

Part V The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission's tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

- Plan Map Policies.** The "Bay Plan Policies" listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
- Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as "Plan Map Notes" and "Commission Suggestions" opposite the corresponding map. These comments are not enforceable policies of the Commission.
- Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission's staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
- Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission's jurisdiction. The Commission's legal jurisdiction is described in the McAteer-Petris Act and the Commission's regulations, and has been affected by certain court decisions. The Commission's staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

- San Francisco Waterfront Special Area Plan** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
- Benicia Waterfront Special Area Plan** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
- South Richmond Shoreline Special Area Plan** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
- Richardson Bay Special Area Plan** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
- Suisun Marsh Protection Plan** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Data Sources

- *Bay, Tidal Marsh, and Baylands - Baylands Habitat Map 2020* (SFEI 2024)
- *Roads, Railroads* (MTC 2021)
- *Salt Ponds and Managed Wetlands* (BCDC 2024)
- *Scenic Drives and Scenic Vistas* (BCDC 2024)

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Plan Map 1

San Pablo Bay

PLAN MAP NOTES

Park Proposal for Area South of Hamilton Field - Large, undeveloped area between Hamilton Field and Gallinas Creek is possible site for major county park. Due to extensive offshore mudflats, would not be suitable for water-oriented recreation.

Skaggs Island - The U.S. Fish and Wildlife Service proposes to acquire closed U.S. Navy military facility to be included in the San Pablo Bay National Wildlife Refuge. The proposed addition to the wildlife refuge would be in accord with Bay Plan policies.

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan Policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Proposed Marin Baylands National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh, seasonal marsh and uplands in a national wildlife refuge located on the west side of San Pablo Bay from the Petaluma River to an area south of Gallinas Creek in Marin County. The proposed wildlife refuge would be in accord with Bay Plan policies.

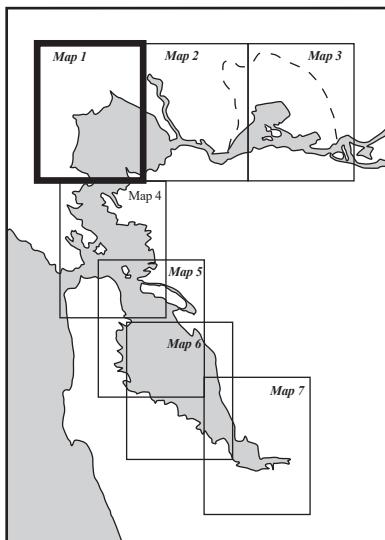
San Francisco Bay National Estuarine Research Reserve (China Camp State Park) - One of two sites in the Bay, the other being Rush Ranch Open Space Preserve, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Petaluma Marsh - The largest remaining intact tidal marsh within the Bay. Features characteristic of historic tidal marshes found here include a system of extensive channels, pans (ponds) and natural transitions to adjacent upland habitats.

Napa-Sonoma Marshes Wildlife Area (Napa River Unit) - The California Coastal Conservancy, U.S. Army Corps of Engineers, and California Department of Fish and Game propose to restore nearly 10,000 acres of salt ponds and adjacent tidal habitats on the west side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Plan Map 1

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Rat Rock** - Preserve island; no development.
- 2 **China Camp State Park** - Preserve continuous shoreline recreational area, including beaches, windsurfing access, picnic areas, fishing piers, riding and hiking trails, camping, natural, historical and cultural resources and non-motorized small boat landing and launching. Provide wildlife-compatible recreational opportunities, including natural, historical and cultural interpretation and wildlife viewing.
- 3 Protect and provide public access to shellfish beds offshore.
- 4 **China Camp State Park, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state scientific research and education program that is part of the national system of estuarine research reserves.
- 5 **McInnis County Park** - Preserve picnicking, trails and small boat launch. Protect nearby sensitive wildlife and habitats by educating boaters about potential for and effects of disturbance.
- 6 **Hamilton Field** - Develop comprehensive wetlands habitat plan and long-term management program for restoring and enhancing wetlands habitat in diked former tidal wetlands. Dredged materials should be used whenever feasible and environmentally acceptable to facilitate wetlands restoration.
- 7 Restore former antenna field to tidal marsh and subtidal habitat.
- 8 **Petaluma Marsh** - Marsh has high wildlife value; may be included in permanent wildlife area.
- 9 Provide public access to the Bay along levees if in a manner protective of sensitive wildlife.
- 10 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 11 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 12 **Route 37** - Evaluate design options if and when travel demand warrants. Provide public access in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 13 **Skaggs Island** - If and when not needed by Navy, restore wildlife habitat.
- 14 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

- (A) Possible major park.
- (B) Possible use of Bel Marin Keys Unit V site as a wetland restoration site using dredged material.
- (C) Possible use of Port Sonoma Marina ponds as a regional dredged material rehandling facility.
- (D) Possible use of North Point Property site as a wetland restoration site using dredged material.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

