

GOLDEN SHORE DEVELOPMENT AREA

Signage

A comprehensive Master Sign Program will be developed in order to provide a cohesive design vocabulary while still allowing for the individual expression and/or branding of each tenant.

Parking Entries

Parking entries shall be integrated into building design with care given to maintaining adequate line of sight for pedestrian safety and shall not cause long queue lines on public streets nor interfere with bicycle travel. Parking entries shall be clearly signed and designated for public, private, residential or retail uses.

Parking Interiors

Interior walls and ceilings of parking structures shall be painted in light colors, preferably white, and well-lit to improve visibility and provide a sense of security.

Parking Lighting

For development areas with open parking structures, parking entry and garage lighting should be designed to eliminate light spillage from the structure through either the selection of fixtures and/or the use of other light control devices, such as shields, baffles and louvers. Rooftop lighting shall be pointed inward and downward to prevent light pollution and glare on surrounding properties.

Parking Screening

Above ground structured parking should be screened from the street (southwest quadrant). The use of 'greenwall' type landscape screening is highly encouraged.

Ramps, cars, and sources of artificial lighting in parking structures should not be visible from public streets and sidewalks at ground level. Ramp openings at parking entrances are not required to be screened.

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

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Loading and Delivery Areas

Loading zones or docks shall be located in service areas off the street and concealed from public view. Service bays are to be located within the building or parking structure.

Loading spaces should have a solid roof covering to avoid noise and visual impacts from above. Negative impacts should be avoided through appropriate height, lighting, painting and finishes and screening.

If exterior service bays are necessary, locations visible to residences or commercial businesses should be avoided. Permanent visual screening for exterior service bays must be provided.

All maneuvering of service vehicles should be within property boundaries wherever possible.

Private Recreation Areas

Golden Shore will be a vibrant, urban neighborhood, rich with amenities, at densities higher than typical suburban areas, in keeping with the livelier, intense urban character. The site will offer recreational-leisure amenities which may include on-site open space, balconies and terraces, pool areas, indoor exercise and lounging facilities.

The amount of private recreation space provided will meet or exceed standards identified by the City of Long Beach. The type of facilities provided will be driven by the residential product array.

Crime Prevention through Environmental Design (CPTED)

CPTED is design that eliminates or reduces criminal behavior and encourages people to "keep an eye out" for each other. CPTED strategies are guidelines which, when properly applied, can reduce the fear and incidence of crime and improve the quality of life. There are four overlapping CPTED strategies that will be employed to create a safe, comfortable neighborhood. These are:

- Natural Surveillance
- Territorial Reinforcement
- Natural Access Control
- Target Hardening

Residential privacy and security area especially important and additional focus will be placed on achieving this. Dwelling unit placement, orientation and screening should be used to enhance privacy. Street level units should ensure privacy through the use of setbacks, level changes, landscaping, fences and gates.

The principle of "eyes on the street" should be implemented to ensure that many residences have visual access to the street. This is accomplished by locating front doors and windows to face the street to promote casual supervision of the street by residents.

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(See Exhibit 2 for CPTED design requirements).
Trash Collection and Design Criteria

Adequate trash receptacles shall be provided to accommodate all refuse generated on site. Recycling material containers must also be accommodated. Locate the solid waste (wet and dry) storage location behind solid walls or gates and/or landscaping.

All trash areas shall have a roof canopy and shall conform to the development standards contained in LBMC Sections 18.95 and 21.45. Design storage enclosures and containers to block all public view of waste containers and materials. Enclosures shall be designed to be compatible in color, material, and architectural treatment and detail with the building(s) it serves.

Locate waste storage areas within buildings and provide adequate overhead clearance to safely load containers. In cases where collection must be accomplished in a city street, provide a "no parking" area at curbside for the collection vehicle to utilize as a temporary parking spot for the express purpose of servicing the containers at trash collection times.

Building Utilities

Confirm electrical and water utility locations including transformers, backflow preventers, meters, etc, at an early stage of design process in order to minimize its visual impact, especially with reference to adjacent properties. Utility location and screening shall be reviewed and approved prior to site plan approval.

Air conditioning cooling towers are to be located within the building or concealed in the roof space. Air conditioning units cannot be installed in windows. Through wall air conditioning is prohibited.

Use

Mixed-use development of residential, retail, office, hotel and complementary uses is permitted. See tables in the Master Site Plan section for an analysis and summary of proposed uses.

Minimum Distance between Buildings

The minimum distance between buildings or portions of buildings shall follow the requirements and regulations of building codes. In addition, buildings over 12 stories in height shall be separated a minimum of 80 feet based upon shade and shadow studies.

Landscaped streets and graceful vehicular drop-offs are to be incorporated into the building design themes. Grade changes are seen as opportunities to enhance the architectural variety of the north-south streets, especially at Golden Shore Street and Shoreline Drive.

The design of buildings fronting West Ocean Boulevard shall be more formal and have consistent vertical articulation. Buildings along Golden Shore Street and Shoreline Drive (excluding parking garages) can have more individual expressions consistent with the character of the area.

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Rooftop Design

Rooftops shall be considered as a design opportunity and shall be attractively treated if viewed from adjacent buildings.

Use

Rooftops may be used for gardens, dining areas, pools, and recreation. Rooftop parking is allowed if attractively treated for views from higher buildings. Provision for helicopter landing pads shall be made in accordance with local requirements.

Screening

Rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the tallest equipment being screened. Such equipment shall also be screened from view from higher buildings in the zone to the satisfaction of the Site Plan Review Committee and the Director of the Development Services.

Materials

All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architecture roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

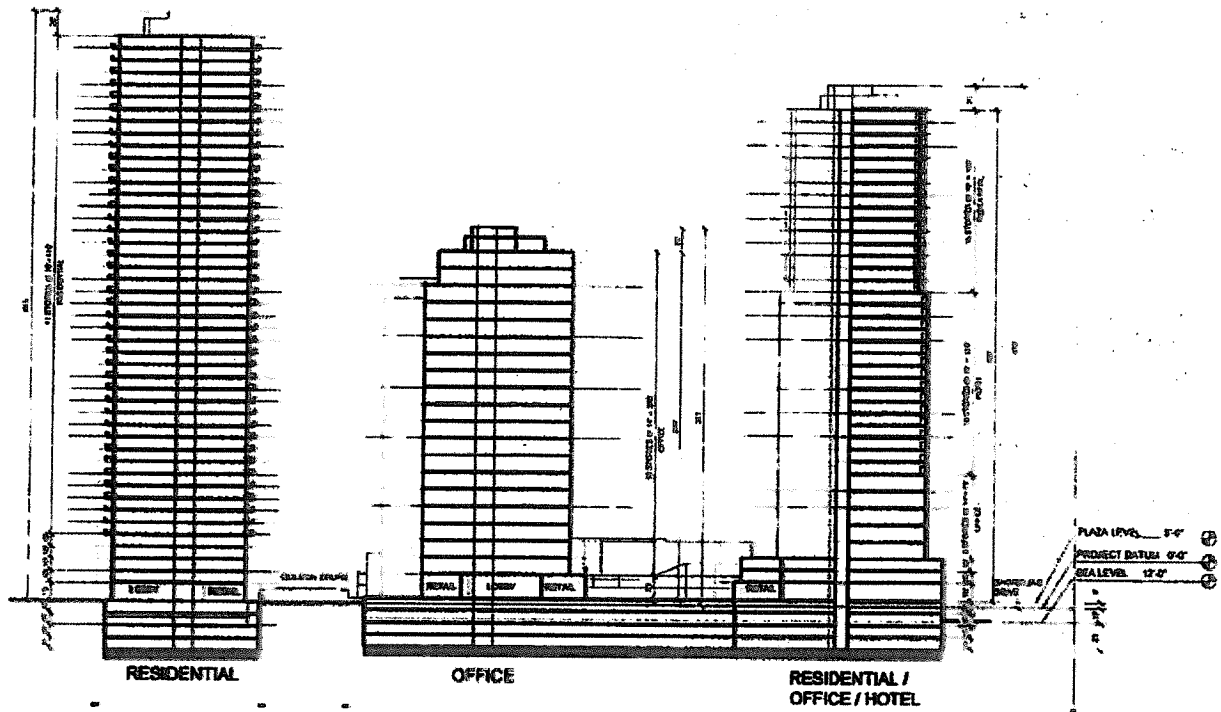
Exposed Parking

General

Where parking areas are visible from the street, screening, including landscaping, shall be required to screen the view of parked cars from the ground level.

Parking entrances should be associated with lobby entrances, drop-offs, or porte-cochères wherever possible to enhance security and visibility.

