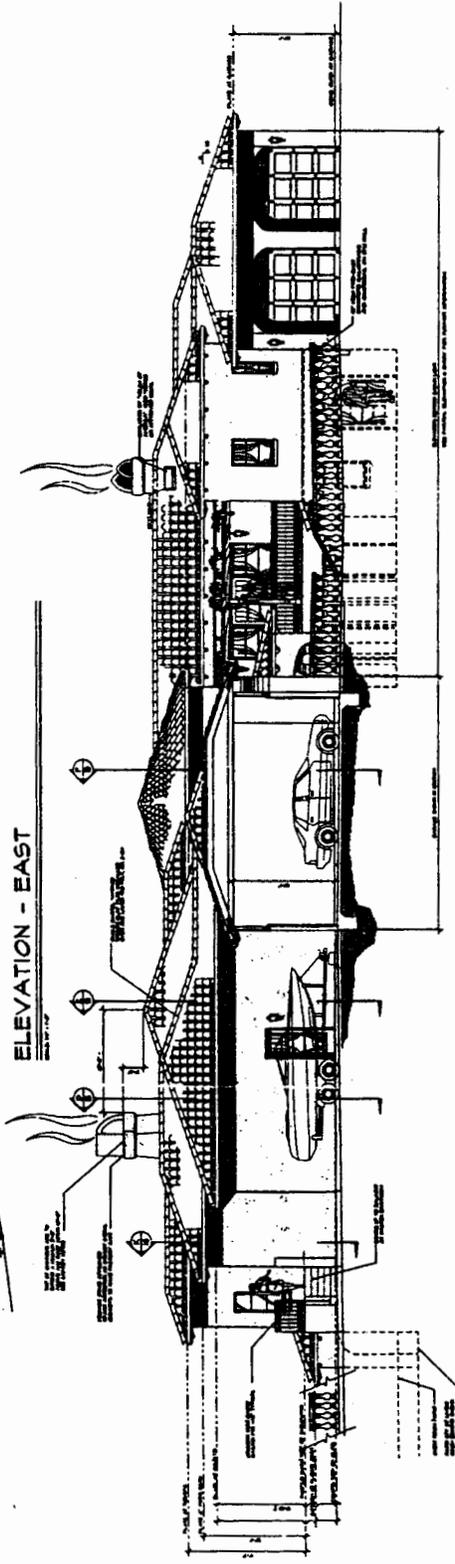
Jonathan Stout  
1000 GARDEN WAY  
SAN FRANCISCO, CA 94109  
415 775 1111

DATE	REVISIONS

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DATE  
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CHECKED BY  
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OF SHEETS



