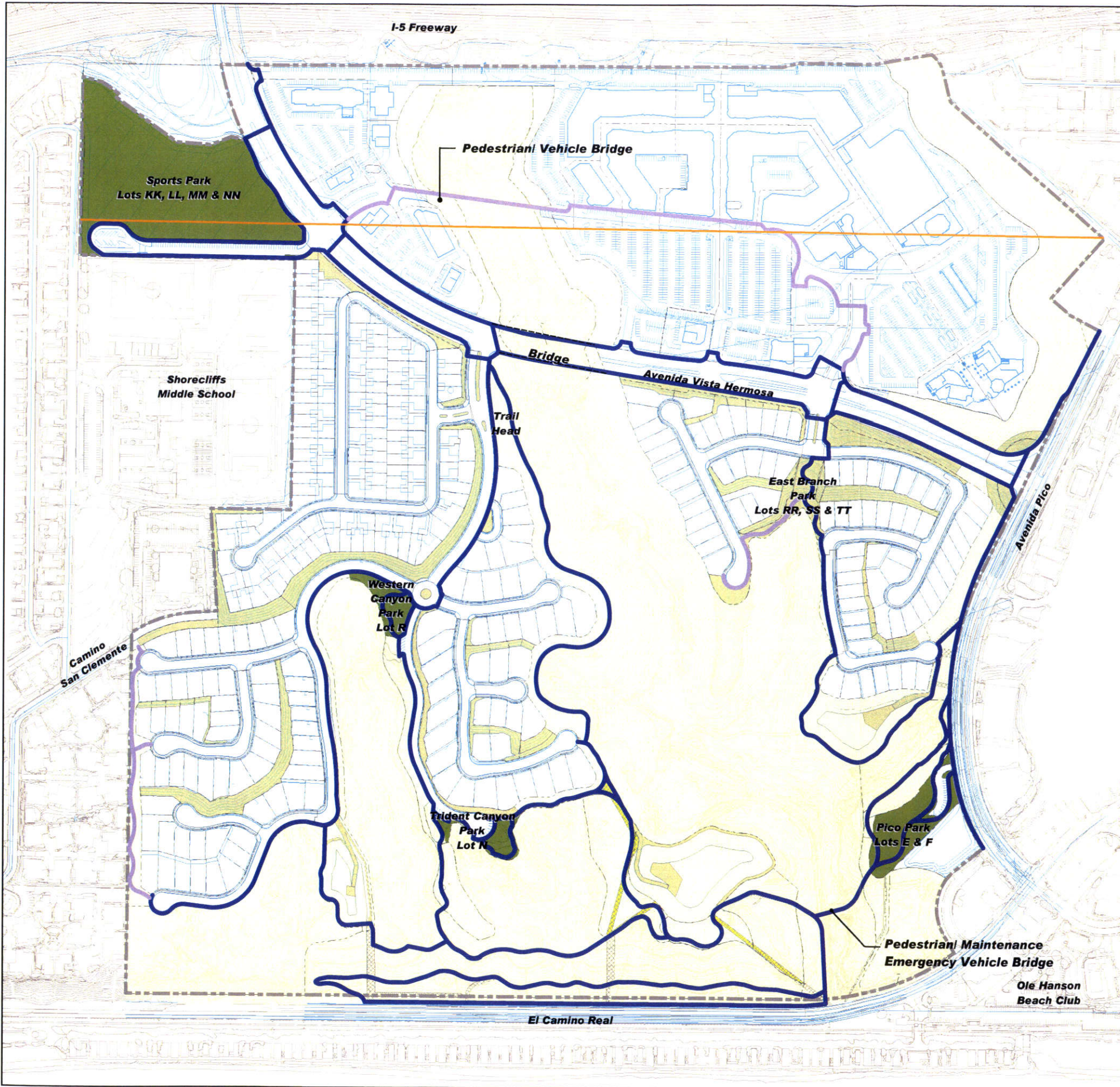


Marblehead Coastal

PUBLIC PARKS AND TRAILS OVERVIEW



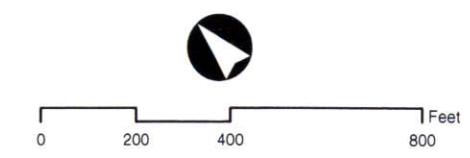
LEGEND

PUBLIC - CITY OF SAN CLEMENTE

- PUBLIC PARK LOTS (ACTIVE/ PASSIVE) - OWNED & MAINTAINED BY THE CITY
- PUBLIC TRAILS OWNED & MAINTAINED BY THE CITY

PRIVATE PROPERTY-HOME OWNERS ASSOCIATION OR CONSERVANCY

- SLOPES, MEDIANS AND PRIVATE ACCESS ROADS FOR STORM WATER BASINS - HOME OWNERS ASSOCIATION OWNED & MAINTAINED
- OPEN SPACE - OWNED BY HOA OR CONSERVANCY - MAINTAINED BY HOA OR CONSERVANCY
- HABITAT COVERED UTILITY EASEMENT - OWNED BY HOA OR CONSERVANCY - MAINTAINED BY HOA OR CONSERVANCY
- HOA MAINTAINED TRAILS HOME OWNERS ASSOCIATION OWNED W/ PUBLIC ACCESS EASEMENT
- COASTAL ZONE BOUNDARY



CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

Sports Park

This facility involves an active community level park consisting of 8.72 acres, located directly north and adjacent to Shorecliffs Middle School, and directly south and adjacent to the southbound exit ramp for the Avenida Vista Hermosa interchange. The proposed amenities are illustrated in Exhibit 2-4, *Sports Park - Detail* and described as follows:

- 85-space parking lot;
- restroom/concession building;
- 29,300 square foot (sf) activity area;
- 1 lighted basketball court, full size;
- 3 turf soccer fields, lighted;
- 4,700 sf play area;
- picnic tables and shade structures;
- meandering sidewalks;
- mesh fencing;
- bus/vehicle student drop-off area (for Shorecliffs Middle School); and
- landscaping.

**Table 2-3
Open Space Land Use Statistical Summary**

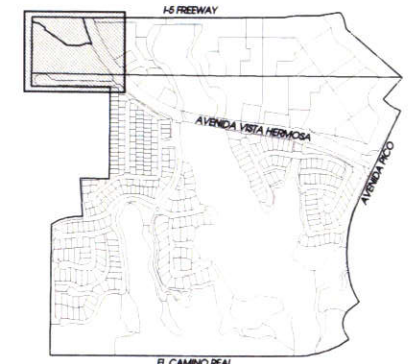
Open Space Land Use	Acres
PUBLIC OPEN SPACE (OS-1) Lots: E, F, R, N and ZZ¹	
Ocean View Park ¹	3.54
Sub-Total Public Open Space (OS-1)	3.54
PRIVATE OPEN SPACE (OS-2) Lots: D, I, J, M, O, P, RR, SS and TT	
Homeowners Association's or Non Profit Entity Lots ²	9.30
Sub-Total Private Open Space (OS-2)	9.30
PRIVATE OPEN SPACE (OS-2)	
Dudleya Reserve	2.14
Central Canyon (Tributary E)	49.66
Westerly Canyon (Tributary C)	29.34
Detention Basins	6.35
Interior Slopes and Common Area	5.27
Major Perimeter Open Space	11.70
Sub-Total Private Open Space (OS-2)	104.46
GENERAL OPEN SPACE (OS-3) Lots: KK, LL, MM and NN¹	
Sports Park ¹	8.72
Sub-Total General Open Space (OS-3)	8.72
TOTAL OPEN SPACE ACRES ON-SITE	126.02
¹ Lots Proposed by City Beaches, Parks and Recreation for Public Park Dedication.	
² Lots Declined by City Beaches, Parks and Recreation for Public Park Dedication.	
Source: Amended Tentative Tract Map No. 8817, RBF Consulting, August 28, 2003.	