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Shoreline Drive

Where there is parking or no active use along Shoreline Drive. The facade treatment below the top of the podium shall be integrated to the extent possible with the architectural character of the buildings above.

West Ocean Boulevard

All parking structures should not exceed the height of the West Ocean Boulevard sidewalk grade. East of Golden Shore Street parking structures may exceed the West Ocean Boulevard sidewalk grade if screened from West Ocean Boulevard by a building or facade. North of Shoreline Drive a parking structure may be visible from West Ocean Boulevard provided that building façade or heavy landscaping obscures the structure.

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OPEN SPACE GUIDELINES

Open Space Areas

Landscape Overview

Landscaping for the Golden Shore Area will create a delightful setting through a subtle mix of plant materials, hardscape, water features, and night lighting. Long Beach enjoys a special climatic setting, which allows virtually an unlimited plant palette to be utilized within the framework of the theme for this special project within the Long Beach Community setting.

Project Perimeter Edges

The perimeter of the project will utilize rows of *Washingtonia robusta* palms lining driveways and street settings to blend the site with the downtown areas of Long Beach. (See Figure 4 - Site Layout Options). Accent flowering trees will be utilized to demarcate key accent areas at entries, softening of architectural transitions, and to accent pedestrian plazas and pedestrian use areas. Softly contoured turf will form the perimeter of the project to create a park like setting and blend Victory Park into the project itself. Low planters with flowering shrubs, and different textured plant materials will enhance the ground plane and create pedestrian interest through the use of color, contrast, fragrance, and texture. Taller plantings of shrubs and tall screening trees shall be used to visually soften retaining walls and screen parking structure walls from off site views. The use of 'greenwall' with hanging plants and vines is encouraged.

Project Internal Streetscape Areas

The internal streets of the project will be enjoyed by the residents and public alike, and will be designed to create a pedestrian friendly setting. Subtle changes in paving textures will define pedestrian use areas, while the use of large pots with small trees and colorful shrubs will introduce the softness of the landscape into the urban village street settings. Tall narrow trees such as *Tristania*, or *Hymenosporum* will soften and articulate architectural features of the buildings, with the occasional cluster or bosque of palms to enhance the pedestrian character of the setting. Rich colors and textures will enliven the walkway system and create rich pedestrian nodes for people to stop and enjoy the setting. Low planters will allow landscaping to be incorporated into the areas of the development, which are built upon a structural podium deck, to create a seamless blend of landscape from the internal streetscapes and courtyard plazas.



Santa Cruz Park (Grand Linear Park)

Planting in Santa Cruz Park shall generally conform to the Victory Park Design Guidelines of the City of Long Beach and the Long Beach Municipal Code Landscape and Sustainable Development Ordinance. (See Exhibit 3 - Species Evaluations).

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Planting

General

Plants shall be selected to optimize design objectives and satisfy concerns of coastal adaptability, water conservation, and site conditions as required by current ordinances. The use of drought sensitive design, heat island reducing planting, water efficient irrigation, and maintenance is highly encouraged utilizing the City's most recent design and planting guidelines. Landscape plans shall comply with the City's Landscape and Sustainable Development Ordinance.

All plant materials shall be nursery grown unless otherwise noted.

An interim landscaping plan shall be provided for the entire site (including the Santa Cruz Grand Linear and Santa Clara Park areas) prior to obtaining any building permits, to the satisfaction of the City.

Planting On-Grade

All plant pits shall be a minimum of 2 ½ times the size of rootball dimensions. All planting areas to have subdrainage as required.

Planting on Structure

Planting mix shall be relatively free draining and high in organic content. Large trees and palms will require a minimum container size of 5'x5'x5', drainage included. Large shrubs and small trees will require a minimum container size of 4'x4'x4', drainage included. Small shrubs, groundcover, and vines will require a minimum container depth of 24", drainage included.

Turf areas will require a minimum container depth of 18", drainage included.

Irrigation On Grade and On Structure

All plant areas shall be irrigated with an underground water efficient irrigation system with automatic controllers. Irrigation systems shall be designed to prevent over-spray onto hardscape and buildings and incorporate the use of bubblers and drip irrigation to conserve water.

A fertilizer injection method may be incorporated into the irrigation system if desired.

Coordination

Close coordination with structural, mechanical, and electrical requirements shall be necessary to ensure that all weight, waterproofing, drainage, and electrical requirements associated with on-structure landscape development are provided for.

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Planting Materials

Planting materials and design will comply with all current City standards and requirements. The use of drought tolerant and native materials is of highest importance. (See Exhibit 3 for list of approved planting materials).

Hardscape

Sidewalks

Sidewalks, where provided within the right-of-way, shall be standard City of Long Beach concrete sidewalks with concrete curbs, except as specifically permitted herein. Decorative scoring and finishing of concrete, permeable surfaces, as well as other techniques and effects with other materials may be utilized subject to City approval.

Paving

Special paving shall be used in each of the open spaces. Materials within each space shall be generally consistent in type, color, and quality; however, a great variety is permitted in the court. Materials may include bricks or precast unit pavers, turfblock, and stone. Efforts shall be made to incorporate permeable and finer materials into fields of more common materials. Minimize the use of high heat absorbent (heat sink) materials.

Lighting

Lighting shall vary with each open space, but shall be consistent in any one open space.

Wherever possible, lighting shall be of pedestrian scale, and a maximum of 20 feet above the walking surface.

The lighting system for public parks is subject to review and approval by the City of Long Beach. Palm trees in Victory Park shall have up-lights as required by the Victory Park Design Guidelines. Other than City standard street lighting may be provided for public parks if approved by the appropriate agencies.

Special features on buildings and within open space and landscape areas may be lighted.

Signage

A Master Sign Program shall be developed for directional, informational, building, and parking signage. The design of the system shall be submitted concurrent with the initial site plan approval for the first development in the project. Only directional signs are permitted for parking signage (e.g., "Parking Entrance").

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Seating

Permanent or movable seating shall be provided in Santa Cruz Park.

Furniture

Bollards, kiosks, railings, telephones, trash receptacles, plant pots, and other such elements shall contribute to the open space environment without dominating the view. The designs of these elements shall vary throughout, but shall follow an overall coordinated system.

Exhausts

If exhausts are located in open spaces, they shall be treated as design elements in the landscape. Screening or landscaping is required, and architectural or sculptural treatment is encouraged. Exhausts should not interfere with pedestrians.

Maintenance

The Owner or Owner's Association shall be responsible for the maintenance of all private open spaces and Santa Cruz Park.

Access for the Physically Disabled

All open spaces shall be accessible to the physically disabled in accordance with State and City requirements.

Pedestrian Plazas and Courtyards

The rich layout of the buildings on the site has created a variety of unique public and private use courtyard and plaza areas. The courtyards will be designed to create a rich composition to be enjoyed by the pedestrian in the space, and when viewed from above in the residential apartments. A careful composition of hardscape, trellage elements, art elements, water features, and landscape features will create a delightful sequence of spaces to be enjoyed by the guests and residents, oriented to capture views, and take advantage of the sunlight and shadows. Public use plazas and courtyards will feature outdoor furniture and open hardscape areas to create the possibility of outdoor dining, events, art shows, and gathering spaces, whereas the private courtyards and plazas will be oriented to pools and recreation uses, quiet gardens and small seating areas.

Garden and Courtyard Lighting Elements

Lighting will be an important component of the landscape setting to create drama, beauty, and provide a safe and comfortable environment to allow the project to be enjoyed during the day and at night by residents and guests. Lighting will be a blend of tree uprights and down lights, low pedestrian bollards, themed street light fixtures, and other lighting fixtures, which articulate the architecture and art pieces throughout the project.

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Sustainability

Green Building Development Standards

Environmental sustainability is an important objective at the Golden Shore Development Area. Pursuit of good Green Building practices will be utilized in aspects of site and building design consistent with the standards and guidelines established by the US Green Building Council (www.usgbc.org).

All development that meets or exceeds a threshold of 25,000 square feet of gross conditioned floor area shall fully comply with Golden Shore Development Area's Green Standards by obtaining Leadership in Energy and Environmental Design (LEED) – NC (New Construction) at the "Certified" level or higher prior to issuance of the Temporary or Final Certificate of Occupancy, whichever comes first.

Projects not registered with the GBCI (Green Building Certification Institute) may use a LEED equivalent alternative green building performance rating system to the satisfaction of the Director of Development Services.

The applicant shall pay for the cost of LEED certification or verification.

Projects committing to achieve at the LEED Silver level or higher qualify for expedited services.

Steps to minimize development impacts are described in detail in Exhibit 1.