ELEVATION - EAST



ELEVATION - NORTH

COASTAL COMMISSION

5-01-139

EXHIBIT # 3

PAGE 2 OF 2

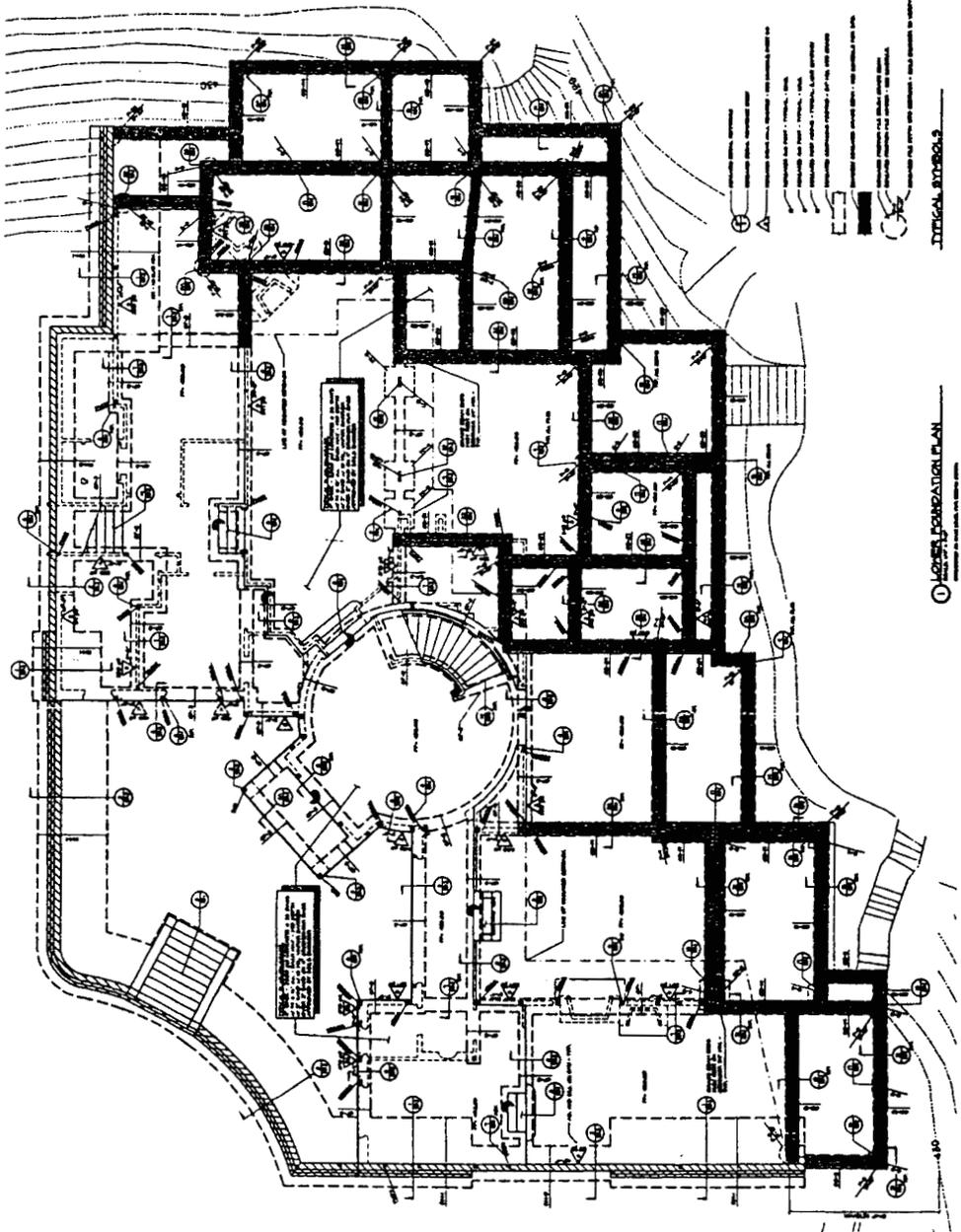
# Pile and Grade Beam

**FOUNDATION NOTES:**

1. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
2. THE FOUNDATION SHALL BE CONSTRUCTED ON THE EXISTING GRADE UNLESS OTHERWISE NOTED.
3. ALL FOUNDATION ELEMENTS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. ALL FOUNDATION ELEMENTS SHALL BE REINFORCED WITH STEEL UNLESS OTHERWISE NOTED.
5. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST CORROSION BY AN APPROPRIATE METHOD.
6. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST FROST DAMAGE BY AN APPROPRIATE METHOD.
7. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST SETTLEMENT BY AN APPROPRIATE METHOD.
8. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST SLIDING BY AN APPROPRIATE METHOD.
9. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST UPLIFT BY AN APPROPRIATE METHOD.
10. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST COLLAPSE BY AN APPROPRIATE METHOD.

**FOUNDATION NOTES:**

1. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
2. THE FOUNDATION SHALL BE CONSTRUCTED ON THE EXISTING GRADE UNLESS OTHERWISE NOTED.
3. ALL FOUNDATION ELEMENTS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. ALL FOUNDATION ELEMENTS SHALL BE REINFORCED WITH STEEL UNLESS OTHERWISE NOTED.
5. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST CORROSION BY AN APPROPRIATE METHOD.
6. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST FROST DAMAGE BY AN APPROPRIATE METHOD.
7. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST SETTLEMENT BY AN APPROPRIATE METHOD.
8. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST SLIDING BY AN APPROPRIATE METHOD.
9. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST UPLIFT BY AN APPROPRIATE METHOD.
10. ALL FOUNDATION ELEMENTS SHALL BE PROTECTED AGAINST COLLAPSE BY AN APPROPRIATE METHOD.



