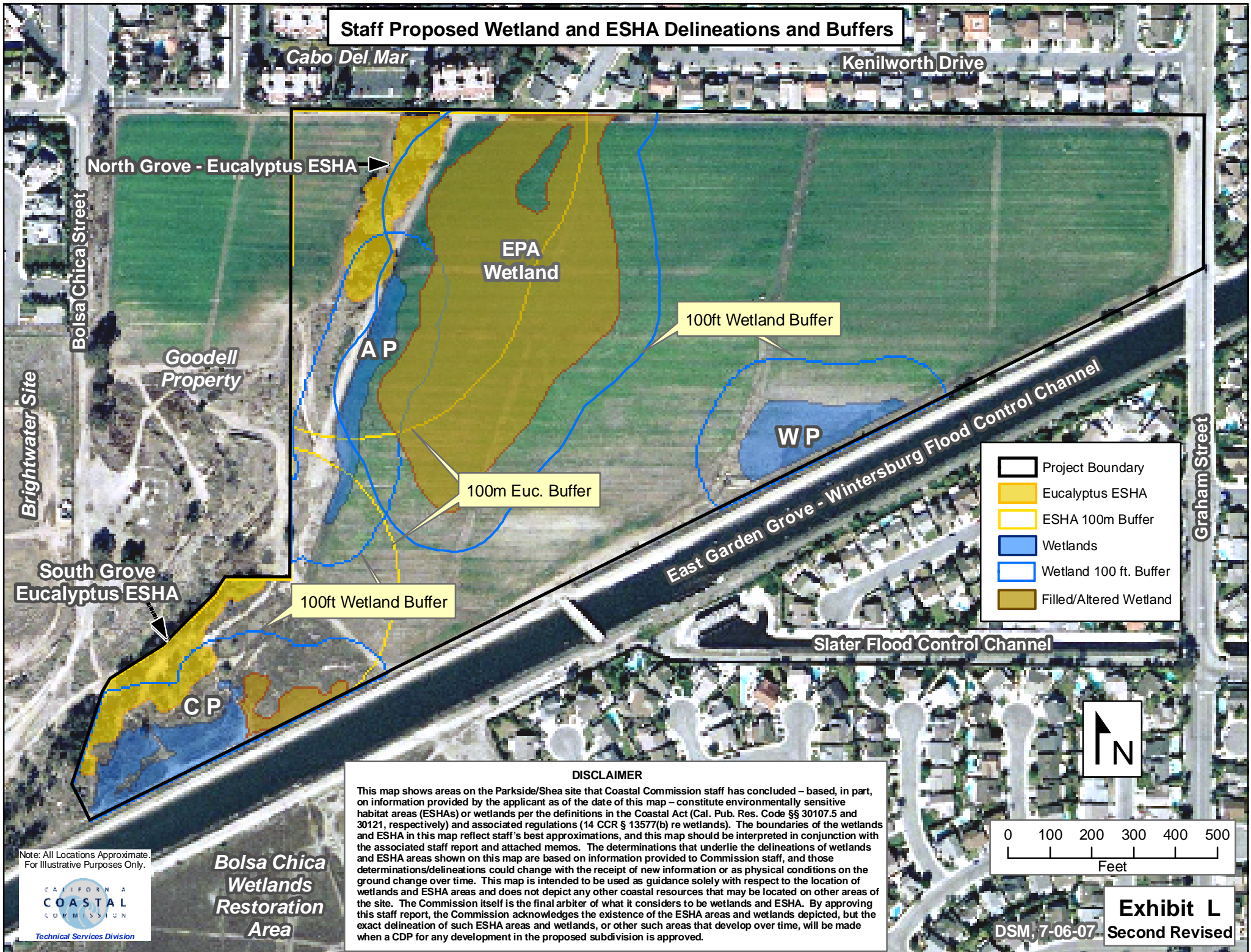


Staff Proposed Wetland and ESHA Delineations and Buffers



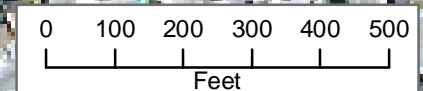
Note: All Locations Approximate. For Illustrative Purposes Only.