- 10 **China Camp State Park** (Waterfront Park, Beach)
- 11 **Rat Rock** (Wildlife)
- 13 **McInnis County Park** (Waterfront Park, Beach)
- 14 **Hamilton Field** (Wildlife)
- 14A **San Pablo Bay-Wildlife Area** (Wildlife)
- 15A **Petaluma Marsh** (Wildlife)
- 17 **Lower Tubbs Island** (Wildlife)
- 17A **Steamboat Slough** (Wildlife)
- 37A **Point Pinole Regional Shoreline** (Waterfront Park, Beach)

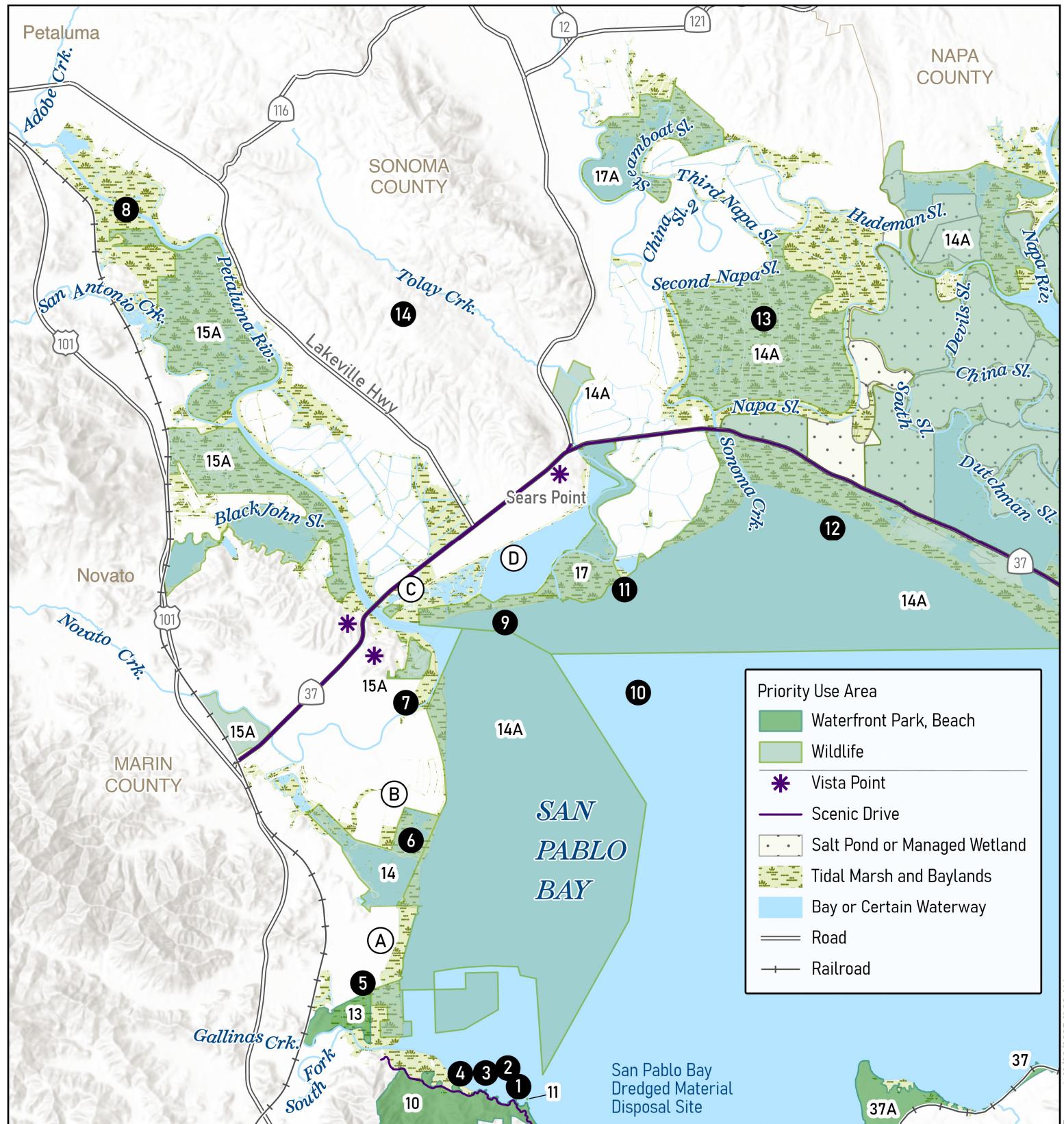
Amended Bay Plan Maps Section



A scale bar with tick marks at 0, 0.5, 1, and 2 miles. The distance between 0 and 1 is shaded black, while the distance between 1 and 2 is white.