**PILE SCHEDULE**

PILE NO.	TYPE	SIZE	DEPTH	LOCATION
1	HP	12x12	10'	100, 100
2	HP	12x12	10'	100, 100
3	HP	12x12	10'	100, 100
4	HP	12x12	10'	100, 100
5	HP	12x12	10'	100, 100
6	HP	12x12	10'	100, 100
7	HP	12x12	10'	100, 100
8	HP	12x12	10'	100, 100
9	HP	12x12	10'	100, 100
10	HP	12x12	10'	100, 100
11	HP	12x12	10'	100, 100
12	HP	12x12	10'	100, 100
13	HP	12x12	10'	100, 100
14	HP	12x12	10'	100, 100
15	HP	12x12	10'	100, 100
16	HP	12x12	10'	100, 100
17	HP	12x12	10'	100, 100
18	HP	12x12	10'	100, 100
19	HP	12x12	10'	100, 100
20	HP	12x12	10'	100, 100
21	HP	12x12	10'	100, 100
22	HP	12x12	10'	100, 100
23	HP	12x12	10'	100, 100
24	HP	12x12	10'	100, 100
25	HP	12x12	10'	100, 100
26	HP	12x12	10'	100, 100
27	HP	12x12	10'	100, 100
28	HP	12x12	10'	100, 100
29	HP	12x12	10'	100, 100
30	HP	12x12	10'	100, 100
31	HP	12x12	10'	100, 100
32	HP	12x12	10'	100, 100
33	HP	12x12	10'	100, 100
34	HP	12x12	10'	100, 100
35	HP	12x12	10'	100, 100
36	HP	12x12	10'	100, 100
37	HP	12x12	10'	100, 100
38	HP	12x12	10'	100, 100
39	HP	12x12	10'	100, 100
40	HP	12x12	10'	100, 100
41	HP	12x12	10'	100, 100
42	HP	12x12	10'	100, 100
43	HP	12x12	10'	100, 100
44	HP	12x12	10'	100, 100
45	HP	12x12	10'	100, 100
46	HP	12x12	10'	100, 100
47	HP	12x12	10'	100, 100
48	HP	12x12	10'	100, 100
49	HP	12x12	10'	100, 100
50	HP	12x12	10'	100, 100
51	HP	12x12	10'	100, 100
52	HP	12x12	10'	100, 100
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54	HP	12x12	10'	100, 100
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56	HP	12x12	10'	100, 100
57	HP	12x12	10'	100, 100
58	HP	12x12	10'	100, 100
59	HP	12x12	10'	100, 100
60	HP	12x12	10'	100, 100
61	HP	12x12	10'	100, 100
62	HP	12x12	10'	100, 100
63	HP	12x12	10'	100, 100
64	HP	12x12	10'	100, 100
65	HP	12x12	10'	100, 100
66	HP	12x12	10'	100, 100
67	HP	12x12	10'	100, 100
68	HP	12x12	10'	100, 100
69	HP	12x12	10'	100, 100
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73	HP	12x12	10'	100, 100
74	HP	12x12	10'	100, 100
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78	HP	12x12	10'	100, 100
79	HP	12x12	10'	100, 100
80	HP	12x12	10'	100, 100
81	HP	12x12	10'	100, 100
82	HP	12x12	10'	100, 100
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85	HP	12x12	10'	100, 100
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90	HP	12x12	10'	100, 100
91	HP	12x12	10'	100, 100
92	HP	12x12	10'	100, 100
93	HP	12x12	10'	100, 100
94	HP	12x12	10'	100, 100
95	HP	12x12	10'	100, 100
96	HP	12x12	10'	100, 100
97	HP	12x12	10'	100, 100
98	HP	12x12	10'	100, 100
99	HP	12x12	10'	100, 100
100	HP	12x12	10'	100, 100

PILE SCHEDULE

FOUNDATION PLAN

**FOUNDATION PLAN**

**HOFFMAYER**

**5.2**

COASTAL COMMISSION  
5-01-139

EXHIBIT # 4  
PAGE 1 OF 2

# File and Grade Beam

NO.	DESCRIPTION	DATE	BY	CHKD.
1	...	...	...	...
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1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, AISC, AND ACI CODES AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

7. ALL WASTE AND DEBRIS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY.

8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

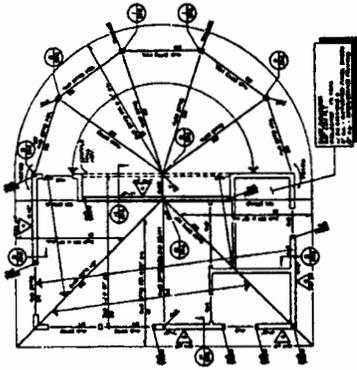
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.