Marblehead Coastal

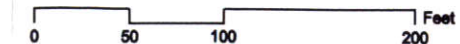
SPORTS PARK - DETAIL

LEGEND:

1. AC PARKING LOT (85 LIGHTED SPACES, LIGHT POLE LOCATIONS TO BE PER CITY STANDARD AND DETERMINED AT FINAL DESIGN STAGE)
2. RESTROOM PER CITY STANDARD - LIGHTED
3. 29,300 S.F. ACTIVITY AREA, INCLUDES:
 - 10,000 S.F. UNIVERSAL PLAY AREA
 - 900 S.F. RESTROOM/ STORAGE AREA
 - SHADED INDIVIDUAL PICNIC AREAS
 - SHADED GROUP PICNIC AREA
 - GROVES OF SHADE TREES
 - DRINKING FOUNTAINS
 - BIKE RACKS
4. FULL COURT BASKETBALL - LIGHTED
5. 165' X 300' TURF SOCCER FIELD - LIGHTED (AYSO MINIMUM TOURNAMENT STANDARD 150'X300')
6. 8' CONCRETE SIDEWALK
7. 8' MEANDERING CONCRETE SIDEWALK
8. 6' CONCRETE SIDEWALK
9. 6' WIDTH CONCRETE STAIRWAY
10. 16' HIGH MESH FENCE
11. 6' HIGH MESH FENCE
12. 4' HIGH MESH FENCE
13. INDIVIDUAL PICNIC TABLE AND SHADE STRUCTURE PER CITY STANDARD
14. GROUP PICNIC TABLE AND SHADE STRUCTURE PER CITY STANDARD
15. LIGHTED ENTRY MONUMENT
17. ACCESSIBLE DRINKING FOUNTAIN/ WASTE RECEPTACLE
18. EXISTING UTILITY EASEMENT
19. NATIVE TREES FROM APPROVED PLANT PALETTE
20. MAINTENANCE VEHICLE ACCESS GATE
21. REMOVABLE BOLLARDS
23. 12' STABILIZED DECOMPOSED GRANITE ACCESS ROAD
24. SHRUBS AND GROUNDCOVER FROM APPROVED LIST
25. PLAY AREA 4,700 S.F.
26. SPORTS FIELD LIGHTING - APPROXIMATE LOCATION
27. SPORTS COURT LIGHTING - APPROXIMATE LOCATION



LOCATION MAP



December 3, 2003

Exhibit 2-4

SHORECLIFFS MIDDLE SCHOOL

EXISTING RESIDENCES

VIA BALLENA

EXISTING RESIDENCES

VIA SOCORRO R.O.W.

EXISTING SIDEWALK

VIA SOCORRO (FUTURE IMPROVEMENTS - 60' R.O.W.)

SCHOOL ATHLETIC FIELD ACCESS GATE

EXISTING CHAIN LINK FENCE

SCHOOL ATHLETIC FIELD ACCESS GATE

12' MAINTENANCE SCHOOL VEHICLE ACCESS GATE

COMMERCIAL

COASTAL ZONE BOUNDARY

SIGNALIZED INTERSECTION

CALTRANS R. O. W.

EXISTING CALTRANS SOUND WALL

40' WATER AND TELEPHONE EASEMENTS

EXISTING CALTRANS CHAIN LINK FENCE

I-5 SOUTH BOUND AVENIDA VISTA HERMOSA ON RAMP
I-5 SOUTH BOUND AVENIDA VISTA HERMOSA OFF RAMP

EXISTING AVENIDA VISTA HERMOSA

MAINTENANCE VEHICLE EASEMENT/ GATE

EXISTING STREET LIGHT - TYP. (3 TOTAL)

100303 PLANNING SUR/EP 12/7/03

CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

The Sports Park would feature three (3) lighted soccer fields as the primary recreational amenities on site, each measuring 165 X 300 feet, which would exceed the American Youth Soccer Organization's (AYSO) standard for a minimum tournament field of 150 X 300 feet. The Sports Park would also feature a core recreational activity area that includes a fully developed restroom/recreation checkout/maintenance support building, the "Courtney's Sand Castle" universal playground, shaded family and group picnic facilities, drinking fountains, and bike racks. A lighted full-court basketball area is also proposed. An additional key feature of the park design is the vehicle access and parking for park use, doubling as a new and convenient drop-off and pick-up facility for school buses and private family vehicles for Shorecliffs Middle School students. City staff and the Capistrano Unified School District (CUSD) are working together to conceive joint use opportunities for the park access road with school bus drop-off between Shorecliffs Middle School and the Sport Park. At the bus/vehicle student drop-off area, where most middle school students would await arrival of their transportation, a second play equipment area is proposed, to serve this particular age group. Additional overflow parking for this facility could be provided at the Shorecliffs Middle School parking lot (64 spaces) and at the commercial center north of the new Avenida Vista Hermosa extension (100's of spaces). A signalized crosswalk at the street intersection providing vehicular access into the park and the commercial center would provide pedestrian access to and from the park.

A condition was placed on the Sports Park parcel originally in the Tentative Tract Map, August 5, 1998 (#3D, Resolution 98-43) and later on September 16, 2003 (#12, Resolution 03-75). This condition requires a conditional use permit for sport field lighting proposed for the Sports Park. Thus, lighting for the sports fields at the Sports Parks would require a Conditional Use Permit.

