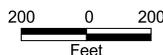


DRAFT
Dana Point Headlands
Landowners Proposal (January 2004)

Exhibit 26-A

-  Staff Proposed Buffer Wall
-  Landowner Proposed Trail Alignment
-  Landowner Proposed Streets and Parking
-  ESHA Impact Areas
(Does Not Include Fuel Modification Impacts)
-  ESHA Boundaries
-  Project Boundary



Note: The proposal depicted differs from the proposal adopted by the City Council; suggested modifications are necessary to implement the Landowner's January 2004 Proposal. Delineations on this map are tentative, pending further investigation. Locations are approximate. For Illustrative Purposes Only.
 Image Base Source: AirPhoto USA, 6/2000.
 Data Source: Commission site visit: May 2003.
 The Keith Companies and URS Corporation: September, 2003.



DSM, 12/2003



DISCLAIMER:

This is a draft map. Some of the delineations on this map are tentative, pending further investigation. None of the ESHA boundary delineations on this map should be treated as necessarily being indicative of Commission Staff's final determination of the boundaries of the areas that should be considered ESHA.

This map reflects areas on the Dana Point Headlands site that Coastal Commission Staff has tentatively concluded - based, in part, on information provided by the applicant as of the date of this map - constitute environmentally sensitive habitat areas ("ESHA") for purposes of Section 30240 of the Coastal Act (Cal. Pub. Res. Code Sec. 30240).

The determinations that underlie this delineation of the ESHA areas may change with the acquisition of new information. Similarly, Commission Staff's assessment of the location of ESHA may also change over time, as the physical situation on the ground changes. Moreover, the Commission itself is the final arbiter of what the Commission considers to be ESHA. Accordingly, this representation of staff's tentative conclusions - even if they were final - would not necessarily be reflective of the Commission's official position.

Finally, this map is not intended to show, and does not necessarily show, areas where Commission staff believes that development can occur without any negative impact on any coastal resource. This map is only intended to reflect the areas in which environmentally sensitive habitat is present. There may be other coastal resources that would be affected by development on other areas of the site. Consequently, it is not necessarily the case that Commission Staff is prepared to recommend approval of any development on the remaining areas.