NO.	DESCRIPTION	DATE	BY	CHKD.
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## TRAINING SCHEDULE

## LOGICAL SYMBOLS

## CABANA TRAINING PLAN



1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, AISC, AND ACI CODES AND SPECIFICATIONS.

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9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.

- ① - REINFORCING BARS
- ② - WALL THICKNESS
- ③ - WALL CENTERLINE
- ④ - WALL FINISH SURFACE
- ⑤ - WALL FINISH SURFACE
- ⑥ - WALL FINISH SURFACE
- ⑦ - WALL FINISH SURFACE
- ⑧ - WALL FINISH SURFACE
- ⑨ - WALL FINISH SURFACE
- ⑩ - WALL FINISH SURFACE

## FOUNDATION NOTES

- ① - ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, AISC, AND ACI CODES AND SPECIFICATIONS.
- ② - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- ③ - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- ④ - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
- ⑤ - THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- ⑥ - ALL WASTE AND DEBRIS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY.
- ⑦ - THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- ⑧ - ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ⑨ - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
- ⑩ - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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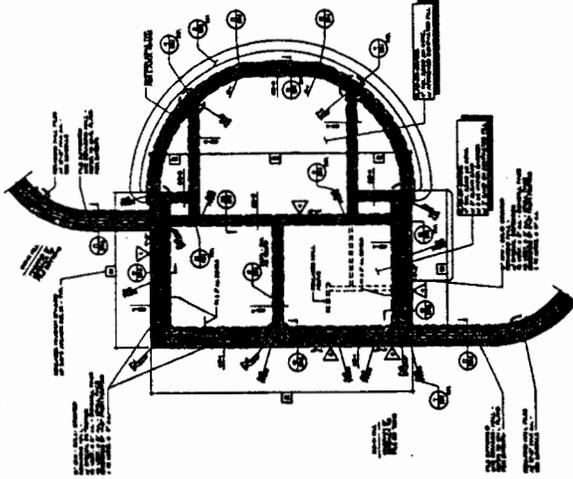
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9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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## FOUNDATION NOTES



## CABANA FOUNDATION PLAN

- ① - REINFORCING BARS
- ② - WALL THICKNESS
- ③ - WALL CENTERLINE
- ④ - WALL FINISH SURFACE
- ⑤ - WALL FINISH SURFACE
- ⑥ - WALL FINISH SURFACE
- ⑦ - WALL FINISH SURFACE
- ⑧ - WALL FINISH SURFACE
- ⑨ - WALL FINISH SURFACE
- ⑩ - WALL FINISH SURFACE

## LOGICAL SYMBOLS

- ① - REINFORCING BARS
- ② - WALL THICKNESS
- ③ - WALL CENTERLINE
- ④ - WALL FINISH SURFACE
- ⑤ - WALL FINISH SURFACE
- ⑥ - WALL FINISH SURFACE
- ⑦ - WALL FINISH SURFACE
- ⑧ - WALL FINISH SURFACE
- ⑨ - WALL FINISH SURFACE
- ⑩ - WALL FINISH SURFACE

## LOGICAL SYMBOLS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	...	...	...	...
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10	...	...	...	...