Ocean View Park

This facility is located generally along the bluff of the Marblehead Coastal Planned Community, and would include 3.54 acres within three separate parcels, with each parcel ranging in size from 0.62 acres to 1.52 acres. The parcels would be interconnected by a public trails system. The Ocean View Park is proposed by the City of San Clemente Beaches, Parks and Recreation Department for Public Park dedication. The parcels are described as follows:

Pico Park (Lots D, E & F). This facility involves an active community level park of 1.52 acres, located north of the proposed Coastal Commercial area, northwest of the Avenida Pico and North El Camino Real intersection. The proposed amenities are illustrated on Exhibit 2-5, *Pico Park - Detail*, and outlined below:

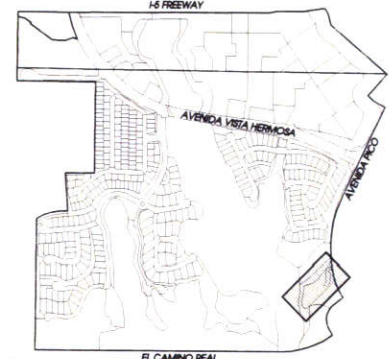
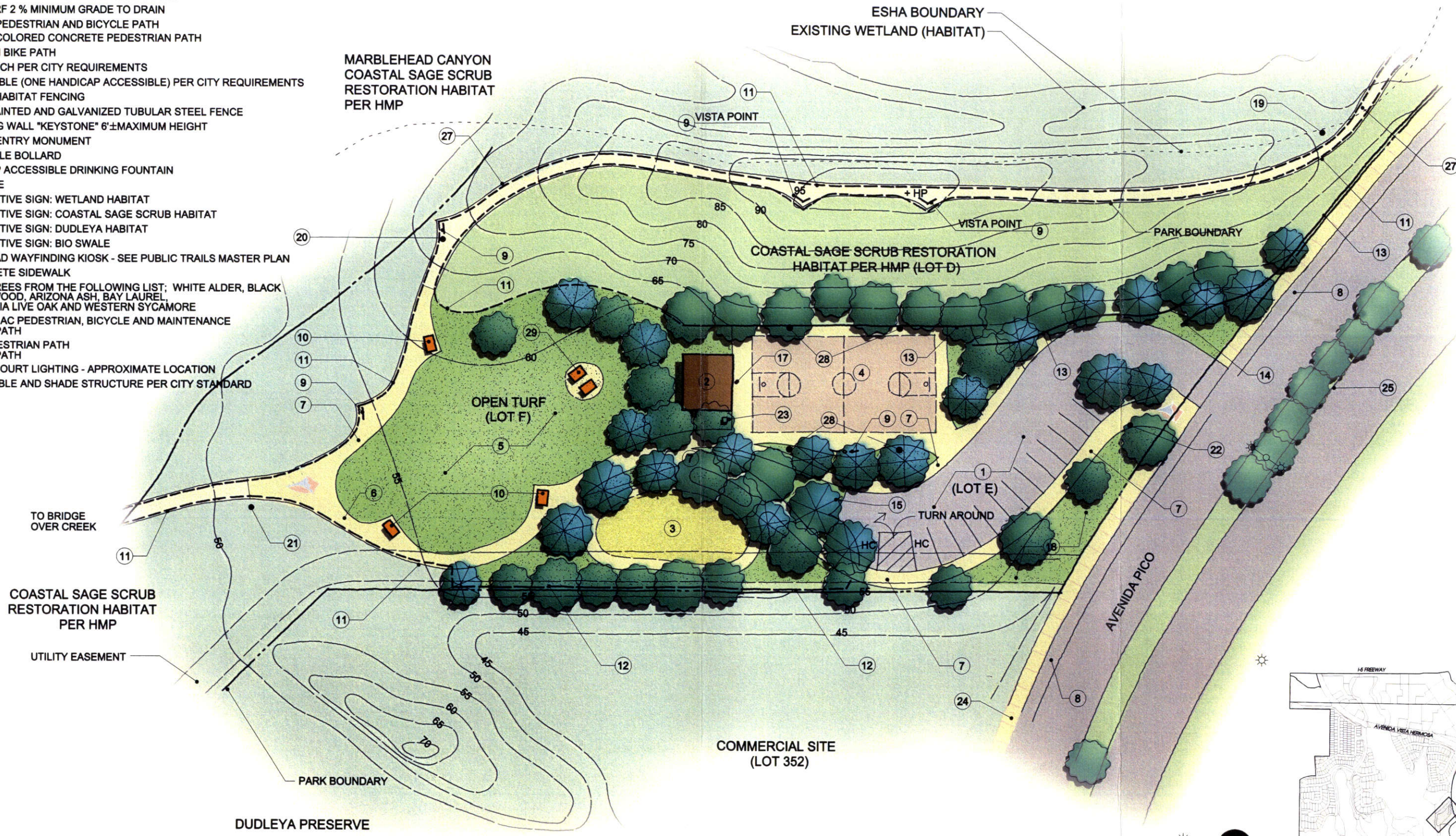
- 14-space parking lot;
- restroom building;
- tot lot playground;
- 1 lighted basketball court (full-size);
- pedestrian and bicycle paths;
- park benches;
- picnic tables and shade structures;
- handicap accessible drinking fountain;
- trail head Wayfinding Kiosk (refer to the *Public Trails* discussion);
- open passive recreational turf areas; and
- landscaping.

Marblehead Coastal

PICO PARK - DETAIL

LEGEND:

1. 14 SPACE (2 HANDICAP) OCEAN VIEW AC PARKING LOT - LIGHTED
2. RESTROOM PER CITY STANDARD - LIGHTED
3. PLAY GROUND (AGES 4-8) CITY TO SELECT PLAY EQUIPMENT AND ADA SURFACING - LIGHTED
4. FULL-COURT CONCRETE BASKETBALL COURT
5. OPEN TURF 2% MINIMUM GRADE TO DRAIN
6. 6' WIDTH PEDESTRIAN AND BICYCLE PATH
7. 4' WIDTH COLORED CONCRETE PEDESTRIAN PATH
8. 7' CLASS II BIKE PATH
9. PARK BENCH PER CITY REQUIREMENTS
10. PICNIC TABLE (ONE HANDICAP ACCESSIBLE) PER CITY REQUIREMENTS
11. 42" HIGH HABITAT FENCING
12. 5' HIGH PAINTED AND GALVANIZED TUBULAR STEEL FENCE
13. RETAINING WALL "KEYSTONE" 6"± MAXIMUM HEIGHT
14. LIGHTED ENTRY MONUMENT
15. REMOVABLE BOLLARD
17. HANDICAP ACCESSIBLE DRINKING FOUNTAIN
18. BIO SWALE
19. INTERPRETIVE SIGN: WETLAND HABITAT
20. INTERPRETIVE SIGN: COASTAL SAGE SCRUB HABITAT
21. INTERPRETIVE SIGN: DUDLEYA HABITAT
22. INTERPRETIVE SIGN: BIO SWALE
23. TRAIL HEAD WAYFINDING KIOSK - SEE PUBLIC TRAILS MASTER PLAN
24. 8' CONCRETE SIDEWALK
25. NATIVE TREES FROM THE FOLLOWING LIST: WHITE ALDER, BLACK COTTONWOOD, ARIZONA ASH, BAY LAUREL, CALIFORNIA LIVE OAK AND WESTERN SYCAMORE
26. 10' WIDTH AC PEDESTRIAN, BICYCLE AND MAINTENANCE VEHICLE PATH
27. 8' AC PEDESTRIAN PATH VEHICLE PATH
28. SPORTS COURT LIGHTING - APPROXIMATE LOCATION
29. PICNIC TABLE AND SHADE STRUCTURE PER CITY STANDARD



