

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802-4325
Voice (562) 590- 5071



Th14c

A-5-LOB-20-0006 (Panattoni Development Company, Inc.)

May 13, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

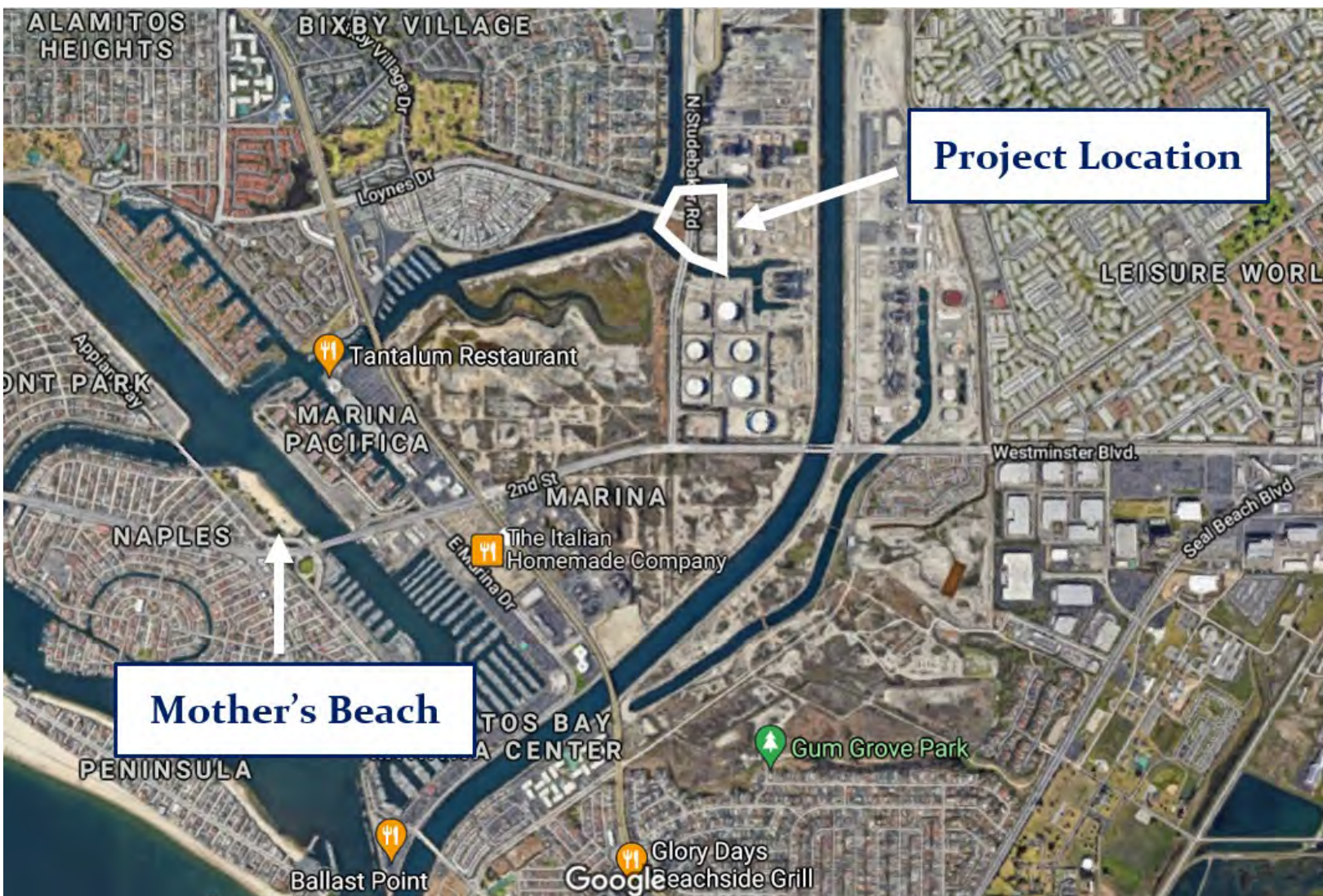
Exhibit 3 – Appealable Area for the Project