PROCESSING AND ADMINISTRATION

Applicability

These Guidelines define the standards that meet the intent and quality established in the Downtown Shoreline Planned Development District (PD-6) and the Local Coastal Program (LCP). The Guidelines are intended to be in concert with all other regulatory documents governing the property, including the PD, LCP, and other applicable requirements of the Long Beach Municipal Code, State, and Federal agencies.

Where a conflict exists between drawings and text, the text shall govern. Where a conflict exists between the text and City of Long Beach and/or other governmental standards and regulations, such standards and regulations shall govern (unless other specific approval or permits provide otherwise).

Review and Submissions

Internal Design Review Committee (IDRC)

As each site and building design is finalized, the IDRC acting on behalf of Ownership will perform an internal review of all design documents prior to submittal to the City. At a minimum the IDRC will be composed of the site master architect, a landscape architect, a representative from Molina Healthcare, a representative from 400 Oceangate, Ltd., and the Owner's representative.

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The main purpose of the IRDC is to ensure that all submitted plans are consistent with the vision for the site, comply with these design guidelines, and are in conformance with all drawings and documents approved by the City.

The secondary purpose is to perform a check of the submittal package against the City's checklist to make sure that all the information required by the City for site plan approval is indeed contained in the package.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, a written approval by the IRDC shall include a summary of the total number of residential units and commercial density (building area or hotel rooms) approved and remaining to date.

City Review

The design review process with the City shall be governed by the Site Plan Review process contained in Division V of LBMC 21.25. The City shall review all project submissions for the Golden Shore Development Area for compliance with these Guidelines in accordance with their respective agency review processes and site plan requirements. The developer shall be responsible for obtaining site plan approval from the Department of Development Services and other relevant City agencies.

The developer shall be responsible for obtaining a Local Coastal Development Permit from the Department of Development Services prior to the commencement of any demolition and/or construction.

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EXHIBIT 1

Green Building Development Standards

All development that meets or exceeds a threshold of 25,000 square feet of gross conditioned floor area shall fully comply with Golden Shore Development Area's Green Standards by obtaining Leadership in Energy and Environmental Design (LEED) – NC (New Construction) at the "Certified" level or higher prior to issuance of the Temporary or Final Certificate of Occupancy, whichever comes first.

Projects not registered with the GBCI (Green Building Certification Institute) may use a LEED equivalent alternative green building performance rating system to the satisfaction of the Director of Development Services.

The applicant shall pay for the cost of LEED certification or verification.

Projects committing to achieve at the LEED Silver level or higher qualify for expedited services.

All parking lots shall either be 50% shaded by canopy trees after five years of growth or be completely surfaced with paving with a Solar Reflectance Index (SRI) of at least 29. At a minimum, canopy trees shall provide shade coverage, after five years of growth, of 40% of the total area dedicated to parking stalls and associated vehicular circulation. Because trees may reduce the visibility of signs, the City shall consider applications for the relocation of signs and/or the installation of additional signs as necessary. Tree wells required for proper planting and maintenance may be included in the calculated shade area.

All parkway landscaping shall comply with the following requirements:

Use canopy trees that provide shade coverage, after five years of growth, of at least 40% of the total area designated for street right of way (curb face to curb face).

Use drought and foot tolerant ground cover without thorns or stickers, etc. where turf is not used. Hard pavement may be used in areas next to parking.

Allow taller (up to 24" high) and hardy drought tolerant plants in groupings not less than four feet long (measured parallel to the sidewalk) separated by decomposed granite or hard pavement material connections of 30"-36".

No fencing shall be allowed to protect plants.

The Project site shall include stormwater management practices that treat stormwater runoff from 90% of the average annual rainfall on the site using structural and non-structural management measures. The Best Management Practices (BMPs) used to treat the runoff must be capable of removing 80% of the average annual post development total suspended solids (TSS) load. Additional permanent BMPs would be selected for individual

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lot development and shall be addressed in future SUSMPs to be submitted at the time of lot development. Use of these BMPs would minimize surface water quality impacts.

Provide a system to capture the first three-quarter inch of rainfall. Create a rainwater retention system for on-site reuse.

Preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking.

Not less than ten percent of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants; provided, that at all times at least one space for projects of twenty-five thousand square feet to fifty thousand square feet and two spaces for projects over fifty thousand square feet will be signed/stripped for carpool/vanpool vehicles.

Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

"Employee parking area" means the portion of total required parking at a development used by on-site employees. Employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial/Hotel	30%
Office/Professional	85%

Bicycle parking shall be provided at a minimum of one space for each 5,000 sq. ft. of commercial and retail building area. Fractions shall be rounded up to the next whole number.

Shower facilities shall be provided for buildings of 25,000 SF or greater for occupants of that building. For office buildings, showers shall be provided at the rate of one shower per each 40,000 sq. ft. of building area. Showers shall be located within 200 yards of the building's main entrance. The shower requirement shall be specified in the project "Conditions, Covenants and Restrictions" (CC&R) to the satisfaction of the Director of Long Beach Development Services, and a recorded copy of said document shall be provided to the Planning Bureau prior to the issuance of the Temporary or Final Certificate of Occupancy, whichever comes first, for the structure housing the shower facility.

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Exterior lighting shall be energy efficient and designed to minimize light pollution. The key criteria are 1.25 footcandles minimum with a uniformity ratio of 4 to 1 average to minimum or better.

Roofing material shall have a minimum Solar Reflectance Index (SRI) of 78 for 75% of low-sloped building roofs (less than or equal to 2:12) and a minimum SRI of 29 for 75% of steep-sloped roofs (greater than or equal to 2:12), or a green roof shall be installed for 50% of the roof surface.

Indoor water shall either be reduced by 20% as compared to the 1992 Federal Energy Policy Act baseline or the plumbing fixtures shall meet the following minimum standards:

- a. urinals: 0.25 gallons per flush or less
- b. toilets: 1.28 gallons per flush or less
- c. faucets: 1.00 gallons per minute or less
- d. showerheads: 1.50 gallons per minute or less

Mechanical equipment with HCFC-free refrigerants shall be specified whenever such units are available for the chosen application.

All roof structures shall be designed to support an additional eight (8) pounds per square foot of dead load for future photovoltaic systems and conduit shall be provided from the roof to the utility room. The utility room shall be sized to provide sufficient space for the future installation of inverters with the required clearances.

Low-emitting materials shall meet the minimum requirements below:

Architectural paints, paints, coatings and primers applied to interior walls and ceilings consistent with the Green Seal Standard GS-11.

Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates compliant with Green Seal Standard GS-03.

Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements that do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113.

Adhesives, sealants and sealant primers that meet SCAQMD Rule 1168.

Aerosol adhesives compliant with Green Seal Standard for Commercial Adhesives GS-36.

Carpet shall meet the CRI Green Label Plus criteria or the State of California Standard 1350.

Resilient flooring shall meet the Floor Score criteria or the State of California Standard 1350.

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Permanent walk off mats or grilles shall be installed at the major entries of each building. For retail with frontage directly at the property line, interior non-permanent, washable walk off mats are acceptable.

All required yards and setback areas shall be attractively landscaped primarily with California native and drought tolerant plants. A majority of the proposed plants shall be low to very low water usage. Final planting plan subject to approval of Director of Long Beach Development Services prior to issuance of a building permit.

Include in the Planting Legend a category for Water Needs for the proposed planting using the most recent edition of A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, California Department Water Resource for Region 3 (South Coastal).

Comply with the State's "Model Water Efficient Landscape Ordinance" (MLO) or the City's Landscape Ordinance. Refer to <http://www.owue.water.ca.gov/landscape/ord/ord.cfm> for details.

All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

Reclaimed water shall be used for all landscaped areas.

When new equipment is being installed for use in manufacturing or service process and readily-available and compatible alternatives exist in the same marketplace that offer greater water efficiency, the owner or occupant shall use the alternative that offers the better water efficiency.

Prior to approval of the Site Plan Review, the allocation of adequate storage space for the collection and loading of recyclable materials shall be included in the design of buildings and waste collection points shall be established throughout Downtown Shoreline Planned Development District to encourage recycling.

All projects shall comply with the City's Construction and Demolition Debris Recycling Ordinance.

An operations waste management plan shall be implemented by the City or private hauler to divert at least 50 percent of the waste generated by the project. The precise percentage to be diverted will depend on the specific use to be implemented and will be defined by the City of Long Beach Environmental Services Bureau. Waste disposal allocation shall be properly assigned to its original source City. Annual reports shall be submitted to the City of Long Environmental Services Bureau and Development Services for compliance.