LOCATION MAP

December 3, 2003

Exhibit 2-5

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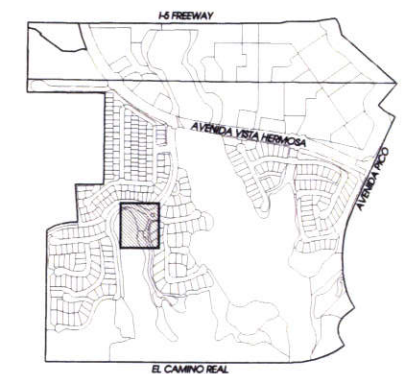
Marblehead Coastal

WESTERN CANYON PARK - DETAIL

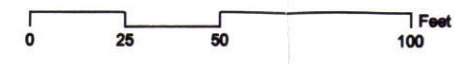


LEGEND:

1. AC PUBLIC PARKING LOT (31 SPACES TOTAL) SEE EXHIBIT 6
2. RESTROOM
3. STABILIZED DECOMPOSED GRANITE PATH - WIDTH VARIES
4. 48" HABITAT FENCING
5. HANDICAP ACCESSIBLE DRINKING FOUNTAIN
6. VIEW BENCH
7. CONCRETE SIDEWALK PER CITY STANDARD
8. SHRUBS AND GROUND COVERS PER APPROVED PLANT PALETTE
9. TOT LOT - PLAY EQUIPMENT PROGRAM PROVIDED BY CITY
10. CANOPY TREES PER APPROVED PLANT PALETTE
11. PICNIC TABLE AND SHADE STRUCTURE PER CITY STANDARD
12. PARK MONUMENT/ IDENTIFICATION SIGN



LOCATION MAP



December 3, 2003

Exhibit 2-6

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CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

This park would feature multi-purpose trail connection with nature interpretive signage and a trailhead informational kiosk. Premium views in the general direction of Dana Point Harbor would be offered from this site.

Western Canyon Park (Lot R). This facility involves a passive community level park of 0.62 acres, located at northwest corner of the “AAAA” Street and “BBBB” Street intersection. The proposed amenities are illustrated on Exhibit 2-6, *Western Canyon Park - Detail*, and outlined below:

- 31 parking spaces (25 on-street parking spaces and a 6-space parking lot);
- restroom building;
- pedestrian paths;
- handicap accessible drinking fountain;
- view benches;
- small tot lot;
- picnic tables and shade structures; and
- landscaping.

This facility features several benches directed towards the panoramic ocean view.

Trident Canyon Park (Lots N & ZZ). This facility involves a passive community level park of 1.4 acres (Lot N), located at the southerly terminus of the Park Access Road (Lot ZZ). The proposed amenities are illustrated on Exhibit 2-7, *Trident Canyon Park - Detail*, and outlined below:

- 15-space parking lot;
- pedestrian paths;
- handicap accessible drinking fountain;
- view benches;
- trail head kiosk;
- trails;
- restroom building (potential future location);
- picnic tables and shade structures; and
- landscaping.

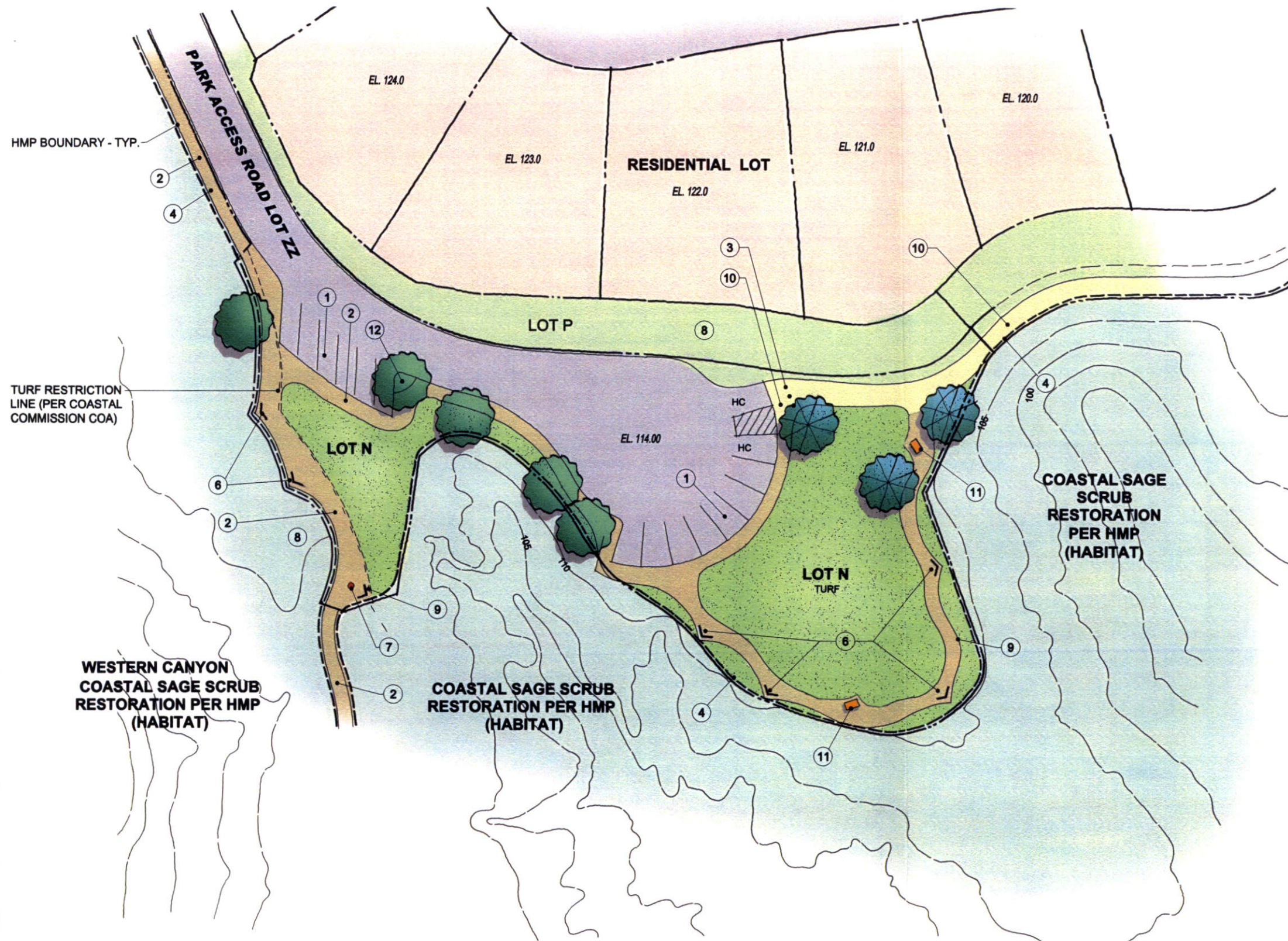
This park would feature multi-purpose trail connection with nature interpretive signage and a trailhead informational kiosk. Premium views from this site would be of a general northern San Clemente shoreline panorama. Additionally, panoramic ocean views would be offered from the several benches, which are proposed.

