

**APPENDIX A
PENINSULA POINT ENCROACHMENT DETAILS**

Property Address	Encroachment Type	Area (Sqft)	Notes
West of F Street			
1319 Balboa Blvd E	Hardscape/Stepping Stones	54	Non-native sea lavender and other annual weeds mixed with ornamental shrubs. One Canary Island palm
	Ornamental Shrub/Groundcover	474	
	Ornamental Tree	59	
Total Encroachment (sqft)		587	
1320 Oceanfront E	Hardscape/Stepping Stones	296	Concrete block wall and patio extending beyond property line. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	472	
	Total Encroachment (sqft)	768	
1322 Oceanfront E	Hardscape/Stepping Stones	282	Concrete patio extending beyond property line. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Tree	28	
	Total Encroachment (sqft)	310	
1324 Oceanfront E	Hardscape/Stepping Stones	296	Concrete block wall and patio extending beyond property line. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	466	
	Total Encroachment (sqft)	762	
City F Street	Ornamental Shrub/Groundcover	153	Oleander and agave east side of the F-Street walkway.
Total Encroachment (sqft)		153	
F Street to G Street			
1350 Oceanfront E	Ornamental Shrub/Groundcover	1016	Mapped juniper and Brazilian pepper were removed in 2019. Regrowth of pepper noted outside the fencing and next door.
	Ornamental Tree	30	
	Total Encroachment (sqft)	1045	
1354 Oceanfront E	No Encroachment	0	Escaped ornamental landscaping from 1350 next door. Seedlings of non-native Brazilian pepper and annual weeds interspersed with native plants.
Total Encroachment (sqft)	0		
1358 Oceanfront E	No Encroachment	0	Escaped ornamental landscaping appears to have been from 1350. Seedlings of non-native Brazilian pepper and annual weeds.
Total Encroachment (sqft)	0		
City Tree	Ornamental Tree	85	Mexican fan palm tree.
Total Encroachment (sqft)		85	
107 G St.	Hardscape/Stepping Stones	83	Lawn, wooden footpath, and ornamental shrubs.
	Lawn	290	
	Total Encroachment (sqft)	373	
1400 Oceanfront E	Hardscape/Stepping Stones	106	Juniper tree and ornamental groundcovers. Potential patio block wall encroachment. May be the patio cover overhang. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	216	
	Ornamental Tree	91	
Total Encroachment (sqft)		413	

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1412 Oceanfront E	Hardscape/Stepping Stones	254	Potential wood deck and fencing encroachment. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	319	
	Ornamental Tree	76	
Total Encroachment (sqft)		649	
City G Street	Ornamental Tree	18	Two Mexican fan palm trees.
Total Encroachment (sqft)		18	
G Street to I Street			
1500 Oceanfront E	Ornamental Shrub/Groundcover	202	Ornamental shrubs lining the patio.
Total Encroachment (sqft)		202	
1504 Oceanfront E	Hardscape/Stepping Stones	200	Irrigated lawn, header board, and gazania groundcover. Potential wall and patio encroachment. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Lawn	614	
	Ornamental Shrub/Groundcover	329	
Total Encroachment (sqft)		1143	
1510 Oceanfront E	Hardscape/Stepping Stones	201	Irrigated lawn, header board, and gazania groundcover. Potential wall and patio encroachment. Some ornamental shrubs and groundcover appear escaped from adjacent property to the east. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Lawn	768	
	Ornamental Shrub/Groundcover	289	
Total Encroachment (sqft)		1259	
1514 Oceanfront E	Hardscape/Stepping Stones	245	Ornamental shrubs and aloe. Irrigation system. Potential brick wall and patio encroachment. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	896	
Total Encroachment (sqft)		1142	
1516 Oceanfront E	Hardscape/Stepping Stones	227	Ornamental shrubs and aloe. Irrigation system. Potential brick wall and patio encroachment. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	952	
Total Encroachment (sqft)		1179	
1520 Oceanfront E	Hardscape/Stepping Stones	186	Ornamental shrubs and aloe. Irrigation system. Potential brick wall and patio encroachment. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Lawn	174	
	Ornamental Shrub/Groundcover	427	
Total Encroachment (sqft)		786	
1526 Oceanfront E	Lawn	804	Irrigated lawn with hedge of ornamental shrubs.
Total Encroachment (sqft)		804	
1528 Oceanfront E	Hardscape/Stepping Stones	4	Ornamental shrubs on the west may belong to adjacent property (1526).
	Ornamental Shrub/Groundcover	77	
Total Encroachment (sqft)		81	