A LEED Checklist indicating the project's proposed green building strategy and signed by the project's LEED AP shall be submitted with the Planning application of projects that meet the Downtown Shoreline Planned Development District LEED threshold. The

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Developer shall not be bound to follow the credit strategy described on said LEED Checklist and may revise its credit strategy from time to time as it deems appropriate in its sole discretion given project issues including, but not limited to, cost, feasibility, constructability, material availability, and/or other developer limitations while still fulfilling the developer's obligation for the original LEED certification level or higher.

Projects that must obtain LEED certification shall register for LEED with the Green Building Certification Institute prior to approval of Site Plan Review. When projects register, they shall NOT designate that the project is "confidential" in order to permit City staff to verify the registration.

These Guidelines may be superseded by Federal, State and County regulations.

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EXHIBIT 2

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The Long Beach Police Department has made the following recommendations for public safety and crime prevention.

Exterior Lighting

- All pedestrian pathways shall include human scale lighting with a minimum maintained 1.25 foot-candle.
- Wall pack lighting shall be placed on each side of the buildings and above exterior doors.
- Light alcoves to discourage homeless people from sleeping there.
- Lighting shall clearly illuminate the building addresses.
- Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- Landscaping shall not be planted so as to obscure required light levels.
- Metal halide or other similar bulbs, which emit a "white light", shall be used. Avoid yellow sodium lighting.
- All light fixtures shall be the type with proper cut-offs to avoid glare and night sky glow.
- All light fixtures shall be vandal resistant.
- Install lights on building exterior walls.
- Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
- A photometric report and electrical plan shall identify all lighting requirements.

Other Lighting

- All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candle of light.
- All common area exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level.
- All luminaries utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
- A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- Landscaping shall not be planted so as to obscure required light levels.
- A photocell device or a timeclock shall control the light source.

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- Lighting elements shall be included with all colonnades, arbors, canopies and trellis structures to ensure pedestrian pathways are properly lit.

Other Business Considerations

- Entry areas should be gated with keypad or voice activated secured entry pads.
- Businesses shall be clearly marked and directional maps shall be placed at all access points, stairwells, and elevator lobby areas (if applicable).
- Mailboxes shall be located within a secure area (include appropriate lighting). An additional locking box for all outgoing mail shall be installed to help prevent mail and identity theft.
- Each business shall be individually equipped with an audible burglar alarm system with window and door contacts for added security.
- The doors to common-area rooms and trash rooms shall have a minimum 600 square-inch clear vision panel, in the upper half of the door, automatic, hydraulic door closures and self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and operable from the inside without the use of a key or any special knowledge or effort.
- Lobby should have a security kiosk/reception desk for access control.
- Display shall not block visibility into and out of the stores.

Addressing General

- Street address shall be clearly posted on the street sides of the main buildings and clearly visible from the street with the address and street name.
- Address shall be painted on rooftop (in 4' strokes) for emergency helicopter response. Rooftop addresses must be visible only to aircraft and not from ground level.
- All address signs shall be well lit and remain free from any obstructions, such as overhangs, awnings and/or landscaping.
- Individual unit numbers shall be placed near but not on the main entry doors. Each unit shall have its address/number clearly marked and illuminated in clear view. The numbers should be of a contrasting color to the background where it will be placed.
- Pedestrian pathways and side yards shall be viewable by as many windows of surrounding structures as possible to increase visibility.
- Coordination of pedestrian pathways between adjacent blocks is encourage. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas.
- Canopies, awnings and overhangs should have lighting elements underneath and care should be taken to ensure the canopy does not block the address from view of the street.
- Screened utilities shall be designed so that they do not become hiding places or weather shelters for criminal behavior.

Landscape General

- Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.

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- Care shall be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.

Video Surveillance System Guidelines

A video surveillance system shall be installed to assist with monitoring the property. However, it must be understood that a video surveillance system shall not take the place of good security practices. Most outdoor surveillance systems are useful in assisting with the remote monitoring of an area, but less effective in helping with the identification of suspects. This is due to the greater distance involved and lack of adequate light available after dark. Therefore, the cameras shall be positioned to monitor more narrow and controlled areas such as indoor applications and doorways.

The purpose of the following guidelines are to increase the likelihood that images captured will assist in the apprehension of suspects. The following guidelines are not all-inclusive, and a licensed video surveillance expert should be consulted to assist in designing and installing the system.

Camera Locations

- All main commercial/office space entries and exits
- Parking lots, garages and loading docks
- Elevator lobbies

Camera Specifications

- Record in color with output of at least 480 lines resolution.
- Automatic exposure for day/night conditions.
- Positioned where they are vandal and tamper resistant.
- Use vandal resistant housings where necessary.

Video Recording Equipment Specifications

- A Digital Video Recorder (DVR) should be used.
- Capable of exporting images in TIFF, BMP or JPG format.
- DVR capable of exporting video to uncompressed non-proprietary AVI file, maintaining original aspect ratios.
- Recordings shall be retained for no less than 10 days.
- Use the least amount of compression possible to maintain high-resolution image quality. A lower quality image to save storage space is highly discouraged, as the low quality images will be useless to law enforcement.
- The DVR units must be stored in a secure place.

Parking Garages/Parking Lots

- Garage walls and ceiling should be painted white to maximize light.
- The design of parking garages should be such that there are minimum solid interior walls to maximize visibility, as allowable by code.

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- Secure access with CCTV or roving security to protect against stolen vehicles and vandalism.
- Trash containers shall be properly secured. Lighting should also be located above the enclosure for safety.
- A minimum maintained 2 foot-candle of light is recommended for open parking lots.
- Enclosed parking garages shall be lit to a minimum of 3 foot-candle.
- Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
- A photometric report shall be submitted to the Police Department Support Bureau for approval.
- Bicycle storage units or racks shall be located in high visibility areas.
- Emergency "call boxes" shall be placed in a prominent area on each level of the parking structure.
- Access to parking garages should be controlled by automatic tubular steel gates and not solid steel.
- Rear parking lots should include extra lighting and windows facing the lots.

Stairways and Stairwells

- Interior doors shall have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
- Stairways should be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- Stairwells shall exit into a highly visible area for enhanced safety and security.
- Fully enclosed interior or exterior stairways with solid walls, when required, should have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.
- Stairways shall be illuminated at all times with a minimum maintained 2 foot-candle of light on all landings and stair treads.

Elevator Cabs and Lobbies

- Elevators, which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior, should have clear glazing installed in one wall to provide visibility into the elevator cab.
- Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, should have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- Elevator lobbies shall be placed in a high-traffic area for enhanced visibility.

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Building Design

- Eliminate the entry 'landings' as they will be a place where unauthorized people will loiter. Another option would be to create small courtyards with access controlled by low gates.
- Property access control should be built in using decorative tubular steel fencing.
- Screening devices should be designed so the screened area does not provide niche or weather shelter.
- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required "screened" areas so that niches, hiding spots and weather shelters are not created.
- Loading facilities shall be secured after hours and well-lit if hidden from view.
- All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of the City.
- No exterior roof access allowed.

Fencing General

- All fencing and gates shall be decorative wrought iron or tubular steel style to maintain visibility while controlling access.
- The design of fence shall be such that no vertical bars extend above the top most horizontal bar.

Graffiti Deterrents

Due to the location and design, there is a risk that the buildings may be vandalized by graffiti. It is important to design in deterrents to minimize this risk. The following are some suggestions to be considered to help prevent graffiti:

- Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage to partially screen the walls.
- Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.
- Graffiti shall be painted out within 24 hours. Paint color shall match existing color. All graffiti occurrences shall be reported to the Police Department to determine what additional deterrence may be available. Request crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.

GOLDEN SHORE DEVELOPMENT AREA

EXHIBIT 3

Species Evaluations

The three plant species listed below are examples of entries on the Species Evaluation List. As a quick reference, a key to symbols is included below.