Plan Map 1

San Pablo Bay



San Francisco Bay Conservation and Development Commission

Map Policy Numbers

Commission Suggestions

Priority Use Area Number

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Plan Map 2

Carquinez Strait

PLAN MAP NOTES

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Benicia State Recreation Area - Proposed park expansion should encompass principal overlooks and ridges on north side of strait, to preserve rugged and scenic character of hills, presently undeveloped.

West Benicia Waterfront - Detailed planning is needed to determine most desirable waterfront design west of West Second Street, emphasizing "urban" recreation uses with a minimum of Bay filling (and housing on existing private land).

Benicia Waterfront Special Area Plan - Special Area Plan was adopted by the Commission (April, 1977) and the City of Benicia to provide detailed planning and regulatory guidelines for the Benicia shoreline between West Second Street and the Benicia-Martinez Bridge. Refer to maps, policies, and recommendations of the Special Area Plan for specific information for this area.

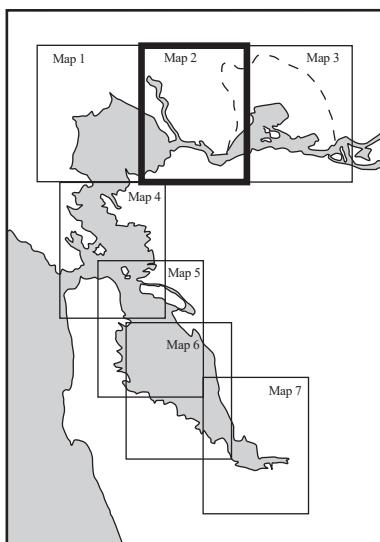
Scenic Area South Side of Carquinez Strait - The scenic area includes principal overlook ridges and scenic road between Crockett and Martinez. To preserve presently undeveloped rugged and scenic hills, zoning should provide for extremely sparse development with control over tree removal and location of all structures; scenic easements should be acquired by East Bay Regional Park District, county, or other public body as necessary to guarantee permanent protection. Some park development may be appropriate in valleys leading to Bay.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Napa-Sonoma Marshes Wildlife Area (Napa River Unit) - The California Coastal Conservancy, U.S. Army Corps of Engineers, and California Department of Fish and Game propose to restore nearly 10,000 acres of salt ponds and adjacent tidal habitats on the west side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

Napa Plant Site - The California Department of Fish and Game proposes to restore approximately 1,400 acres of salt ponds added to the Fagan Marsh Ecological Reserve, on the east side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Plan Map 2

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 2 **Route 37** - Evaluate design options if and when travel demand warrants. Provide public access in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 3 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.
- 4 **Mare Island Naval Shipyard** - The Mare Island dredged material disposal ponds, which are located in historic baylands, should be retained in water-related industry priority use for dredged material disposal and used as a regional disposal and rehandling area for dredged material except the three northernmost ponds. The three northernmost ponds could be used to provide wetland habitat for the salt marsh harvest mouse in order to mitigate any potential adverse impacts resulting from the future use of the other seven ponds for dredged material disposal and rehandling. Restoration of the three northernmost ponds, if necessary for mitigation, should be managed by the U.S. Fish and Wildlife Service as part of the San Pablo Bay National Wildlife Refuge and the Service's program for environmental education.
- 5 **Mare Island** - Create waterfront park at south shore of Mare Island consistent with local base reuse plan and Chapter 588 of the Statutes of 2004.
- 6 **Vallejo Water-Related Industrial Area** - Some fill may be needed.
- 7 **Carquinez Strait - Vallejo Shoreline** - Continuous public access should be provided along the bluff top and where feasible the shoreline of Carquinez Strait and views of the water from shoreline vista points should be preserved.
- 8 **Benicia State Recreation Area** - No commercial uses except for convenience needs of park visitors. Develop multi-use trail along shoreline between Vallejo and Benicia. Provide non-motorized small boat launching facilities. Protect wetland habitats.
- 9 **Benicia Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between West Second Street and the Benicia-Martinez Bridge. Preserve existing non-motorized small boat launches on City waterfront.
- 10 **Benicia Industrial Park** - Reserve area east of old Route 21 for waterfront industry. Preserve and provide access to vista points and historic buildings.
- 11 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 12 Pipelines and piers may be built over marshes.
- 13 **Port of Benicia** - See Seaport Plan.
- 14 **Martinez Regional Shoreline and Martinez Waterfront Park** - Preserve mix of recreational uses for picnicking, wildlife viewing, wildlife habitat management and hiking in regional park and community facilities, including team sports in City park. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Complete Bay Trail and provide non-motorized small boat landing and launching.
- 15 **Carquinez Strait Regional Shoreline** - Preserve Eckley Fishing Pier, and panoramic views of Carquinez Strait from hiking trails, preserve and interpret cultural history of the site. Expand park where feasible. Complete Bay and Ridge Trails, maintain safe access across railroad tracks. Provide non-motorized small boat landing and launching. Provide signage regarding fish consumption advisories for anglers.
- 16 **San Pablo Bay Regional Shoreline Park, Lone Tree Point to Wilson Point** - Provide continuous shoreline access linking parks with safe pedestrian railroad crossings. Expand parks where feasible. Integrate with local parks in Hercules and Pinole. Protect wetland habitats and interpret historical and cultural resources. Link local and regional shoreline parks to Point Pinole Regional Shoreline Park. Complete Bay Trail and incorporate non-motorized small boat launching.
- 17 **Hercules Point Park and Pinole Bayfront Park** - Integrate with San Pablo Bay Regional Shoreline Park to provide continuous shoreline access. Provide safe pedestrian railroad crossings. Expand parks where feasible. Protect adjacent wetlands. Provide non-motorized small boat landing and launching. Possible ferry terminal near Hercules Point.