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1540 Oceanfront E	Hardscape/Stepping Stones	18	Small concrete pad.
Total Encroachment (sqft)		18	
1550 Oceanfront E	Hardscape/Stepping Stones	48	Narrow hardscape footpath.
Total Encroachment (sqft)		48	
1554 Oceanfront E	Ornamental Shrub/Groundcover	48	A small section of lawn from adjacent property at 1556. Small patch of aloe.
Total Encroachment (sqft)		48	
1556 Oceanfront E	Hardscape/Stepping Stones	20	Lawn and small wooden pad/deck.
	Lawn	494	
Total Encroachment (sqft)		514	
1560 Oceanfront E	Ornamental Shrub/Groundcover	220	Mixed low growing ornamentals and iceplant. May be escaped ornamentals.
Total Encroachment (sqft)		220	
1564 Oceanfront E	Hardscape/Stepping Stones	26	Approximately 30 ornamental agave intermixed with native dune species. Stepping stones.
	Ornamental Shrub/Groundcover	687	
Total Encroachment (sqft)		713	
1570 Oceanfront E	No Encroachment	0	Native dune species.
Total Encroachment (sqft)		0	
1572 Oceanfront E	Hardscape/Stepping Stones	32	Lawn, irrigation, and ornamental groundcover. Small wall.
	Lawn	811	
	Ornamental Shrub/Groundcover	299	
Total Encroachment (sqft)		1141	
1576 Oceanfront E	Hardscape/Stepping Stones	6	Lawn. Ornamental shrubs and groundcovers Water hose. Few stepping stones.
	Lawn	465	
	Ornamental Shrub/Groundcover	602	
Total Encroachment (sqft)		1073	
1580 Oceanfront E	Hardscape/Stepping Stones	21	Lawn, irrigation system, concrete patio. Extensive ornamental landscaping and irrigated iceplant extends to include west side of I-Street boardwalk.
	Lawn	450	
	Ornamental Shrub/Groundcover	435	
Total Encroachment (sqft)		906	
City - I Street	Lawn	6	
	Ornamental Shrub/Groundcover	735	
Total Encroachment (sqft)		741	

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I Street to L Street			
1700 Oceanfront E	Hardscape/Stepping Stones	47	Irrigation system, concrete patio. Extensive ornamental landscaping and irrigated iceplant extends to include west side of I-Street boardwalk.
	Ornamental Shrub/Groundcover	1412	
Total Encroachment (sqft)		1459	
1706 Oceanfront E	Hardscape/Stepping Stones	58	Lawn, irrigation system, headerboard, hardscape, all removed in 2019. Ornamental shrubs and groundcover remain.
	Lawn	590	
	Ornamental Shrub/Groundcover	565	
Total Encroachment (sqft)		1213	
1712 Oceanfront E	Hardscape/Stepping Stones	16	Lawn had died back, but sod and soil amendments to be removed.
	Lawn	833	
Total Encroachment (sqft)		849	
1714 Oceanfront E	Hardscape/Stepping Stones	63	Ornamental shrubs and drip irrigation. Small walkway hardscape.
	Ornamental Shrub/Groundcover	165	
Total Encroachment (sqft)		228	
1718 Oceanfront E	Hardscape/Stepping Stones	11	Lawn, irrigation, headerboard.
	Lawn	838	
	Ornamental Shrub/Groundcover	51	
Total Encroachment (sqft)		900	
1722 Oceanfront E	Hardscape/Stepping Stones	17	Lawn, irrigation. Small concrete pad.
	Lawn	1200	
	Ornamental Shrub/Groundcover	21	
Total Encroachment (sqft)		1238	
1724 Oceanfront E	Hardscape/Stepping Stones	9	Lawn, irrigation. Small concrete pad.
	Lawn	1207	
	Ornamental Shrub/Groundcover	121	
Total Encroachment (sqft)		1337	
1730 Oceanfront E	Ornamental Shrub/Groundcover	31	Small quantity of ornamental groundcover including fountaingrass.
Total Encroachment (sqft)		31	
1740 Oceanfront E	Hardscape/Stepping Stones	86	Lawn, irrigation, stepping stones, header board, hosebib, and ornamental hedge.
	Lawn	997	
	Ornamental Shrub/Groundcover	710	
Total Encroachment (sqft)		1792	