Bolsa Chica Wetlands Restoration Area

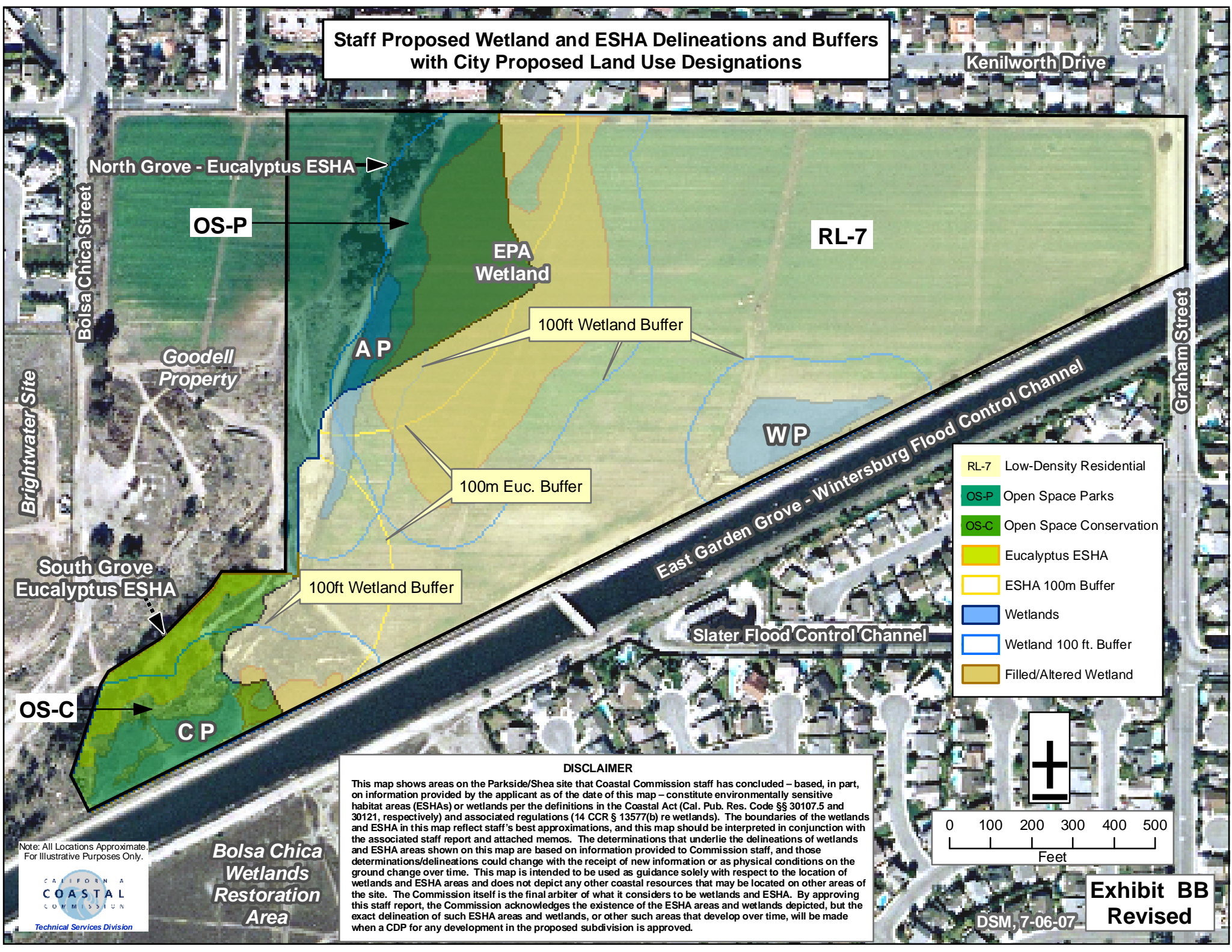
DISCLAIMER

This map shows areas on the Parkside/Shea site that Coastal Commission staff has concluded – based, in part, on information provided by the applicant as of the date of this map – constitute environmentally sensitive habitat areas (ESHAs) or wetlands per the definitions in the Coastal Act (Cal. Pub. Res. Code §§ 30107.5 and 30121, respectively) and associated regulations (14 CCR § 13577(b) re wetlands). The boundaries of the wetlands and ESHA in this map reflect staff's best approximations, and this map should be interpreted in conjunction with the associated staff report and attached memos. The determinations that underlie the delineations of wetlands and ESHA areas shown on this map are based on information provided to Commission staff, and those determinations/delineations could change with the receipt of new information or as physical conditions on the ground change over time. This map is intended to be used as guidance solely with respect to the location of wetlands and ESHA areas and does not depict any other coastal resources that may be located on other areas of the site. The Commission itself is the final arbiter of what it considers to be wetlands and ESHA. By approving this staff report, the Commission acknowledges the existence of the ESHA areas and wetlands depicted, but the exact delineation of such ESHA areas and wetlands, or other such areas that develop over time, will be made when a CDP for any development in the proposed subdivision is approved.



DSM, 7-06-07
Exhibit L
Second Revised

Staff Proposed Wetland and ESHA Delineations and Buffers with City Proposed Land Use Designations



DISCLAIMER

This map shows areas on the Parkside/Shea site that Coastal Commission staff has concluded – based, in part, on information provided by the applicant as of the date of this map – constitute environmentally sensitive habitat areas (ESHAs) or wetlands per the definitions in the Coastal Act (Cal. Pub. Res. Code §§ 30107.5 and 30121, respectively) and associated regulations (14 CCR § 13577(b) re wetlands). The boundaries of the wetlands and ESHA in this map reflect staff’s best approximations, and this map should be interpreted in conjunction with the associated staff report and attached memos. The determinations that underlie the delineations of wetlands and ESHA areas shown on this map are based on information provided to Commission staff, and those determinations/delineations could change with the receipt of new information or as physical conditions on the ground change over time. This map is intended to be used as guidance solely with respect to the location of wetlands and ESHA areas and does not depict any other coastal resources that may be located on other areas of the site. The Commission itself is the final arbiter of what it considers to be wetlands and ESHA. By approving this staff report, the Commission acknowledges the existence of the ESHA areas and wetlands depicted, but the exact delineation of such ESHA areas and wetlands, or other such areas that develop over time, will be made when a CDP for any development in the proposed subdivision is approved.

Staff Proposed Land Uses