Public Trails

The Project proposes approximately 45,980 linear feet (LF) of public trails that would connect the various public park parcels together. In addition, the trails would meander through the various preserved open space areas, canyons and bluffs and would contain viewpoints with seating areas and an education interpretative signage program. The proposed amenities are illustrated on Exhibit 2-8, *Public Trails Master Plan*, and outlined below:

Marblehead Coastal

TRIDENT CANYON PARK - DETAIL



LEGEND:

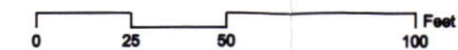
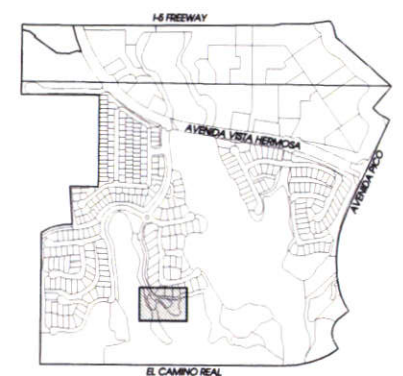
1. AC PUBLIC PARKING LOT (15 SPACES TOTAL)
2. DECOMPOSED GRANITE PATH
3. REMOVABLE BOLLARDS
4. 42" HABITAT FENCING
5. HANDICAP ACCESSIBLE DRINKING FOUNTAIN
6. VIEW BENCH
7. TRAIL HEAD KIOSK
8. SHRUBS AND GROUND COVERS PER APPROVED PLANT PALETTE
9. INTERPRETIVE SIGN
10. 10' COLORED CONCRETE TRAIL W/ MAINTENANCE VEHICLE ACCESS
11. PICNIC TABLE WITH SHADE STRUCTURE PER CITY STANDARD
12. CANOPY TREES PER APPROVED PLANT PALETTE

WESTERN CANYON
COASTAL SAGE SCRUB
RESTORATION PER HMP
(HABITAT)

COASTAL SAGE SCRUB
RESTORATION PER HMP
(HABITAT)

COASTAL SAGE
SCRUB
RESTORATION
PER HMP
(HABITAT)

TRIDENT CANYON PARK (LOT N,P,ZZ)



December 3, 2003

Exhibit 2-7

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
Marblehead Coastal





PUBLIC TRAILS MASTER PLAN

PUBLIC TRAIL LEGEND:

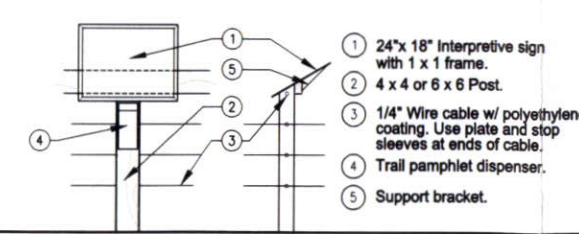
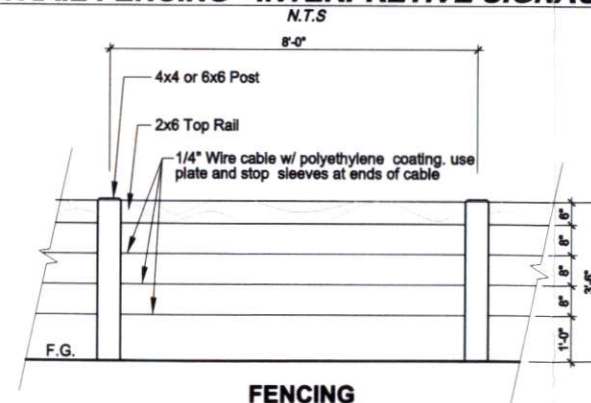
- MULTIPURPOSE TRAILS (PAVED)**
-  **10' Pedestrian & Maintenance Vehicle Path**
10' Wide meandering path (1,500 LF)
 -  **8' Pedestrian Path**
8' Wide meandering path (7,950 LF)
 -  **8' Pedestrian Path**
8' Wide curb adjacent path (2,950 LF)

- PEDESTRIAN SIDEWALKS (PAVED)**
-  **4',5',or 6' Curb Separated Pedestrian Sidewalk**
4',5' or 6' Wide parkway separated pedestrian sidewalk (6,100 LF)
 -  **4',5',or 6' Curb Adjacent Pedestrian Sidewalk**
4',5' or 6' Wide curb adjacent pedestrian sidewalk (3,550 LF)

- PEDESTRIAN PATHS (UNPAVED)**
-  **4',6',or 8' Meandering Pedestrian Trail**
4',6', or 8' Wide meandering pedestrian trail-stabilized decomposed granite (11,100 LF)
 -  **4',or 6' Curb Adjacent Pedestrian Trail**
4',or 6' Wide curb adjacent pedestrian trail-stabilized decomposed granite (1,580 LF)

-  **Non-ADA Accessible Areas.**
Non-Accessible route of travel for similar individuals with disabilities. Due to the gradient of trail 4x4 timbers or other methods will be used to terrace the trail and reduce trail erosion.
-  **Class II Bike Trail (11,250 LF)**
-  **ESHA Boundary**
-  **Public Park Turf Areas**






TRAIL FENCING - INTERPRETIVE SIGNAGE



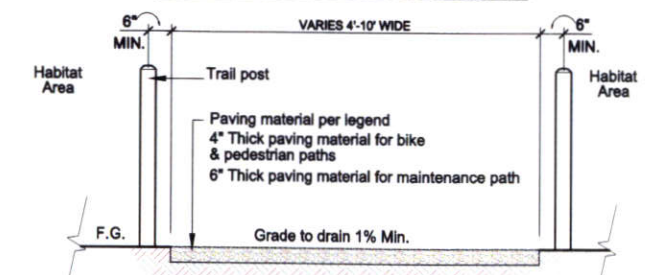
Interpretive Sign Located At Wayfinding, Interpretive Stations, and Trail Heads

NOTE: FENCING AND INTERPRETIVE SIGN CONSTRUCTION MATERIALS SHALL BE CONSTRUCTED OF NON CORROSIVE MATERIALS, SUCH AS GALVANIZED STEEL, ALUMINUM, OR PVC UNLESS OTHERWISE NOTED. COLOR SHALL BE EARTH TONES OR DARK BROWN.