Amended Bay Plan Maps Section

Plan Map 2

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) Napa Bay - Encourage recreational development of areas adjacent to shoreline. Provide continuous public access to shoreline.
- (B) Provide continuous public access to shoreline from Napa Bay to existing park. Protect views of strait from hills.
- (C) Potential park on hills overlooking the Bay.
- (D) Benicia - Prepare precise plan and development program for waterfront west of West Second Street. Structures near waterfront should be kept low and well-spaced to protect views from hills inland. Provide maximum possible public access, including paths, beaches and small parks.
- (E) Possible use of Praxis Pacheco as a dredged material confined disposal site.
- (F) Limit urban development; encourage cluster development to maximize Bay views and conserve natural landscape features.
- (G) Carquinez Strait, Bridge and Shoreline - Enhance scenic qualities, preserve views and increase public access.
- (H) Possible linked industry.
- (I) Possible use of Wickland Selby site as a regional dredged material rehandling facility.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

- 14A **San Pablo Bay-Wildlife Area** (Wildlife)
- 17B **Bull Island** (Wildlife)
- 18 **Mare Island** (Water-Related Industry)
- 19 **Vallejo Waterfront-River Park** (Waterfront Park, Beach)
- 19A **Vallejo Northern Waterfront** (Waterfront Park, Beach)
- 19B **Vallejo Central & Southern Waterfront-Independence Park** (Waterfront Park, Beach)
- 20 **Vallejo** (Water-Related Industry)
- 20B **Vallejo Mare Island Southern Shoreline Park** (Waterfront Park, Beach)
- 21 **Vallejo-Carquinez Bridge-Benicia State Park Recreation Area** (Waterfront Park, Beach)
- 22 **Benicia Waterfront** (Port)
- 23 **Benicia Industries** (Water-Related Industry)
- 29 **Grizzly Island** (Wildlife)
- 30 **North Contra Costa** (Water-Related Industry)
- 30A **Martinez Waterfront Park** (Waterfront Park, Beach)
- 30B **Martinez Regional Shoreline** (Waterfront Park, Beach)
- 30C **Carquinez Strait Regional Shoreline** (Waterfront Park, Beach)
- 30D **Point Edith Wildlife Area** (Wildlife)
- 31 **Crockett** (Water-Related Industry)
- 32 **Davis Point** (Water-Related Industry)
- 32A **Selby** (Water-Related Industry)
- 33 **San Pablo Bay Regional Shoreline, Rodeo** (Waterfront Park, Beach)
- 34 **San Pablo Bay Regional Shoreline, Lone Tree Point** (Waterfront Park, Beach)
- 36 **Pinole-Hercules** (Waterfront Park, Beach)
- 37 **San Pablo Bay Regional Shoreline, Wilson Pt.** (Waterfront Park, Beach)
- 37A **Point Pinole Regional Shoreline** (Waterfront Park, Beach)