Exhibit 4 – Lot Line Adjustment

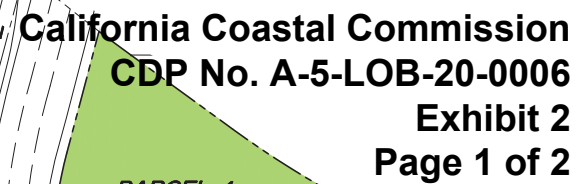
Exhibit 5 – Site Visit of Eastern Project Area from 10/22/2020

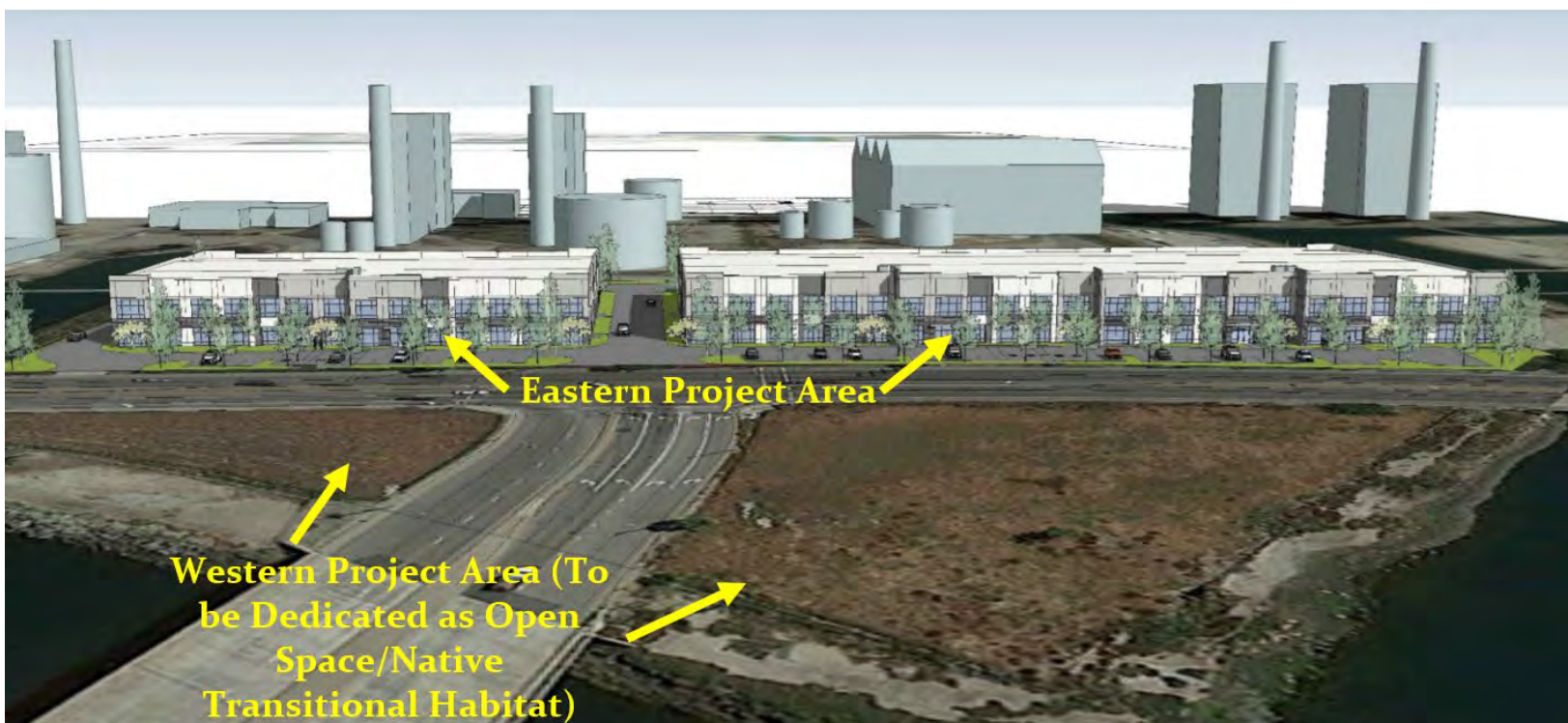
Exhibit 6 – Avian Species Observed on Site