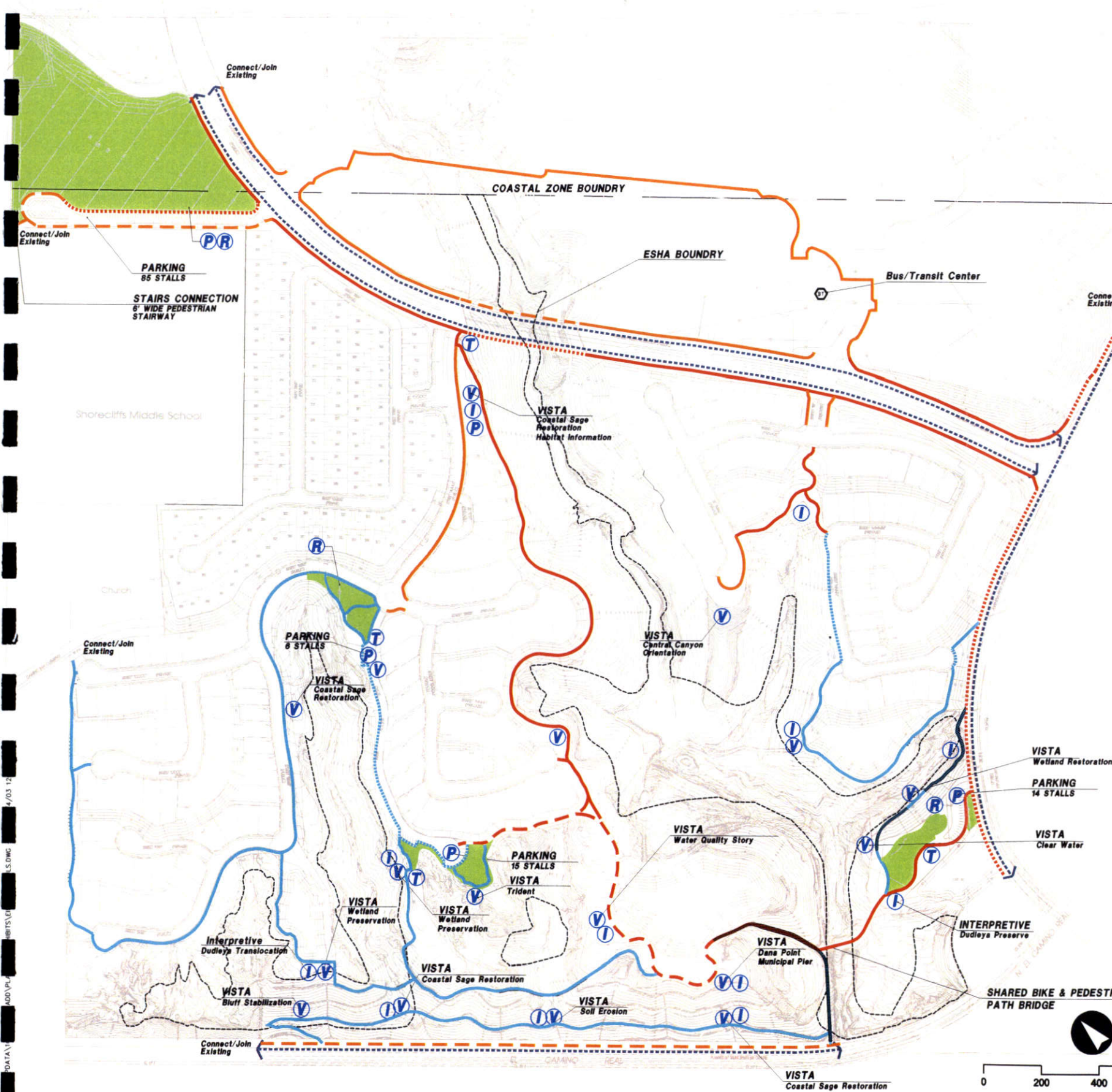
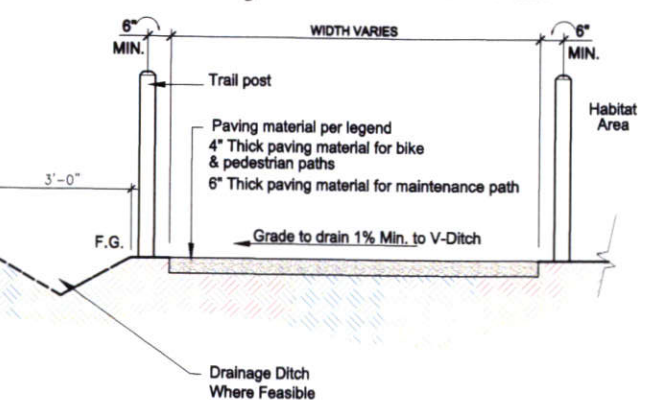
INTERPRETIVE TRAIL NOTES:

-  **Trail Head Kiosk**
Introduction to trail system Rules of Conduct Sign, Trail maps, Interpretive component overview, Shade bench seating, & Waste receptacle and Dog waste bags
-  **Interpretive Station**
Educational information about the Marblehead Coastal Site; History, Native Plants, Habitat Restoration, Landmarks, and Bench Seating and Trash Receptacles. AMENITIES SUCH AS: Trail Orientation Map, Zone Interpretive Story, Seating Waste, Receptacle & Dog Waste Bags
-  **Vista Points**
-  **ADA Compliant Trail Head Vehicle & Bike Parking**
-  **ADA Compliant Trail Head Restroom Facility, Drinking Fountains, & Waste Receptacles**

TYPICAL TRAIL SECTION



TYPICAL TRAIL SECTION Canyon or Mid-Bluff Trail



CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

- 12,400 LF of 8- and 10-foot multi-purpose trails (paved);
- 9,650 LF of 4-, 5- and 6-foot pedestrian sidewalks (paved, curb separated and curb adjacent);
- 12,680 LF of 4-, 6- and 8-foot pedestrian paths (unpaved, meandering and curb adjacent); and
- 11,250 LF of Class II bike trail.

Trail Head (Lot L). This facility is the trailhead of the Central Canyon Trail, located northwest of the Avenida Vista Hermosa and “AAAA” Street intersection (other trail heads are located in parks as previously described). The proposed amenities are illustrated on Exhibit 2-9, *Trail Head Detail – Lot L @ Avenida Vista Hermosa*, and outlined below:

- 9 on-street parking spaces;
- viewing pavilion/shade structure;
- trail head kiosk;
- ocean view benches;
- pedestrian and bicycle paths;
- on-street bicycle lane; and
- landscaping.

It should be noted that the trails described above are exclusive of additional public sidewalks that would provide critical linkages to the project-wide pedestrian access to viewing the extensive protected natural open space areas featured throughout the project.