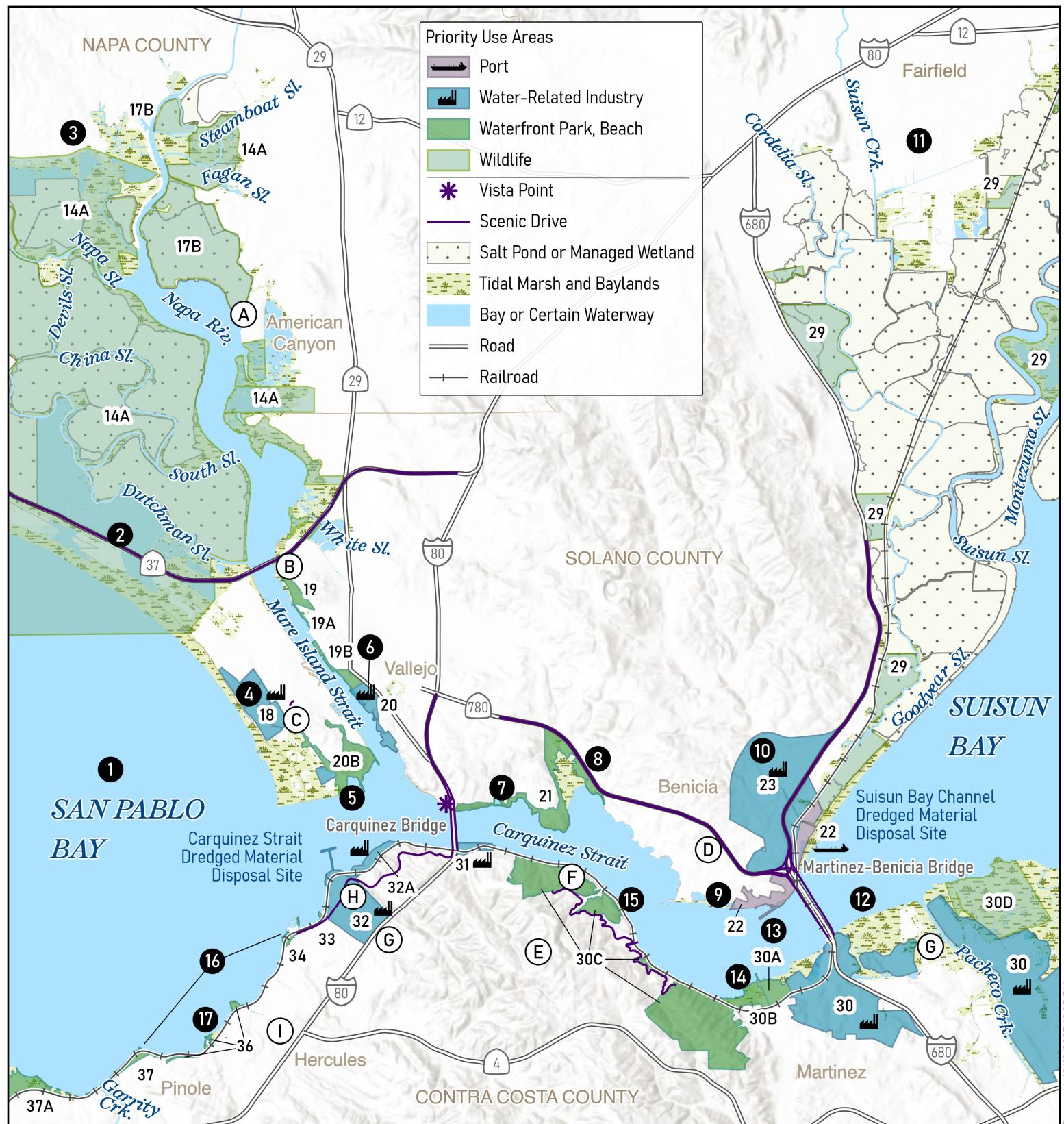
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Plan Map 2

Carquinez Strait



Amended Bay Plan Maps Section

Plan Map 3

Suisun Bay and Marsh

PLAN MAP NOTES

Suisun Marsh - Thousands of acres of managed wetlands are maintained primarily by private duck-hunting clubs as migratory waterfowl habitat which also provides habitat for other wildlife species such as shorebirds. Areas are diked, but dikes are opened for periodic flooding. Suisun Resource Conservation District assists duck clubs in the protection and enhancement of managed wetlands.

Suisun Marsh Protection Plan - The Protection Plan is a more specific application of the policies of the Bay Plan because of the unique characteristics of the Suisun Marsh. The policies of both the Bay Plan and the Protection Plan apply within the Marsh in the absence of a certified Suisun Marsh Local Protection Program component. In event of policy conflict between the Bay Plan and Protection Plan, the policies of the Protection Plan control. Refer to maps and policies of the Protection Plan and the Suisun Marsh Preservation Act of 1977 for more specific information.

Suisun Marsh Local Protection Program - Pursuant to the Suisun Marsh Preservation Act of 1977, the Commission has certified the Local Protection Program components of Solano County, Solano County Local Agency Formation Commission, the cities of Fairfield and Suisun City, Suisun Resource Conservation District, and Solano County Mosquito Abatement District. Marsh development permits for development in the Suisun Marsh must be consistent with the Local Protection Program component of the local agency with jurisdiction over the project. See the Preservation Act and the components of the Local Protection Program for more information.