## FOUNDATION SCHEDULE

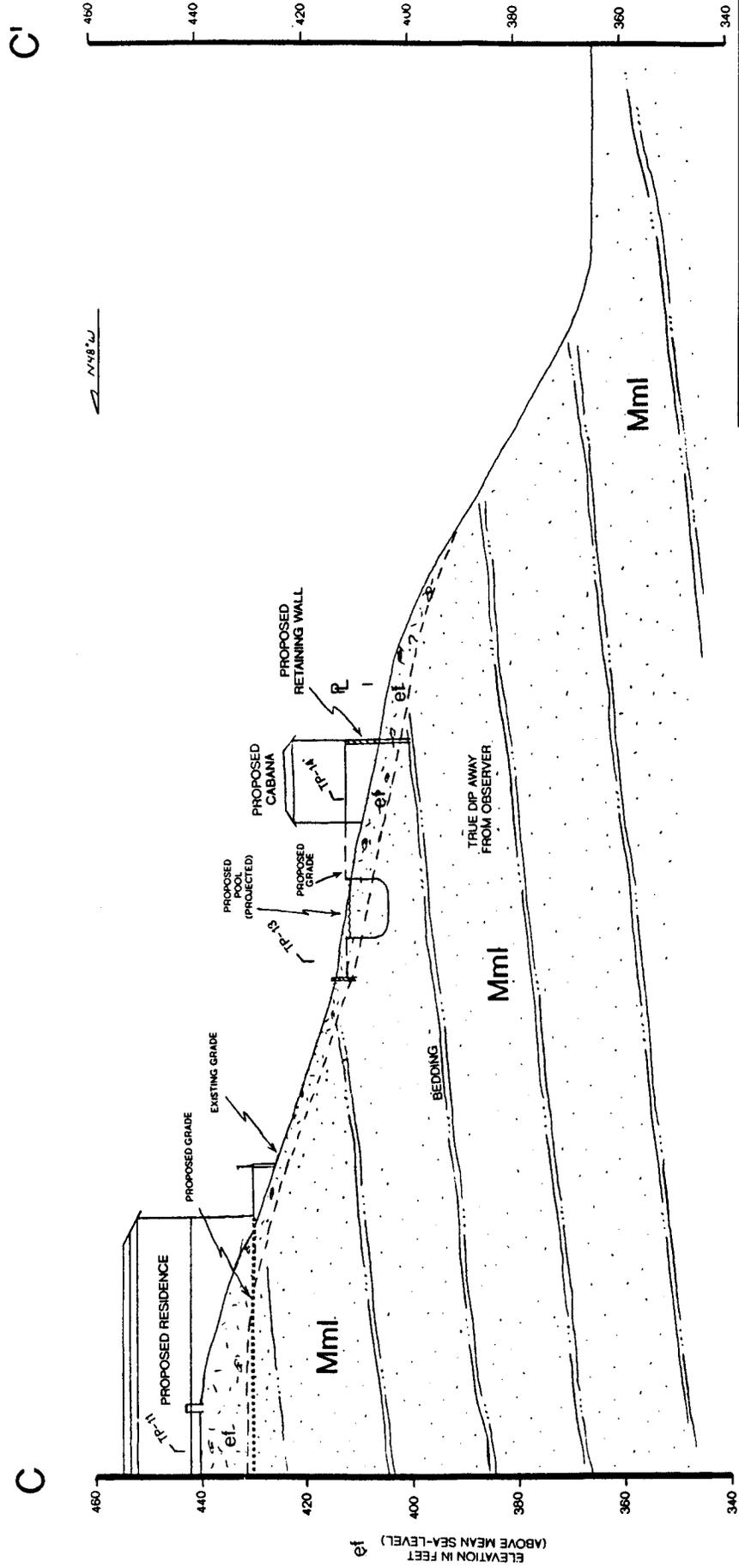
NO.	DESCRIPTION	DATE	BY	CHKD.
1	...	...	...	...
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9	...	...	...	...
10	...	...	...	...

NO.	DESCRIPTION	DATE	BY	CHKD.
1	...	...	...	...
2	...	...	...	...
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**COASTAL COMMISSION**  
**5-01-139**

HOFFMAYER ENGINEERS  
 CABANA PLANS  
 5.5





SCALE (H & V), 1" = 20'

**SubSurface Designs Inc.**  
 12872 Foothill Boulevard • San Juan, California 91342  
 (818) 898-1595 • (FAX) 898-4005

**Haldeman**  
 1138 Las Pulgas Road, Pacific Palisades  
 Ref # 3690.03S

**Geologic Cross Section C-C'**  
 March 13, 2001  
 Plate B-3

**COASTAL COMMISSION**  
**5-01-139**

EXHIBIT # 6  
 PAGE 1 OF 1

## PROHIBITED INVASIVE ORNAMENTAL PLANTS

The species listed below are prohibited from use in landscaping on residential lots, parks, at the golf course clubhouse, and within the golf course proper. In addition to this list, all commercially available seed mixes are prohibited from use at Ocean Trails (variously called "grass mix", "turf mix", "wildflower mix", "meadow seed mix", and "pasture seed mix" mixes). Whenever a prohibited species is detected, the responsible party will be required to immediately remove the plant(s) and take appropriate measures to ensure non-recurrence of the plant species.