T	<i>Abies pinsapo</i> Spanish fir	L
S	<i>Abutilon palmeri</i> indian mallow	L
T	<i>Acacia boormanii</i> Snowy River wattle	L
T S	<i>Acacia constricta</i> whitethorn acacia	L
T	<i>Acacia cultriformis</i> knife acacia	L
T	<i>Acacia farnesiana</i> sweet acacia	L
S	<i>Acacia glaucoptera</i> clay wattle	L
T S	<i>Acacia greggii</i> catclaw acacia	L
T S	<i>Acacia podalyriifolia</i> pearl acacia	L
S Gc	<i>Acacia redolens</i> prostrate acacia	L
T S	<i>Acacia saligna</i> blue leaf wattle	L
T	<i>Acacia stenophylla</i> eumong/shoestring acacia	L
T S	<i>Acacia subporosa</i> subporosa acacia	L
S	<i>Acacia vestita</i> hairy wattle	L
T S	<i>Acca sellowiana</i> (<i>Feijoa sellowiana</i>) pineapple guava	L
P	<i>Achillea clavennae</i> silvery yarrow	L
P	<i>Achillea filipendulina</i> fern leaf yarrow	L
P	<i>Achillea X kellerii</i> kellerii achillea	L
Gc P	<i>Achillea tomentosa</i> woolly yarrow	L
S	<i>Adenanthos drummondii</i> woolly bush	L
S P	<i>Aeonium</i> spp. Canary Island rose	L
S P	<i>Agave</i> spp. agave	L
T	<i>Agonis flexuosa</i> peppermint tree	L
T	<i>Allocasuarina verticillata</i> (<i>Casuarina stricta</i>) coast beefwood ;	L
T S	<i>Aloe</i> spp. aloe	L
S	<i>Aloysia triphylla</i> lemon verbena	L
S	<i>Alyogyne hakeifolia</i> red centered hibiscus	L
S	<i>Alyogyne huegelii</i> blue hibiscus	L
T	<i>Angophora cordifolia</i> (<i>Angophora costata</i>) gum myrtle	L
P	<i>Anigozanthos flavidus</i> kangaroo paw	L
P	<i>Anigozanthos viridis</i> green kangaroo paw	L
S	<i>Anisacanthus</i> spp. desert honeysuckle	L
Gc V	<i>Antigonon leptopus</i> coral vine	L
Gc	<i>Aptenia cordifolia</i> ice plant (<i>Aptenia</i>)	L
V	<i>Araujia sericifera</i> cruel vine	L
T S	<i>Arbutus unedo</i> strawberry tree	L
S Gc	<i>Arctostaphylos</i> cultivars manzanita cultivars	L

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S Gc	Arctostaphylos spp. manzanita	L
P	Arctotis hybrids African daisy	L
S Gc	Artemisia spp. (shrubby) sagebrush	L
Gc P	Artemisia spp. (herbaceous) tarragon/angel's hair etc.	L
P	Asclepias (wild species) milk/silk weed	L
P	Asplenium scolopendrium (Phyllitis) Hart's tongue fern	L
P	Asteriscus maritimus gold coin, Canary Island daisy	L
P	Babiana stricta hybrids baboon flower	L
S	Baccharis pilularis consanguinea coyote brush	L
S	Baccharis pilularis cvs. dwarf coyote brush	L
T S	Beaucamea recurvata	L
S Gc	Berberis spp. barberry	L
S	Bougainvillea spp. bougainvillea	L
T	Brachychiton acerifolius flame tree	L
T	Brachychiton discolor Queensland lace bark	L
T	Brachychiton populneus bottle tree	L
T	Brachychiton rupestris Queensland bottle tree	L
T	Brahea armata blue hesper palm	L
T	Brahea edulis Guadalupe palm	L
P	Brodiaea spp. brodiaea	L
P	Bulbine frutescens stalked bulbine	L
T	Butia capitata pindo palm	L
S	Caesalpinea gilliesii desert bird of paradise	L
T S	Callistemon citrinus bottle brush	L
T S	Callistemon pinifolius pine-leafed bottlebrush	L
T S	Callistemon subulatus callistemon (subulatus)	L
S	Calocephalus brownii cushion bush	L
P	Camissonia cherianthifolia (Oenothera) beach evening primrose	L
S	Capparis spinosa caper bush L	L
S	Carpenteria californica bush anemone	L
S	Cassia artemesioides	L
S	Cassia bicapsularis (Cassia candolleana)	L
S	Cassia didymobotria	L
S	Cassia eremophila (Cassia nemophila) desert cassia	L
S	Cassia goldmanii	L
S	Cassia odorata	L
S	Cassia phyllodenia	L
	Cassia spectabilis (Cassia excelsa)	L
S	Cassia splendida	L
S	Cassia sturtii	L
S	Cassia tomentosa	L
S	Cassia wizlizeni shrubby cassia	L
T	Casuarina cunninghamiana river she-oak	L
T	Casuarina stricta	L
S Gc	Ceanothus cultivars ceanothus	L
T	Cedrus atlantica Atlas cedar	L
T	Cedrus deodora deodar cedar	L
T	Cedrus libani cedar of Lebanon	L

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Gc	Cephalophyllum spp. ice plant (Cephalophyllum)	L
T	Ceratonia siliqua carob	L
T S	Cercis occidentalis western redbud	L
S	Cereus peruvianus Peruvian apple cactus	L
S	Chamelaucium uncinatum Geraldton wax flower	L
P	Chasmanthe aethiopica chasmanthe	L
P	Cheiranthus cheiri	L
T	X Chitalpa tashkentensis chitalpa	L
T	Chorisia speciosa floss silk tree	L
P	Clivia miniata Kaffir lily	L
S T	Comarostaphylis diversifolia	L
S	Convolvulus cneorum bush morning glory	L
Gc P	Convolvulus sabatius ground morning glory	L
S	Cordia parvifolia little leaf cordia	L
T	Cordylina australis New Zealand cabbage tree	L
P	Coreopsis auriculata 'Nana' dwarf coreopsis	L
P	Coreopsis lanceolata coreopsis	L
P	Coreopsis verticillata cvs. threadleaf coreopsis	L
S	Correa spp. Australian fuchsia	L
T S	Cotinus coggygria smoke tree	L
S P	Cotyledon spp. cotyledon	L
S P	Crassula spp. crassula	L
P	Crocrosmia hybrids (Tritonia) montbrieta	L
T	Cupresses semervirens Italian cypress	L
S	Dalea bicolor dalea (bicolor)	L
Gc	Dalea greggii trailing indigo bush	L
Gc	Dalea orcutii Baja indigo bush	L
S	Dasyliion spp. desert spoon	L
P	Deschampsia caespitosa tufted hairgrass	L
	Diplacus	L
Gc	Dodonaea procumbens hopseed bush (procumbens)	L
S	Dodonaea viscosa hopseed bush	L
S	Dodonaea viscosa 'Purpurea' purple hopseed bush	L
S	Doryanthes palmeri spear lily	L
S	Dorycnium hirsutum hairy canary clover	L
Gc	Drosanthemum spp. ice plant (Drosanthemum)	L
P	Dyckia spp. dyckia	L
P Gc	Dymondia margaretae dymondia	L
S P	Echeveria spp. hens and chickens	L
S	Echinocactus spp. barrel cactus	L
P	Echinopsis spp. (Trichocereus spp.) torch cactus	L
S	Elaeagnus pungens silverberry	L
P	Elymus spp. wild rye	L
S	Eremophila glabra emu bush L	L
S	Eremophila maculata spotted emu bush	L
S	Eremophila racemosa Easter egg bush	L
P	Erysimum hyeracifolium Siberian wallflower	L
P	Erysimum 'Jubilee' jubilee wallflower	L

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P	<i>Erysimum linifolium</i> wallflower	L
P	<i>Erysimum menziesii</i> wallflower	L
P	<i>Erysimum pulchellum</i> wallflower	L
P	<i>Erysimum</i> 'Wenlock Beauty' Wenlock beauty wallflower	L
T	<i>Erythrina americana</i> (E.coralloides) naked coral tree	L
T	<i>Erythryna</i> X <i>bidwillii</i> coral tree	L
T	<i>Erythrina caffra</i> Kaffir bloom coral tree	L
T S	<i>Erythrina crista-galli</i> cockspur coral tree	L
T	<i>Erythrina falcata</i> coral tree (falcata)	L
T	<i>Erythrina</i> X <i>sykesii</i> Sykes coral tree	L
P	<i>Eschscholzia californica</i> California poppy	L
S	<i>Espostoa lantana</i> Peruvian old man cactus	L
T	<i>Eucalyptus cinerea</i> ash leaved gum, silver dollar tree	L
T	<i>Eucalyptus citriodora</i> lemon scented gum	L
T	<i>Eucalyptus cladocalyx</i> sugar gum	L
T	<i>Eucalyptus formanii</i> Forman's mallee	L
T	<i>Eucalyptus gunnii</i> cider gum	L
T	<i>Eucalyptus kruseana</i> book-leaf mallee	L
T	<i>Eucalyptus lehmannii</i> bushy yate	L
T	<i>Eucalyptus leucoxyton</i> white ironbark	L
T	<i>Eucalyptus microtheca</i> coolibah L	L
T	<i>Eucalyptus polyanthemos</i> silver dollar gum	L
T	<i>Eucalyptus preissiana</i> bell mallee	L
T	<i>Eucalyptus robusta</i> swamp mahogany	L
T	<i>Eucalyptus rudis</i> flooded gum	L
T	<i>Eucalyptus sideroxylon</i> red iron bark	L
T	<i>Eucalyptus spathulata</i> swamp mallee	L
T	<i>Eucalyptus torquata</i> coral gum	L
T	<i>Eucalyptus viminalis</i> manna gum	L
T	<i>Eucalyptus woodwardii</i> lemon flowered gum	L
P	<i>Euphorbia characias</i> euphorbia	L
S	<i>Euphorbia milli</i> crown of thorns	L
P	<i>Euphorbia myrsinites</i> euphorbia	L
S	<i>Euphorbia pulcherrima</i> poinsettia	L
S	<i>Euryops pectinatus</i> euryops/shrub daisy	L
P	<i>Fascicularia pitcairnifolia</i> fascicularia	L
T S	<i>Feijoa sellowiana</i>	L
S	<i>Felicia fruticosa</i> shrub aster	L
T	<i>Ficus microcarpa</i> 'Green Gem" green gem ficus	L
T	<i>Ficus retusa nitida</i>	L
S	<i>Forestiera neomexicana</i> desert olive	L
S	<i>Garrya eliptica</i> coast silktassel	L
S	<i>Garrya flavescens</i> ashy silktassel	L
P	<i>Gasteria</i> spp. mother-in-law's tongue etc.	L
T	<i>Geijera parviflora</i> Australian willow	L
P	<i>Gladiolus</i> spp. gladiolus	L
P	<i>Goniolimon incanum</i> (<i>Limonium speciosum</i>) statice	L
S	<i>Graptopetalum</i> spp. graptopetalum	L