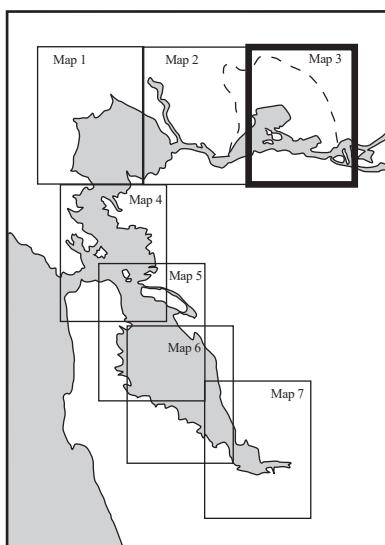
Collinsville Area - The Collinsville-Montezuma Slough area is adjacent to the deep water shipping channel, has rail facilities nearby, and consists of flat land. The shoreline fronting on the main shipping channel is limited, however, and this relatively small frontage should be carefully planned and shared for maximum industrial development.

Recreational Potential - Extensive, valuable recreational potential in river and island areas (e.g. Sherman Island—"Sherman Lake" area popular for boating, fishing). Recreational use should be encouraged.

Concord Naval Weapons Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

San Francisco Bay National Estuarine Research Reserve (Rush Ranch Open Space Preserve) - One of two sites in the Bay, the other being China Camp State Park, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Plan Map 3

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Montezuma and Suisun Sloughs** - May be dredged for small boat uses.
- 2 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 3 **Suisun City** - Preserve boat launch ramp, transient tie-up and small boat launch.
- 4 **Rush Ranch Open Space Preserve, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. Provide wildlife compatible recreation opportunities, including natural, historical and cultural interpretation and education, hiking, wildlife viewing, and picnicking.
- 5 **Belden's Landing** - Preserve boat launch and park, including access for non-motorized small boats. Provide signage regarding fish consumption advisories for anglers.
- 6 **Collinsville** - Industries should share limited deep water frontage. Wetland restoration or enhancement of diked wetland areas may occur provided that the restoration or enhancement project: (1) is carried out in a manner that will not preclude use of the deep water frontage and upland portion of the site for water-related industry use; (2) will not result in any adverse environmental impacts on the Suisun Marsh; (3) provides for the protection of adjacent property from flooding that could be caused by the project; and (4) includes a long-range management program that assures the proper stewardship of the wetland. Wetland restoration and enhancement projects may be carried out using dredged material from the Bay region. Wetland restoration and enhancement projects should be designed so as not to restrict development and operation of marine terminals on the deep water shoreline nor impede the movement of waterborne cargo, materials and products from the shoreline terminal to the upland portion of the site. A portion of the site may be used as a regional dredged material rehandling facility for Bay Area projects.
- 7 **Bay Point Wetlands** - Restore tidal wetlands and provide opportunities for shoreline trail access, wildlife observation, and non-motorized small boat access.
- 8 **Concord Naval Weapons Station** - When no longer owned or controlled by the federal government, give first consideration to water-related industrial use. Industrial use should be restricted so that they do not adversely affect marshes. If not needed for water-related industry use, consider waterfront park use.

COMMISSION SUGGESTIONS

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

23A	Peytonia Slough (Wildlife)
23B	Hill Slough (Wildlife)
28	Collinsville (Water-Related Industry)
29	Grizzly Island (Wildlife)
29A	Bay Point Wetlands Regional Park (Waterfront Park, Beach)
30	North Contra Costa (Water-Related Industry)
30D	Point Edith Wildlife Area (Wildlife)