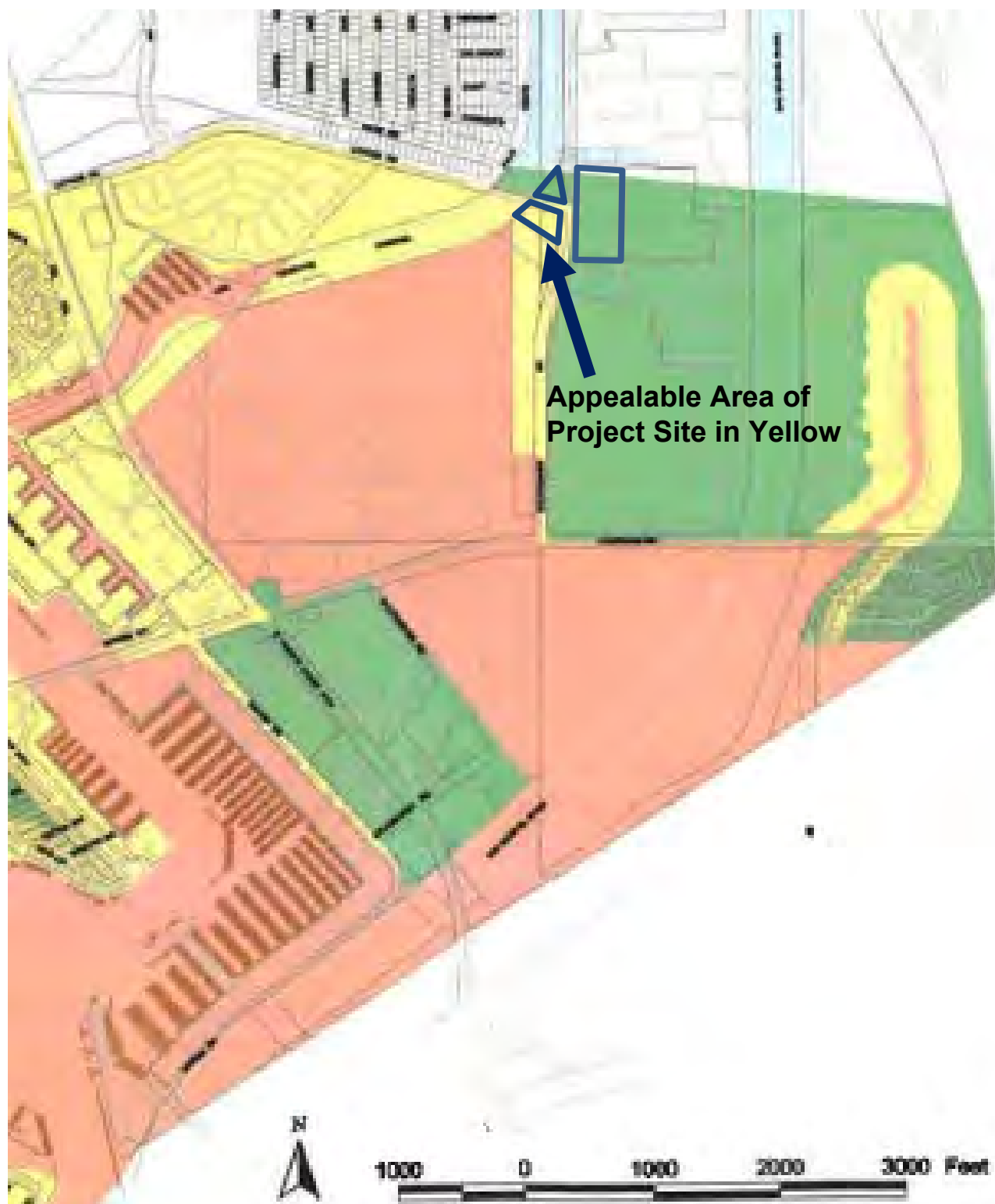
Exhibit 7 – Preliminary Planting Plan and Palette for Western Project Area