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S	Grevillea spp. grevillea	L
T	Grevillea robusta silk oak	L
P	Grindelia camporum gum plant	L
S	Hakea laurina sea urchin tree	L
S	Hakea suaveolens sweet hakea	L
S	X Halmiocistus B866sahucci halmiocistus	L
S	X Halmiocistus wintonensis halmiocistus	L
S	Halimium lasianthum sun rose	L
P	Haworthia spp. haworthia	L
P	Helianthemum nummularium helianthemum	L
S	Helichrysum rosemarinifolium	L
S	Heteromeles arbutifolia toyon	L
P	Homoglossum watsonium	L
S	Ilex vomitoria yaupon	L
P	Ipheion uniflorum (Tritelia) spring star flower	L
V	Ipomea indica (acuminata) blue dawn flower	L
T	Jatropha integerrima spicy jatropha	L
T	Jubaea chilensis Chilean wine palm	L
T	Juglans californica S. California black walnut	L
P	Juniperus californica California juniper	L
T	Juniperus spp. juniper	L
S	Justicia spicigera Mexican honeysuckle	L
P	Kalanchoe spp. kalanchoe	L
Gc P	Kecklella antirrhinoides yellow penstemmon	L
P	Kniphofia triangularis (galpinii) coral poker	L
P	Kniphofia uvaria red hot poker	L
T	Koelreuteria paniculata golden rain tree	L
T	Lagunaria patersonii primrose tree	L
Gc	Lampranthus spp. ice plant (Lampranthus)	L
S	Lantana camara lantana	L
S	Lantana montevidensis (sellowiana) trailing lantana	L
T S	Laurus nobilis sweet bay	L
T	Laurus 'Saratoga' Saratoga laurel	L
S	Lavandula spp. lavender	L
S	Lavatera assurgentiflora tree mallow	L
S	Leonotis leonurus lion's tail	L
T S	Leptospermum laevigatum Australian tea tree	L
T	Leucadendron argenteum Silver tree	L
S	Leucophyllum spp. purple sage, Texas ranger etc.	L
S	Leucospermum cordifolium nodding pincushion	L
P	Limonium commune var. californicum coastal statice	L
P	Limonium speciosum	L
P	Linaria purpurea toadflax	L
T	Lithocarpus densiflorus tanbark oak	L
S	Lobostemon fruiticosus eight-day-healing bush	L
S	Lonicera hispidula honeysuckle (hispidula)	L
S	Lonicera subspicata chaparral honeysuckle	L
S	Lupinus arboreus coastal bush lupine	L

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P	<i>Lychnis coronaria</i> rose campion/crown pink	L
S	<i>Lycium fremontii</i> wolfberry	L
T	<i>Lysiloma microphylla</i> var. <i>thorberi</i> feather bush	L
V	<i>Macfadyena unguis-cati</i> cat's claw	L
S	<i>Mahonia 'Golden Abundance'</i> golden abundance mahonia	L
S	<i>Mahonia lomariifolia</i> Chinese holly grape	L
S	<i>Mahonia nevinii</i> Nevin mahonia	L
Gc	<i>Mahonia repens</i> creeping mahonia	L
S	<i>Maireana sedifolia</i> pearl bluebush	L
T S	<i>Melaleuca armillaris</i> bracelet honey-myrtle	L
T S	<i>Melaleuca decussata</i> totem poles (lilac melaleuca)	L
T S	<i>Melaleuca elliptica</i> granite honey-myrtle	L
S	<i>Melaleuca fulgens</i> melaleuca (fulgens)	L
S	<i>Melaleuca huegelii</i> chenile honey-myrtle	L
S	<i>Melaleuca incana</i> grey honey-myrtle	L
T	<i>Melaleuca linariifolia</i> flax leaf paper bark	L
T	<i>Melaleuca nesophila</i> pink melaleuca	L
T	<i>Melaleuca squamea</i> swamp honey-myrtle	L
T	<i>Melaleuca styphelioides</i> prickly-leaved paperback	L
S	<i>Mimulus</i> spp. (shrubby) monkey flower	L
P	<i>Muhlenbergia rigens</i> deer grass	L
S Gc	<i>Myoporum</i> X 'Pacificum' pacifica saltbush	L
S Gc	<i>Myoporum parvifolium</i> & cvs. myoporum	L
S	<i>Myrica californica</i> Pacific wax myrtle	L
S	<i>Myrsine africana</i> African boxwood	L
S	<i>Myrtus communis</i> true myrtle	L
S	<i>Nandina domestica</i> heavenly bamboo	L
P	<i>Narcissus</i> spp. daffodil	L
P	<i>Nerine</i> spp. nerine	L
T S	<i>Nolina recurvata</i> (<i>Beaucarnea recurvata</i>) bottle palm	L
Gc P	<i>Oenothera berlandieri</i>	L
P	<i>Oenothera cherianthifolia</i>	L
P Gc	<i>Oenothera missouriensis</i>	L
P Gc	<i>Oenothera macrocarpa</i> Ozark sundrops	L
P	<i>Oenothera pallida</i> evening primrose (pallida)	L
P	<i>Oenothera rosea</i> evening primrose (rosea)	L
Gc P	<i>Oenothera speciosa</i> Mexican/white evening primrose	L
Gc P	<i>Oenothera speciosa</i> 'Rosea' pink evening primrose	L
Gc P	<i>Oenothera stubbei</i> Baja evening primrose	L
P	<i>Origanum</i> spp. dittany/oregano etc.	L
P	<i>Ornithogalum thyrsoides</i> chinchinchee	L
Gc	<i>Osteospermum</i> spp. African daisy	L
S	<i>Ozothamnus rosemarinifolius</i> (<i>Helichrysum</i>) ozothamnus	L
T	<i>Pachycormis discolor</i> elephant tree	L
T	<i>Pachypodium lamerei</i> Madagascar palm	L
P	<i>Panicum</i> (native spp.) switch grass	L
T	<i>Parkinsonia aculeata</i> Mexican palo verde/ Jerusalem thorn	L
P Gc	<i>Pelargonium sidoides</i> geranium (sidoides)	L