Public Parking

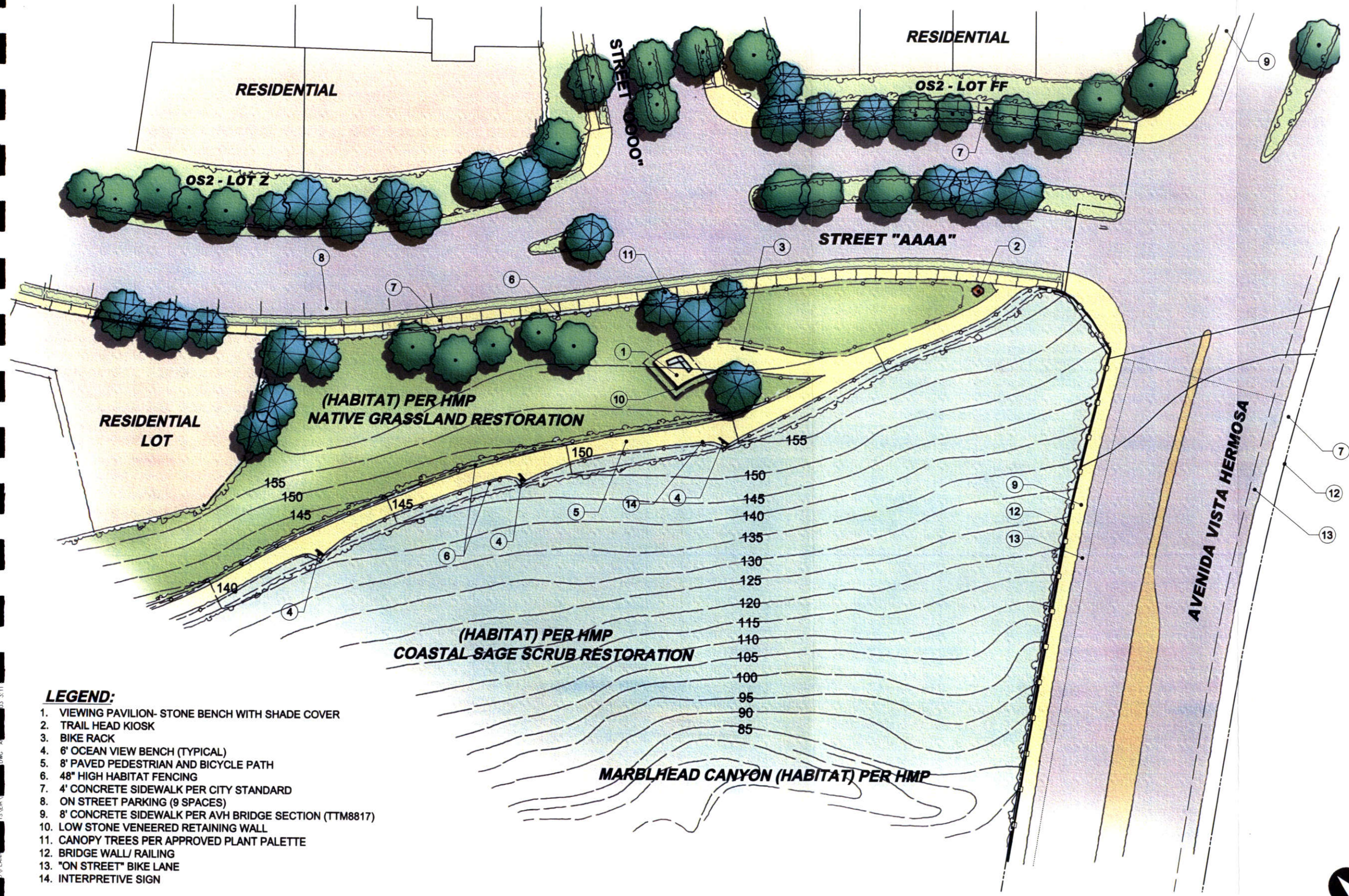
Exhibit 2-10, *Public Parking Plan*, illustrates the 252 public parking spaces provided by the proposed Project. A total of 204 on-street spaces and 48 parking lot spaces are proposed, including parking spaces in conformance with the requirements of the Americans Disabilities Act (ADA).

In summary, the proposed Public Parks and Trails Master Plan identified and described above has been determined by City staff to be consistent with the adopted Marblehead Coastal Tentative Tract Map, Specific Plan and the San Clemente General Plan.

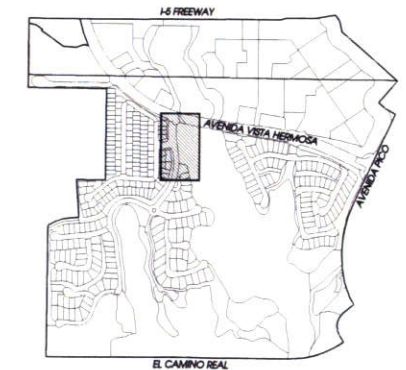
Homeowners Association’s Lots or Non-Profit Entity (Lots D, I, J, M, O, P, RR, SS, and TT)

Lots D, I, J, M, O and P. These parcels are proposed to include 7.54 acres of coastal sage scrub habitat and 0.49 acres of slope area (Lot P) within six separate parcels, each parcel ranging in size from 0.49 acres to 2.41 acres.

East Branch Park (Lots RR, SS & TT). This facility involves a passive neighborhood level park of 1.27 acres, located west of the “III” Street and “JJJJ” Street intersection. The proposed amenities are illustrated on Exhibit 2-11, *East Branch Park - Detail*, and outlined below:



- LEGEND:**
1. VIEWING PAVILION- STONE BENCH WITH SHADE COVER
 2. TRAIL HEAD KIOSK
 3. BIKE RACK
 4. 6' OCEAN VIEW BENCH (TYPICAL)
 5. 8' PAVED PEDESTRIAN AND BICYCLE PATH
 6. 48" HIGH HABITAT FENCING
 7. 4' CONCRETE SIDEWALK PER CITY STANDARD
 8. ON STREET PARKING (9 SPACES)
 9. 8' CONCRETE SIDEWALK PER AVH BRIDGE SECTION (TTM8817)
 10. LOW STONE VENEERED RETAINING WALL
 11. CANOPY TREES PER APPROVED PLANT PALETTE
 12. BRIDGE WALL/ RAILING
 13. "ON STREET" BIKE LANE
 14. INTERPRETIVE SIGN



LOCATION MAP

Marblehead Coastal

PUBLIC PARKING PLAN



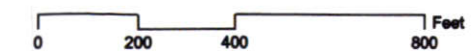
LEGEND

 STREETS WITH PUBLIC PARKING
(PER COASTAL COMMISSION CONDITIONS OF APPROVAL)

Public Parking Table

- ON STREET = 204	
STREET EEEE	(11 + 3) = 14
STREET BBBB	(15 + 25) = 40
STREET AAAA	(25 + 8 + 3 + 9) = 45
LOT LL (SPORTS PARK)	73
STREET KKKK	12
STREET JJJJ	20
SUBTOTAL	204
- PARK PARKING LOT = 48	
LOT LL (SPORTS PARK)	12
LOT ZZ	(6 + 6 + 9) = 21
LOT E	15
SUBTOTAL	48
TOTAL = 252	

NOTE:
PARKING SPACES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) WILL BE PROVIDED AT ALL PUBLIC PARKS AND TRAIL HEADS.



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CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

- ocean view benches;
- picnic tables/shade structures;
- turf (Lot SS);
- pedestrian paths; and
- slope landscaping (Lots RR & TT).

Jurisdictional Boundaries

The Project is located within the jurisdictional boundaries of the California Coastal Zone, Habitat Management Plan, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and California Department of Fish and Game (refer to Exhibit 2-12, *Jurisdictional Boundaries*).

Phasing

Development of the proposed recreational facilities would occur over three phases, as illustrated on Exhibit 2-13, *Parks & Trails Phasing Plan*, and as summarized below:






Phase 1. Marblehead Canyon Multi-purpose Trails and Bluff Top Pedestrian Trails, as well as the Park Access Road to the third parcel of the Ocean View Park network: Completion prior to or concurrent with the opening of the Avenida Vista Hermosa extension.