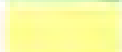









Coastal Zone Subareas

-  City Permit Jurisdiction
-  Appealable Area
-  State Permit Jurisdiction

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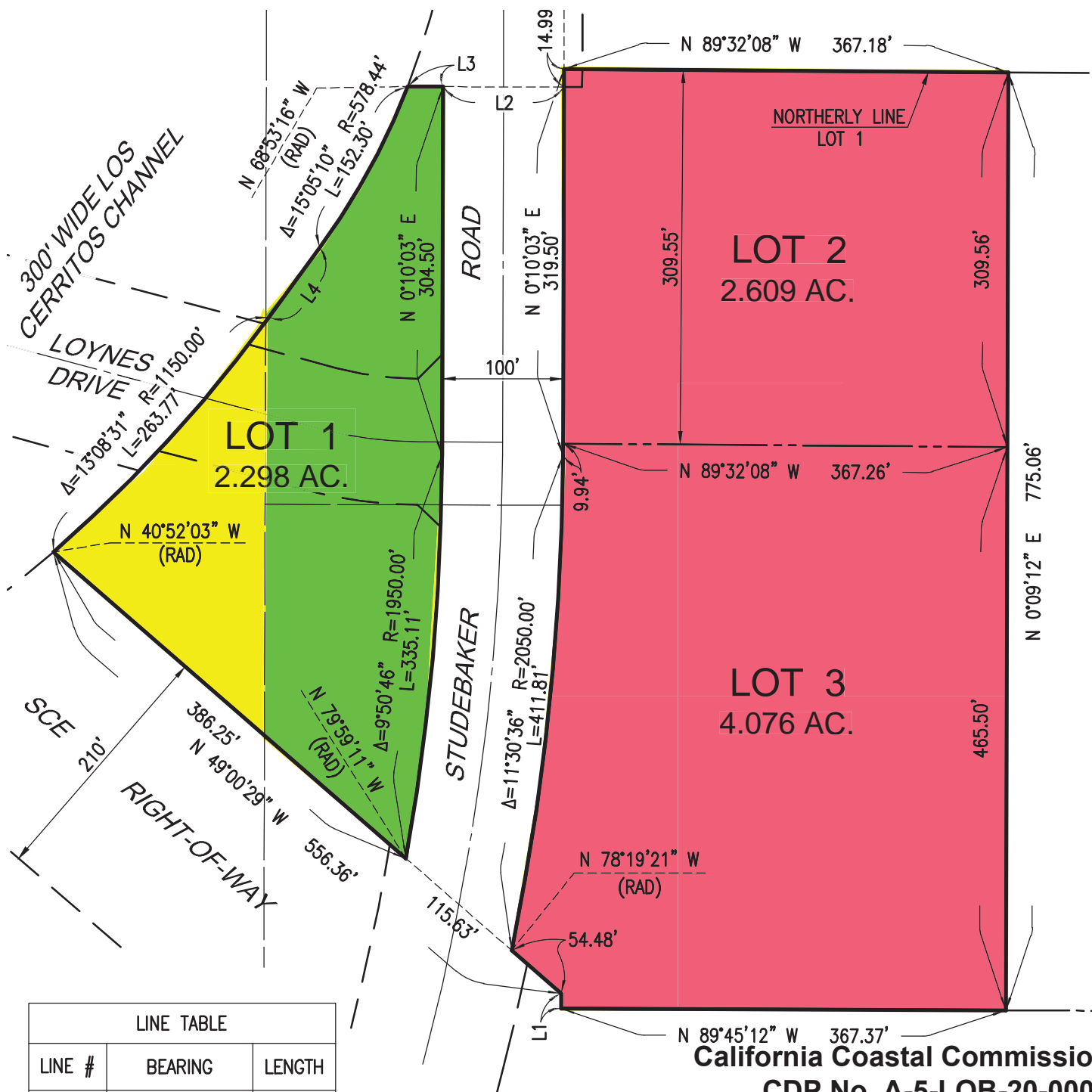
Exhibit 3