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P	<i>Pelargonium tomentosum</i> peppermint-scented geranium	L
P	<i>Pennisetum alopecuroides</i> black pennisetum	L
P	<i>Pennisetum orientale</i> Chinese fountain grass	L
P	<i>Penstemon wild</i> spp. penstemon (wild)	L
P	<i>Phlomis caballeroi</i> phlomis (caballeroi)	L
S P	<i>Phlomis cashmeriana</i> phlomis (cashmeriana)	L
P	<i>Phlomis cretica</i> phlomis (cretica)	L
S P	<i>Phlomis fruticosa</i> Jerusalem sage	L
S P	<i>Phlomis italica</i> phlomis (italica)	L
P	<i>Phlomis lanata</i> phlomis (lanata)	L
P	<i>Phlomis purpurea</i> phlomis (purpurea)	L
S	<i>S Phlomis tuberosa</i> phlomis (tuberosa)	L
T	<i>Phoenix canariensis</i> Canary Island date palm	L
T	<i>Phoenix dactylifera</i> date palm	L
S	<i>Phormium tenax</i> New Zealand flax	L
P	<i>Phyllitis scolopendrium</i>	L
T	<i>Pinus attenuata</i> knobcone pine	L
T	<i>Pinus X attenuradiata</i> knobcone-Monterey pine	L
T	<i>Pinus brutia</i> Calabrian pine	L
T	<i>Pinus brutia</i> ssp. <i>eldarica</i> eldarica pine	L
T	<i>Pinus canariensis</i> Canary Island pine	L
T	<i>Pinus coulteri</i> Coulter pine	L
T	<i>Pinus eldarica</i>	L
T	<i>Pinus flexilis</i> limber pine	L
T	<i>Pinus halepensis</i> Aleppo pine	L
T	<i>Pinus monophylla</i> single leaf pinyon pine	L
T	<i>Pinus montezumae</i> Montezuma pine	L
T	<i>Pinus muricata</i> bishop pine	L
T	<i>Pinus torreyana</i> Torrey pine	L
T	<i>Pittosporum phillyraeoides</i> willow pittosporum	L
S	<i>Plecostachys serpyllifolia</i> (<i>Helichrysum</i>) straw flower	L
S	<i>Plumeria rubra</i> frangipani	L
P	<i>Polyanthes tuberosa</i> tuberose	L
V	<i>Polygonum aubertii</i> silver lace vine	L
S P	<i>Portulacaria afra</i> elephant's food	L
T	<i>Prosopis alba</i> Argentine mesquite	L
T	<i>Prosopis chilensis</i>	L
T	<i>Prosopis glandulosa</i> Chilean mesquite	L
T	<i>Prosopis glandulosa glandulosa</i> Honey mesquite	L
T	<i>Prosopis juliflora</i> Arizona mesquite	L
T	<i>Prosopis pubescens</i> screwbean mesquite	L
T	<i>Prosopis velutina</i> velvet mesquite	L
S	<i>Prostanthera rotundifolia</i> round leaf mint bush	L
T S	<i>Prunus lyonii</i> Catalina cherry	L
T	<i>Pseudobomax ellipticum</i> shaving brush	L
V	<i>Pseudogynoxys chenopodioides</i> (<i>Senecio</i>)	L
S	<i>Psoralea pinnata</i> blue pea	L
P	<i>Puya</i> spp. puya	L

GOLDEN SHORE DEVELOPMENT AREA

P	Pyrethropsis hosmariense Moroccan daisy	L
T S	Pyrethrum roseum	L
P	Pyrosia spp. felt fern	L
T	Quercus agrifolia coast live oak	L
T	Quercus chrysolepis canyon live oak	L
T	Quercus engelmannii mesa oak	L
T	Quercus ilex holly oak	L
T	Quercus suber cork oak	L
T	Quercus tomentella island oak	L
T	Quillaja saponaria soapbark tree	L
P	Ranunculus cortusaefolius buttercup	L
P	Ranunculus repens creeping buttercup	L
P	Ratibida columnifera Mexican hat	L
S	Rhamnus alaternus Italian buckthorn	L
S	Rhamnus californicus coffeeberry	L
P	Rhodohypoxis spp. rose grass	L
T	Rhus lancea African sumac	L
S	Rhus lentii pink-flowering sumac	L
S	Rhus trilobata squawbush	L
S	Rhus typhina staghorn sumac	L
S	Ribes aureum golden currant	L
S	Ribes indecorum white flowering currant	L
S	Ribes sanguineum red flowering currant	L
S	Ribes speciosum fuchsia flowering gooseberry	L
S Gc	Ribes viburnifolium evergreen currant	L
T	Robinia X ambigua locust	L
S	Rosa californica California wild rose	L
S	Rosa minutifolia Baja California wild rose	L
S P	Rosmarinus officinalis rosemary	L
P Gc	Rosemarinus 'Prostratus' trailing rosemary	L
S	Ruellia X brittoniana dwarf ruellia	L
P	Ruscus spp. butcher's broom	L
S	Salvia argentea silver sage	L
P	Salvia azurea grandiflora prairie sage	L
P	Salvia 'Bee's Bliss' bee's bliss sage	L
P	Salvia chamaedryoides blue sage	L
S P	Salvia coahuilensis Coahuila sage	L
P	Salvia 'Dara's Choice' Sonoma sage	L
P	Salvia dorrii purple sage	L
S	Salvia grahamii	L
S	Salvia greggii & hybrids autumn sage	L
S P	Salvia leucantha Mexican bush sage	L
S	Salvia leucophylla purple sage	L
S	Salvia mellifera black/green sage	L
S	Microphylla cherry/Graham sage	L
P S	Salvia muelleri royal purple autumn sage	L
P S	Salvia spathacea hummingbird/pitcher sage	L
P	Salvia thymoides blue salvia	L

GOLDEN SHORE DEVELOPMENT AREA

T S	<i>Sambucus</i> spp. elderberry	L
S P	<i>Santolina</i> spp. lavender cotton	L
T	<i>Schinus polygamus</i> Peruvian pepper tree	L
P Gc	<i>Sedum</i> spp. stone crop	L
P	<i>Sempervivum</i> spp. house leek	L
P	<i>Senecio cineraria</i> dusty miller	L
S	<i>Senecio flaccidus</i> var. <i>douglasii</i> bush groundsel	L
Gc	<i>Senecio mandraliscae</i> kleinia	L
S	<i>Senna artemesioides</i> (<i>Cassia artemesioides</i>) feathery cassia/senna	L
S	<i>Senna bicapsularis</i> (<i>Cassia cardolleana</i>) New Zealand cassia/senna	L
S	<i>Senna didymobotrya</i> (<i>Cassia didymobotrya</i>) senna/cassia <i>didymobotrya</i>	L
S	<i>Senna multiglandulosa</i> (<i>Cassia tomentosa</i>) wooly senna	L
S	<i>Senna odorata</i> (<i>Cassia odorata</i>) senna/cassia (<i>odorata</i>)	L
S	<i>Senna polyantha</i> (<i>Cassia goldmanii</i>) Goldman's senna/cassia	L
S	<i>Senna phyllodenia</i> (<i>Cassia phyllodenia</i>) silver cassia/senna	L
S	<i>Senna spectabilis</i> (<i>Cassia excelsa</i>) senna/cassia (<i>spectabilis/excelsa</i>)	L
S	<i>Senna splendida</i> (<i>Cassia splendida</i>) golden wonder	L
S	<i>Senna sturtii</i> (<i>Cassia sturtii</i>) Sturt's cassia/senna	L
P	<i>Silene</i> spp. moss pink/campion	L
P	<i>Sinningia tubiflora</i> velvet slipper	L
P	<i>Sisyrinchium bellum</i> blue-eyed grass	L
V	<i>Solanum xanthii</i> purple nightshade	L
S Gc	<i>Sollya heterophylla</i> Australian bluebell creeper	L
T S	<i>Sophora secundiflora</i> Texas mountain laurel	L
P	<i>Sphaeralcea</i> spp. desert/globe mallow	L
P	<i>Sprekelia formosissima</i> Aztec lily	L
P	<i>Stachys albotomentosa</i> betony	L
P	<i>Stipa cernua</i> nodding feather grass	L
P	<i>Stipa gigantea</i> giant needle grass	L
P	<i>Stipa lepida</i> foothill stipa	L
P	<i>Stipa stipa spinosa</i> desert bunch grass	L
P	<i>Stipa tenuissima</i> Mexican feather grass	L
S	<i>Styrax officinale californicum</i> California storax	L
P S	<i>Sutera</i> spp. sutera	L
S	<i>Symphoricarpus albus</i> snowberry	L
T	<i>Tagetes lemmoni</i> mountain marigold	L
T S	<i>Tanacetum coccinium</i> (<i>Pyrethrum roseum</i>) painted daisy	L
P	<i>Tanacetum haradjanii</i> tansy	L
T S	<i>Tecoma stans</i> yellow bells	L
P Gc	<i>Teucrium chamaedrys</i> germander	L
S Gc	<i>Teucrium cossonii</i> Majorcan germander	L
S	<i>Teucrium fruticans</i> bush germander	L
S	<i>Teucrium manum</i> cat thyme	L
P	<i>Thalictrum fendleri</i> var. <i>polycarpum</i> meadow rue	L
T	<i>Toona sinensis</i> (<i>Cedrela sinensis</i>) Chinese toon	L
P	<i>Trichocereus</i> spp.	L
P	<i>Tricyrtis hirta</i> toad lily	L
Gc	<i>Trifolium fragiferum</i> O'Connor O'Connors legume (revegetation use)	L