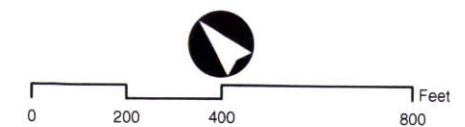
Phase 2. The Avenida Pico Park parcel, as well as the third parcel at the terminus of the park access road, of the Ocean View Park network: Prior to issuance of the 50th Certificate of Occupancy of any residential unit.

Phase 3. The Sports Park, all remaining parcels of the Ocean View Park network, and all remaining segments of the trails network: Prior to issuance of the 200th Certificate of Occupancy of any residential unit.

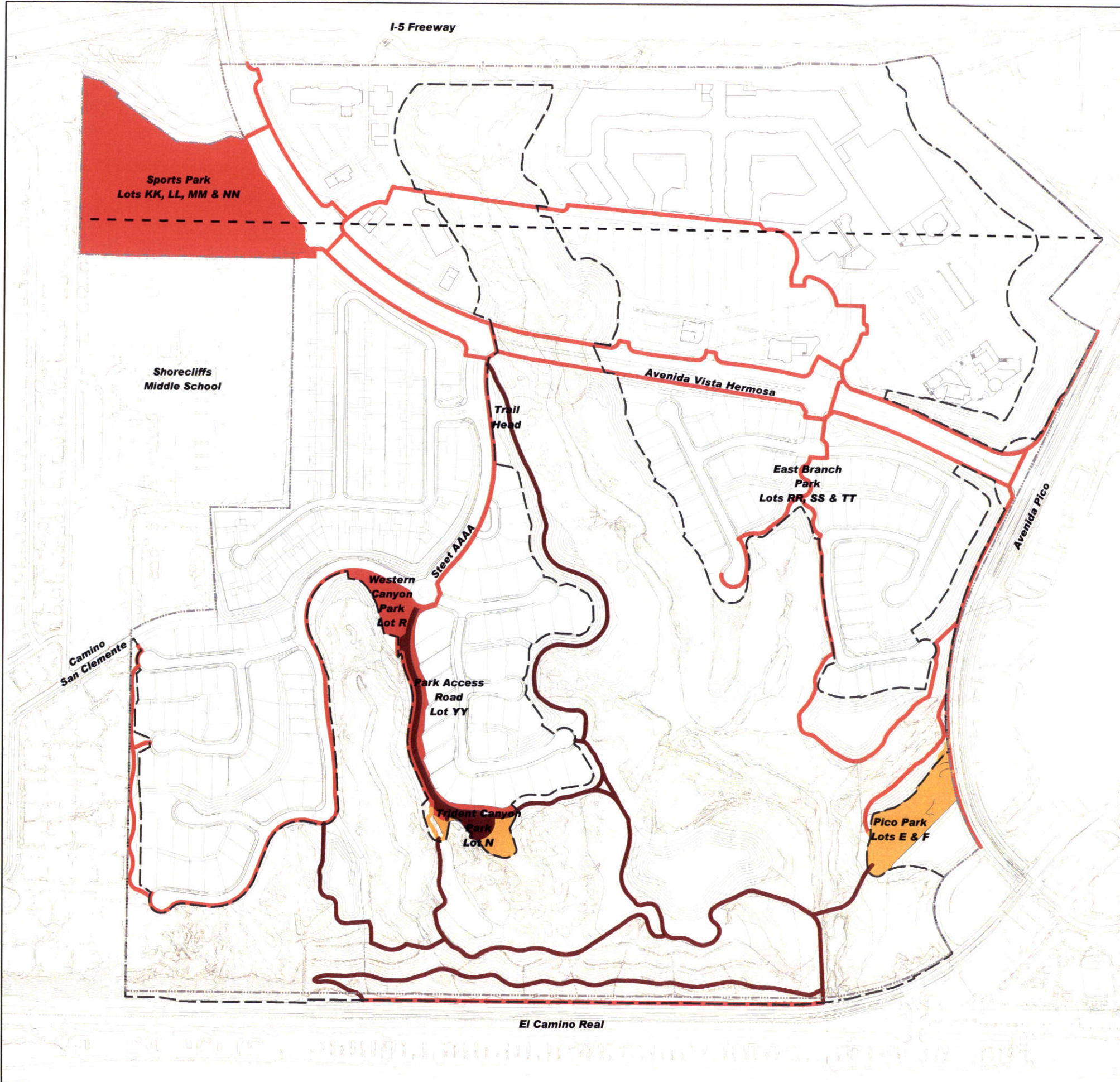
Marblehead Coastal JURISDICTIONAL BOUNDARIES

LEGEND

-  COASTAL ZONE BOUNDARY - CALIFORNIA COASTAL COMMISSION (CCC)
-  HABITAT MANAGEMENT PLAN (HMP) BOUNDARY - CCC
-  WETLANDS - US ARMY CORPS OF ENGINEERS
-  ANTICIPATED BIOLOGICAL CONSERVATION EASEMENT BOUNDARY - US FISH AND WILDLIFE SERVICE & CALIFORNIA DEPARTMENT OF FISH AND GAME
-  HABITAT WITHIN HMP NOT INCLUDED WITHIN BIOLOGICAL CONSERVATION EASEMENT BOUNDARY



Marblehead Coastal PARKS & TRAILS PHASING PLAN



LEGEND

- PHASE 1: TRAILS CONSISTENT W/ "FIRST PHASE HABITAT TRAIL AND PARK PHASING PLAN" (04/02/03) AND LOT ZZ**
 - (CITY COA 92 & CCC 7A: PRIOR TO OR CONCURRENT W/ OPENING OF AVENIDA VISTA HERMOSA - FIRST PHASE TRAILS & LOT ZZ)
 - (CITY COA 93: FULL AVENIDA VISTA HERMOSA & BRIDGE BY 151ST BLDG. PERMIT)
 - (CCC 7A: INTERIM LEVEL IMPROVEMENTS OR BETTER POSSIBLE SUBJECT TO APPROVAL OF CCC EXECUTIVE DIRECTOR)
- PHASE 2: PICO PARK (LOT E&F) & TRIDENT CANYON PARK (LOT N)**
 - (CCC7A: PRIOR TO ISSUANCE OF 50TH RESIDENTIAL CERTIFICATE OF OCCUPANCY OR 50,001ST SQ. FT. OF COMMERCIAL STRUCTURE)
- PHASE 3: ALL REMAINING PARKS & TRAILS**
 - (CCC 7A: PRIOR TO OCCUPANCY OF 200TH RESIDENTIAL UNIT OR 4 YEARS FROM CDP ISSUANCE)
 - (CITY COA 94: AVENIDA PICO COMPLETE PRIOR TO 151ST BLDG PERMIT)
 - (CITY COA 95: EL CAMINO REAL COMPLETE PRIOR TO 251ST BLDG. PERMIT)
- PROPERTY LINE
- HMP BOUNDARY
- COASTAL ZONE BOUNDARY