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IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 0°10'03" W	12.30'
L2	N 89°49'57" W	100.00'
L3	N 89°49'57" W	29.22'
L4	S 36°11'54" W	71.22'

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LINE LEGEND: **Exhibit 4**

LINE LEGEND:

Exhibit 4

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INDICATES NEW LOT LINE
INDICATES LOT LINE TO BE REMOVED
INDICATES EASEMENT LINE

Eastern Project Area (Photograph from 10/22/2020)



Table 2 Avian Species Observed During Habitat Assessment and Focused BUOW Surveys

Scientific Name	Common Name
<i>Aphelocoma californica</i>	western scrub jay
<i>Archilochus alexandri</i>	black chinned hummingbird
<i>Calypte anna</i>	Anna's hummingbird
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
<i>Geothlypis trichas</i>	common yellowthroat
<i>Haemorhous mexicanus</i>	house finch
<i>Icterus cucullatus</i>	hooded oriole
<i>Larus californicus</i>	California gull
<i>Melospiza crissalis</i>	California towhee
<i>Mimus polyglottos</i>	northern mockingbird
<i>Psaltirparus minimus</i>	bushtit
<i>Quiscalus mexicanus</i>	great tailed grackle
<i>Sayornis nigricans</i>	black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Selasphorus sasin</i>	Allen's hummingbird
<i>Spinus psaltria</i>	lesser goldfinch
<i>Spinus tristis</i>	American goldfinch
<i>Spizella passerina</i>	chipping sparrow
<i>Sturnus vulgaris</i>	European starling
<i>Streptopelia decaocto</i>	Eurasian collared-dove
<i>Turdus migratorius</i>	American robin
<i>Tyrannus verticalis</i>	western kingbird
<i>Zenaidura macroura</i>	mourning dove
<i>Zonotrichia leucophrys</i>	white-crowned sparrow

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CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL, GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH "BINDER" MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	QUERCUS AGRIFOLIA, COAST LIVE OAK 5 GAL SIZE	2	L
	PLATANUS RACEMOSA, WESTERN SYCAMORE 5 GAL SIZE	3	M
	POPULUS FREMONTII, FREMONT COTTONWOOD 5 GAL SIZE	2	L

SYMBOL	KEY
	NOT A PART AREA CURRENTLY MAINTAINED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

SHRUBS & ACCENT SUCCULENTS		
SYMBOL	NAME	WUCOLS
	50 / 50 MIX ARTEMISIA CALIFORNICA, CALIFORNIA SAGE BRUSH ENCELIA CALIFORNICA, CALIFORNIA BUSH SUNFLOWER 5 GAL. SIZE	VL
	50 / 50 MIX ATRIPLEX CANESCENS, FOURWING SALTBRUSH ATRIPLEX LENTIFORMIS, BIG SALTBRUSH 5 GAL. SIZE	VL
	50 / 50 MIX BACCHARIS SALICIFOLIA, MULE FAT BACCHARIS PILULARIS, DWARF COYOTE BRUSH 1 GAL. SIZE	L
	50 / 50 MIX MALOSMA LAURINA, LAUREL SUMAC RUBUS INTEGRIFOLIA, LEMONADEBERRY 5 GAL. SIZE	L
	OPUNTIA LITTORALIS, COASTAL PRICKLY PEAR 1 GAL. SIZE	VL
	ERIOGONUM FASCICULATUM, CALIFORNIA BUCKWHEAT 1 GAL. SIZE	VL
	SALIX LASIOLEPIS, ARROYO WILLOW 5 GAL. SIZE	H
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE	L