### SCIENTIFIC NAME

### COMMON NAME

<i>Acacia</i> sp. (all species)	Acacia
<i>Acacia cyclops</i>	Acacia
<i>Acacia dealbata</i>	Acacia
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia redolens</i>	a.k.a. <i>A. Ongerup</i>
<i>Achillea millefolium</i> var. <i>millefolium</i>	Common Yarrow
<i>Agave americana</i>	Century plant
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arctotheca calendula</i>	Cape Weed
<i>Arctotis</i> sp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Asphodelus fistulosus</i>	Asphodie
<i>Atriplex glauca</i>	White Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Carpobrotus chilensis</i>	Ice Plant
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centranthus ruber</i>	Red Valerian
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cistus</i> sp. (all species)	Rockrose
<i>Cortaderia jubata</i> [ <i>C. Atacamensis</i> ]	Atacama Pampas Grass
<i>Cortaderia dioica</i> [ <i>C. sellowana</i> ]	Selloa Pampas Grass
<i>Cotoneaster</i> sp. (all species)	Cotoneaster
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cytisus</i> sp. (all species)	Broom
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy
<i>Drosanthemum floribundum</i>	Rosea Ice Plant
<i>Drosanthemum hispidum</i>	Purple Ice Plant
<i>Eucalyptus</i> (all species)	Eucalyptus
<i>Eupatorium coelestinum</i> [ <i>Ageratina</i> sp.]	Mist Flower
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Gazania</i> sp. (all species & hybrids)	Gazania
<i>Genista</i> sp. (all species)	Broom
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy

**COASTAL COMMISSION**

EXHIBIT # 7  
PAGE 1 OF 2

<i>Ipomoea acuminata</i>	Blue dawn flower,
<i>Lampranthus spectabilis</i>	Mexican morning glory
<i>Lantana camara</i>	Trailing Ice Plant
<i>Limonium perezii</i>	Common garden lantana
<i>Linaria bipartita</i>	Sea Lavender
<i>Lobularia maritima</i>	Toadflax
<i>Lonicera japonica</i> 'Halliana'	Sweet Alyssum
<i>Lotus corniculatus</i>	Hall's Honeysuckle
<i>Lupinus</i> sp. (all non-native species)	Birdsfoot trefoil
<i>Lupinus arboreus</i>	Lupine
<i>Lupinus texanus</i>	Yellow bush lupine
<i>Malephora crocea</i>	Texas blue bonnets
<i>Malephora luteola</i>	Ice Plant
<i>Mesembryanthemum crystallinum</i>	Ice Plant
<i>Mesembryanthemum nodiflorum</i>	Crystal Ice Plant
<i>Myoporum laetum</i>	Little Ice Plant
<i>Nicotiana glauca</i>	Myoporum
<i>Oenothera berlandieri</i>	Tree Tobacco
<i>Olea europea</i>	Mexican Evening Primrose
<i>Opuntia ficus-indica</i>	Olive tree
<i>Osteospermum</i> sp. (all species)	Indian fig
<i>Oxalis pes-caprae</i>	Trailing African daisy, African daisy,
<i>Pennisetum clandestinum</i>	Cape marigold, Freeway daisy
<i>Pennisetum setaceum</i>	Bermuda Buttercup
<i>Phoenix canariensis</i>	Kikuyu Grass
<i>Phoenix dactylifera</i>	Fountain Grass
<i>Plumbago auriculata</i>	Canary Island date palm
<i>Ricinus communis</i>	Date palm
<i>Rubus procerus</i>	Cape leadwort
<i>Schinus molle</i>	Castorbean
<i>Schinus terebinthifolius</i>	Himalayan blackberry
<i>Senecio mikanioides</i>	California Pepper Tree
<i>Spartium junceum</i>	Florida Pepper Tree
<i>Tamarix chinensis</i>	German Ivy
<i>Trifolium fragiferum</i>	Spanish Broom
<i>Tropaelolum majus</i>	Tamarisk
<i>Ulex europaeus</i>	Strawberry clover
<i>Vinca major</i>	Nasturtium
	Prickley Broom
	Periwinkle

## COASTAL COMMISSION

EXHIBIT # 7  
 PAGE 2 OF 2