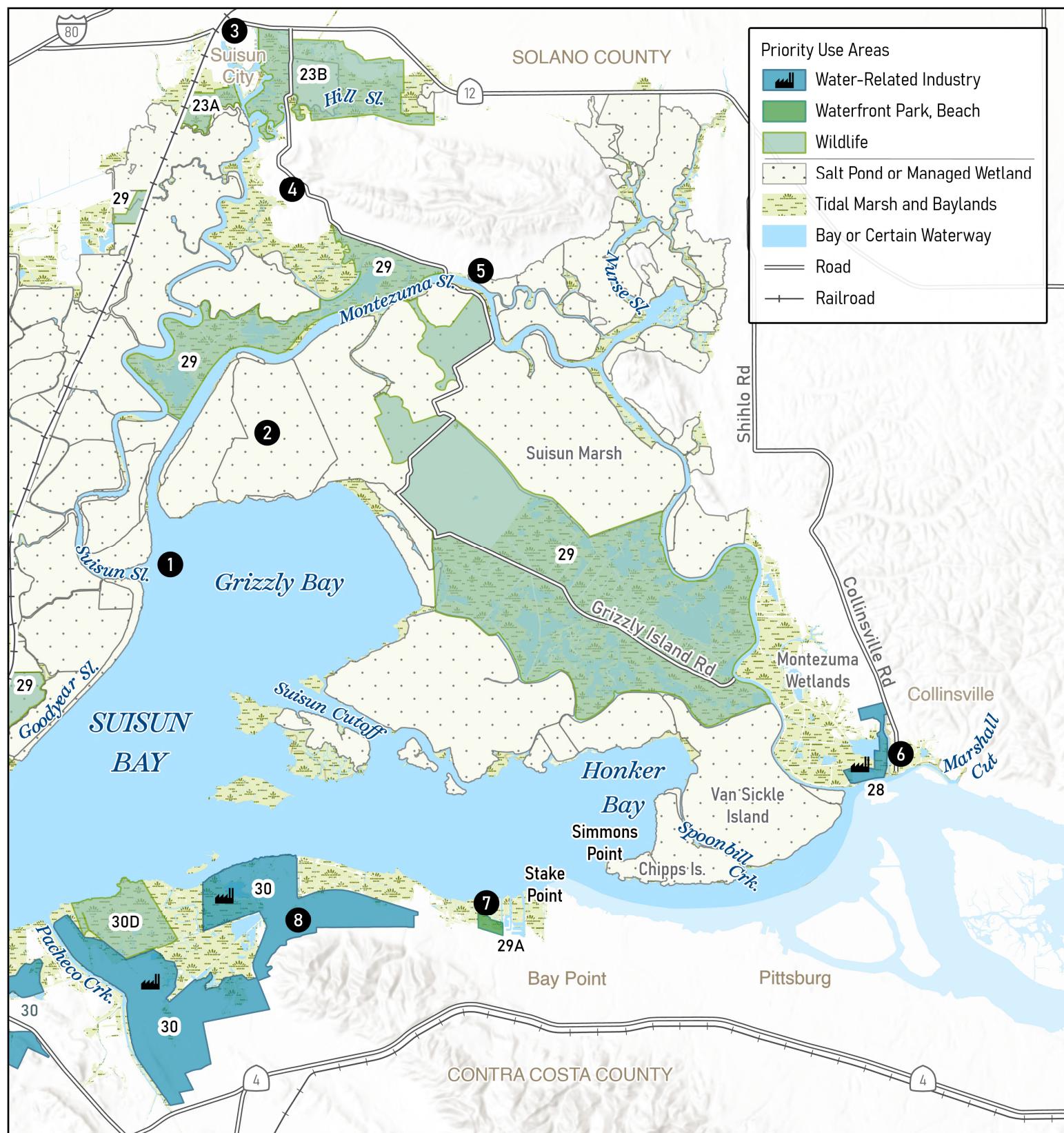
Amended Bay Plan Maps Section



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Plan Map 3

Suisun Bay and Marsh



Amended Bay Plan Maps Section

Plan Map 4

Central Bay North

PLAN MAP NOTES

Point Pinole Regional Shoreline to Wildcat Creek - Public access to the Bay for recreation is needed in this area, although existing shoreline conditions make this difficult. All development in this area should include provision for substantial public access. Additional land to expand Point Pinole Regional Park should be acquired if feasible.

San Pablo Peninsula - Significant potential for creating a permanently protected open space and park facility. Limited commercial development can be compatible with park.

Miller/Knox Regional Shoreline - Use and landscaping of the private lands adjacent to the park should be coordinated by owners and city for compatibility with park.

South Richmond Shoreline Special Area Plan - The South Richmond Shoreline Special Area Plan was adopted by the Commission (May 1977) and the City of Richmond to provide detailed planning and regulatory guidelines for the Richmond shoreline from the west side of Shipyard Three to the southeastern border of the City, including Brooks and Bird Islands and all areas that are subject to tidal action. Refer to the maps, policies, and recommendations of the Special Area Plan for specific information for this area.

Oakland North Harbor Area - The Oakland North Harbor has not been included on the Seaport Plan maps as a port priority use area because a need for it has not been substantiated and it has been found to be less desirable for port development than other sites based on environmental, land use, and access considerations. In addition, other uses having public benefits, such as conservation and recreation, have been proposed for this site. Additional studies will be necessary to determine the future use of this area..

San Francisco Waterfront Special Area Plan - The San Francisco Waterfront Special Area Plan was adopted by the Commission (April 3, 1975) to provide detailed planning and regulatory guidelines for the waterfront of San Francisco from east side of Hyde Street Pier to south side of India Basin. Refer to the maps and policies of the Special Area Plan for specific information for this area.

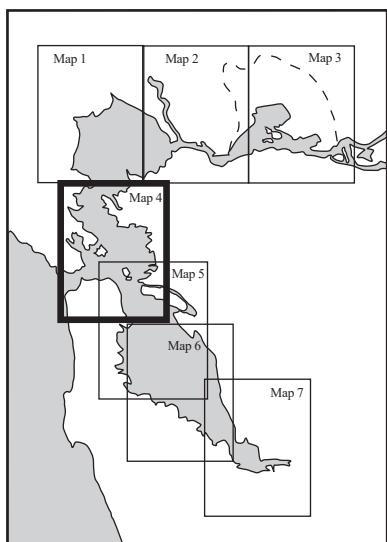
San Francisco Waterfront - A scenic transit system that incorporates pedestrian and bicycle pathways could be a major waterfront attraction and could eventually operate from Golden Gate Bridge (or even Ocean Beach) to Ferry Building (or south to China Basin).