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1744 Oceanfront E	Hardscape/Stepping Stones	80	Lawn, irrigation, stepping stones, header board, hosebib, and ornamental hedge.
	Lawn	886	
	Ornamental Shrub/Groundcover	475	
Total Encroachment (sqft)		1441	
1750 Oceanfront E	Hardscape/Stepping Stones	19	Ornamental shrubs and groundcover. Small concrete pad.
	Ornamental Shrub/Groundcover	519	
Total Encroachment (sqft)		539	
1752 Oceanfront E	No Encroachment	0	No encroachment.
Total Encroachment (sqft)		0	
City - L Street	Ornamental Shrub/Groundcover	427	
Total Encroachment		427	
2000 Oceanfront E	Hardscape/Stepping Stones	60	Ornamental shrubs. Concrete pad.
	Ornamental Shrub/Groundcover	188	
Total Encroachment (sqft)		248	
2004 Oceanfront E	Ornamental Shrub/Groundcover	183	Ornamental shrubs and aloe.
Total Encroachment (sqft)		183	
2008 Oceanfront E	No Encroachment	0	No encroachment.
Total Encroachment (sqft)		0	
2016 Oceanfront E	No Encroachment	0	Few escaped ornamental shrubs and succulents.
Total Encroachment (sqft)		0	
2020 Oceanfront E	Hardscape/Stepping Stones	20	Ornamental shrubs, succulents, lawn including invasive English ivy. Irrigation system.
	Lawn	285	
	Ornamental Shrub/Groundcover	872	
Total Encroachment (sqft)		1177	
2026 Oceanfront E	Lawn	76	Ornamental shrubs, succulents, lawn including invasive English ivy. Irrigation system.
	Ornamental Shrub/Groundcover	1850	
Total Encroachment (sqft)		1926	
2030 Oceanfront E	Hardscape/Stepping Stones	68	English ivy, ornamental groundcovers and shrubs. Irrigation system. Steppingstones.
	Ornamental Shrub/Groundcover	1105	
Total Encroachment (sqft)		1173	

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2034 Oceanfront E	Hardscape/Stepping Stones	51	Lawn, ornamental shrubs and groundcover. Steppingstones.
	Lawn	358	
	Ornamental Shrub/Groundcover	222	
Total Encroachment (sqft)		631	
2038 Oceanfront E	No Encroachment	0	No encroachment.
Total Encroachment (sqft)		0	
2042 Oceanfront E	Hardscape/Stepping Stones	135	Brick patio. Ornamental groundcover. LOCATION TO BE CONFIRMED WITH FUTURE SURVEY. REMOVAL TO BE COORDINATED WITH PROPERTY OWNER.
	Ornamental Shrub/Groundcover	301	
Total Encroachment (sqft)		436	
2046 Oceanfront E	Hardscape/Stepping Stones	17	Extensive lawn and irrigation system. Ornamental groundcovers. Small hardscape pad.
	Lawn	1454	
	Ornamental Shrub/Groundcover	509	
Total Encroachment (sqft)		1980	
2050 Oceanfront E	Lawn	2273	Extensive lawn and irrigation system. Ornamental groundcovers.
	Ornamental Shrub/Groundcover	102	
Total Encroachment (sqft)		2374	
2054 Oceanfront E	Lawn	599	Lawn or grasslike ornamental groundcover. Ornamental palms.
	Ornamental Shrub/Groundcover	32	
	Ornamental Tree	2	
Total Encroachment (sqft)		633	
2060 Oceanfront E	Lawn	287	Lawn or grasslike ornamental groundcover. Ornamental palm.
	Ornamental Shrub/Groundcover	145	
	Ornamental Tree	10	
Total Encroachment (sqft)		443	
City - M Street	Ornamental Shrub/Groundcover	361	
Total Encroachment (sqft)		361	
M Street to Channel Road			
2100 Oceanfront E	Ornamental Shrub/Groundcover	446	Ornamental shrubs and aloes. Palm tree.
Total Encroachment (sqft)		446	
2104 Oceanfront E	Hardscape/Stepping Stones	42	Steppingstones. Lawn, and ornamental goundcover. Two palm trees.
	Lawn	608	
	Ornamental Shrub/Groundcover	134	
	Ornamental Tree	34	
Total Encroachment (sqft)		818	