GOLDEN SHORE DEVELOPMENT AREA

P	<i>Tritelia laxa</i> lthuriel's spear	L
P	<i>Urginea maritima</i> sea squill	L
P	<i>Verbascum bombiciferum</i> mullein	L
P	<i>Verbascum phoeniceum</i> purple mullein	L
Gc P	<i>Verbena gooddingii</i> Goodding verbena	L
Gc P	<i>Verbena lilacina</i> lilac verbena	L
Gc P	<i>Verbena peruviana</i> Peruvian verbena	L
Gc P	<i>Verbena tenuisecta</i> moss verbena	L
T	<i>Vitex agnus-castus</i> chaste tree	L
V	<i>Vitis californica</i> California wild grape	L
V	<i>Vitis girdiana</i> desert grape	L
T	<i>Washingtonia filifera</i> California fan palm	L
T	<i>Washingtonia robusta</i> Mexican fan palm	L
S	<i>Westringia fruticosa</i> (rosmariniformis) coast rosemary	L
S	<i>Westringia glabra</i> violet westringia	L
S	<i>Westringia longifolia</i> westringia (longifolia)	L
S	<i>Westringia raleighi</i> Raleigh westringia	L
S	<i>Westringia 'Wynyabbie Gem'</i> Wynyabbie gem westringia	L
P	<i>Xanthorrhoea</i> spp. grass tree	L
S T	<i>Yucca</i> spp. yucca	L
T	<i>Zelkova serrata</i> saw leaf zelkova	L
T	<i>Ziziphus jujuba</i> Chinese jujube	L

T	<i>Acacia pennatula</i> pennatula acacia	VL
T	<i>Acacia smallii</i> desert sweet acacia	VL
S	<i>Adenostoma fasciculatum</i> chamise	VL
T S	<i>Adenostoma sparsifolium</i> red shanks/ribbonwood	VL
T	<i>Aesculus californica</i> California buckeye	VL
P	<i>Amaryllis belladonna</i> naked lady	VL
S T	<i>Arctostaphylos diversiloba</i> (<i>Comarostaphylys diversiloba</i>) summer holly	VL
P	<i>Arum italicum</i> Italian Arum	VL
P	<i>Asteriscus sericeus</i>	VL
S Gc	<i>Atriplex</i> spp. saltbush	VL
S	<i>Baccharis sarothroides</i> desert broom	VL
S Gc	<i>Baccharis 'Centennial'</i> bentennial baccharis	VL
S	<i>Calliandra californica</i> Baja fairy duster	VL
S	<i>Calliandra eriophylla</i> fairy duster	VL
S	<i>Carnegiea gigantea</i> saguaro	VL
S Gc	<i>Ceanothus</i> spp. California lilac	VL
S	<i>Cephalocereus</i> spp. old man cactus	VL
T	<i>Cercidium floridum</i>	VL
T	<i>Cercidium microphyllum</i> little leaf palo verde	VL
T	<i>Cercidium praecox</i> Sonoran palo verde	VL
S	<i>Cercocarpus betuloides</i> mountain ironwood	VL
S	<i>Cercocarpus minutiflorus</i> San Diego mountain mahogany	VL
T	<i>Chilopsis linearis</i> desert willow	VL
V	<i>Clematis lasiantha</i> pipestem clematis	VL
V	<i>Clematis pauciflora</i> small flowered clematis	VL

GOLDEN SHORE DEVELOPMENT AREA

S	Cleome isomeris bladder pod	VL
P	Coreopsis gigantea giant coreopsis	VL
P	Coreopsis maritima sea dahlia	VL
T	Cupressus arizonica ssp. arizonica Cuayamaca cypress	VL
T	Cupressus arizonica var. glabra smooth Arizona cypress	VL
T	Cupressus guadalupensis forbesii tecate cypress	VL
S	Dendromecon spp. bush poppy	VL
T	Dracaena draco dragon tree	VL
P	Dudleya spp. dudleya, live forever	VL
P	Encelia californica California encelia	VL
S	Encelia farinosa brittle bush	VL
P	Epilobium spp. (Zauchneria) California fuchsia	VL
S P	Eriogonum spp. buckwheat	VL
P	Eriophyllum confertiflorum golden yarrow	VL
T	Eucalyptus macranda long flowered marlock	VL
S	Euphorbia rigida euphorbia	VL
S	Euphorbia tirucalli milk bush	VL
S	Fallugia paradoxa Apache plume	VL
S	Ferocactus spp. barrel cactus	VL
S	Fouquieria splendens ocotillo	VL
S	Fremontodendron spp. flannel bush	VL
S	Galvesia juncea Baja bush-snapdragon	VL
S	Galvesia speciosa island bush snapdragon	VL
S	Garrya fremontii Fremont silktassel	VL
S	Hesperaloe funifera Coahuilan hesperaloe	VL
S	Hesperaloe parviflora red/ yellow yucca	VL
S	Isocoma spp. (Haplopappus) goldenbush	VL
Gc	Iva hayesiana poverty weed	VL
S	Justicia californica chuparosa	VL
Gc P	Keckiella cordifolia heart-leaved penstemmon	VL
P	Larrea tridentata creosote	VL
P	Lemaireocereus thurberi	VL
S P	Lobelia laxiflora Mexican bush lobelia	VL
P	Lotus scoparius deer weed	VL
T	Lyonothamnus floribundus Catalina ironwood	VL
S	Malacothamnus fasciculatus bush mallow	VL
S	Malosma laurina (Rhus laurina) laurel sumac	VL
T	Melia azedarach chinaberry	VL
P	Monardella villosa coyote mint	VL
P	Muscari macrocarpum grape hyacinth	VL
P	Nassella cernua nodding needlegrass	VL
P	Nassella lepida foothill needlegrass	VL
P	Nassella pulchra purple needlegrass	VL
P	Nassella tenuissima Texas needle grass	VL
P	Nauplius sericeus (Asteriscus sericeus) Canary island daisy	VL
S P	Nolina spp. bear grass	VL
P	Oenothera fruiticosa golden sundrops	VL
S	Opuntia spp. prickly pear/cholla	VL

GOLDEN SHORE DEVELOPMENT AREA

T	<i>Parkinsonia florida</i> (<i>Cercidium floridum</i>) blue palo verde	VL
T	<i>Pinus edulis</i> pinyon pine	VL
T	<i>Pinus sabiniana</i> foothill/Gray pine	VL
T S	<i>Prunus ilicifolia</i> holly leaf cherry	VL
T S	<i>Quercus berberidifolia</i> California scrub oak	VL
T	<i>Quercus douglasii</i> blue oak	VL
T S	<i>Quercus dumosa</i> Nutall's scrub oak	VL
T	<i>Quercus wislizeni</i> interior live oak	VL
P	<i>Ranunculus californicus</i> California buttercup	VL
Gc	<i>Rhagodia deltophylla</i> rhagodia	VL
S	<i>Rhamnus croceus</i> redberry	VL
S	<i>Rhamnus croceus ilicifolia</i> hollyleaf redberry	VL
S	<i>Rhus integrifolia</i> lemonade berry	VL
S	<i>Rhus laurina</i>	VL
S	<i>Rhus ovata</i> sugar bush	VL
S	<i>Ribes malvaceum</i> chaparral currant	VL
S P	<i>Romneya coulteri</i> Matilija poppy	VL
S	<i>Ruellia californica</i> rama parda	VL
S	<i>Salvia apiana</i> white sage	VL
P	<i>Salvia californica</i> Baja California sage	VL
S	<i>Salvia clevelandii</i> & hybrids Cleveland/Alan Chickering etc.	VL
S	<i>Salvia munzii</i> San Miguel Mountain sage	VL
T	<i>Schinus molle</i> California pepper tree	VL
S	<i>Shepherdia argentea</i> silver buffaloberry	VL
S	<i>Simmondsia chinensis</i> jojoba	VL
P	<i>Stenocereus thurberi</i> (<i>Lemaireocereus</i>) organ pipe cactus	VL
P	<i>Stipa pulchra</i> feather grass	VL
S P	<i>Trichostema lanatum</i> woolly/mountain blue curls	VL
S P	<i>Trichostema parishii</i>	VL
S	<i>Viguiera laciniata</i> San Diego County viguiera	VL
S P	<i>Xylococcus bicolor</i> mission manzanita	VL
P	<i>Zauschneria</i> spp.	VL
	Note: Many <i>Echinocactus</i> spp. are now in other genera including <i>Ferrocactus</i> , <i>Echinopsis</i> , <i>Parodia</i> , <i>Sclerocactus</i> and others	