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2108 Oceanfront E	Lawn	1167	Lawn. Irrigation system. Ornamental shrubs.
	Ornamental Shrub/Groundcover	256	
Total Encroachment (sqft)		1423	
2112 Oceanfront E	Ornamental Shrub/Groundcover	130	Mixed ornamental shrubs and aloes.
Total Encroachment (sqft)		130	
2116 Oceanfront E	Ornamental Shrub/Groundcover	47	Ornamental shrubs and aloes. May be escaped ornamentals.
Total Encroachment (sqft)		47	
2120 Oceanfront E	Hardscape/Stepping Stones	9	Small wood plank.
Total Encroachment (sqft)		9	
2124 Oceanfront E	No encroachment	0	No encroachment.
Total Encroachment (sqft)		0	
2128 Oceanfront E	Ornamental Shrub/Groundcover	25	Ornamental shrub.
Total Encroachment (sqft)		25	
2132 Oceanfront E	No Encroachment	0	No encroachment.
Total Encroachment (sqft)		0	
2140 Oceanfront E	Lawn	1877	Lawn, irrigation system, header board. Ornamental hedge.
	Ornamental Shrub/Groundcover	226	
Total Encroachment (sqft)		2103	
2144 Oceanfront E	Lawn	1009	Lawn, irrigation system.
Total Encroachment (sqft)		1009	
2148 Oceanfront E	Lawn	994	Irrigation system. Lawn. Two palm trees.
	Ornamental Tree	29	
Total Encroachment (sqft)		1024	
2152 Oceanfront E	Lawn	882	Palm tree, ornamental shrubs and lawn. Irrigation system.
	Ornamental Tree	14	
Total Encroachment (sqft)		896	
2156 Oceanfront E	Lawn	853	Irrigation system. Lawn. Ornamental groundcovers.
	Ornamental Shrub/Groundcover	306	
Total Encroachment (sqft)		1159	
2160 Oceanfront E	No Encroachment	0	Ornamental groundcover. Palm tree.
Total Encroachment (sqft)		0	

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2166 Oceanfront E	Hardscape/Stepping Stones	205	Extensive ornamental shrubs, succulents, and groundcovers. Stepping stones, irrigation, and lighting.
	Ornamental Shrub/Groundcover	3016	
Total Encroachment (sqft)		3221	
2168 Oceanfront E	Ornamental Shrub/Groundcover	317	Ornamental shrubs. Steppingstones.
Total Encroachment (sqft)		317	
2172 Oceanfront E	Hardscape/Stepping Stones	118	Ornamental shrubs and grasses. Steppingstones.
	Ornamental Shrub/Groundcover	715	
Total Encroachment (sqft)		833	
City - Channel Road	Ornamental Shrub/Groundcover	198	
Total Encroachment (sqft)		198	
Total Encroachment (sqft)		53859	
Total Encroachment (acres)		1.24	
Resident Encroachments (sqft)		51875	
Resident Encroachments (acres)		1.19	
City Encroachments (sqft)		1984	
City Encroachments (Acres)		0.05	