Treasure and Yerba Buena Islands - The City and County of San Francisco is considering revisions to its plan for the redevelopment and reuse of Naval Station Treasure Island that would create a series of linked open spaces on Treasure and Yerba Buena Islands, including a large open space at the northern end of the island.

Jurisdiction Note - Along the shoreline in San Francisco and Marin Counties, the Commission's jurisdiction extends 100 feet inland and does not include any area within the jurisdiction of the California Coastal Commission west of the line between Point Bonita and Point Lobos.

Appearance and Design - Housing density in hills of Sausalito, Tiburon, and Belvedere should respect the topography; cluster development appropriate in some areas.

Sausalito - Commuter Ferry Terminal - To minimize traffic and parking problem, should be served by mass transit or else designed to serve Sausalito and Mill Valley only with other terminals serving rest of Marin.



Plan Map 4

Central Bay North

PLAN MAP NOTES (CONT.)

Tiburon - Ferry Terminals - To minimize traffic and parking problems, terminals should be served by mass transit.

Golden Gate National Recreation Area - A complex of parklands, including Forts Baker, Barry, Point, Mason, and Miley, The Presidio of San Francisco, Lands End and Alcatraz Island within San Francisco Bay managed by the Golden Gate National Recreation Area and the Presidio Trust for recreational and other purposes consistent with National Park Service and Presidio Trust management policies. The Golden Gate National Recreation Area is the largest urban national park in the world. The total park area is 76,500 acres of land and water with approximately 28 miles of coastline. Within its boundaries are ocean and Bay beaches, dramatic headlands, redwood forests, lagoons, and historic military properties.

Alcatraz Island - Protect the integrity and resources of the Alcatraz Historic District. Access by boat only. Protect wildlife values. Preserve and interpret military, natural and cultural history of the island.

Fort Baker - Protect the integrity and resources of the Fort Baker National Register Historic District. Protect and preserve the coastal habitats, which support Bay-related endangered species, such as the California Brown Pelican, Mission Blue Butterfly and the Least Tern. Preserve offshore eelgrass beds and protect herring spawning zone. Encourage public environmental education facilities and programs. Encourage water-oriented recreation, including mooring facilities for transient recreational boats and small watercraft such as kayaks and sailboards. If the Coast Guard leaves Fort Baker, the buildings and land should be redeveloped for water-oriented recreation and public use.

Marin Headlands - Preserve and protect rugged character, especially on Golden Gate and Pacific Coast sides. Limit access to water (at coves) to foot trails.

Fort Mason - Continue to manage as National Park, consistent with its status as a National Historic Landmark. Maintain compatible use of buildings and provide continuous shoreline access.

The Presidio of San Francisco - Golden Gate National Recreation Area - Develop and manage the area within the jurisdiction of the National Park Service for open space and water-oriented recreation as described in the National Park Service's general management plan. Protect Crissy Field marsh and evaluate the need for expansion and improvement of the marsh. If scientific studies indicate that the marsh should be expanded to improve its functions and habitat values within the jurisdiction of the National Park Service, the Crissy Field marsh expansion should be balanced with the protection of cultural resources and recreation uses. Preserve the existing beach for water-oriented recreation.

The Presidio of San Francisco - Golden Gate National Recreation Area - Develop the area of The Presidio of San Francisco within the jurisdiction of the Presidio Trust (Area B) as called for in the Trust's general management plan. If scientific studies indicate that Crissy Field marsh should be expanded to improve its functions and habitat values within the jurisdiction of the Presidio Trust, the marsh expansion should be balanced with the protection of cultural resources and recreation uses. Any alterations to Doyle Drive should preserve recreation opportunities within the waterfront park priority use area and preserve existing natural and cultural values or their restoration potential.

Fort Miley, Fort Point and Lands End - Preserve the Coastal and Bay Trail segments, protect dramatic vistas of the Golden Gate and allow appropriate visitor serving commercial uses. Preserve and interpret historic military structures.

Plan Map 4

Central Bay North

PLAN MAP NOTES (CONT.)

Shoreline Parks - Shoreline parks could be built in several areas between existing or proposed shoreline roads and the shore from Tiburon Peninsula to Point San Pedro. Further study needed.

San Quentin State Penitentiary - Possible Commuter Ferry Terminal - If and when not needed by the State of California for a prison facility, a portion of the site should be considered for a commuter ferry terminal.

Proposed Marin Baylands National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh, seasonal marsh and uplands in a national wildlife refuge located on San Francisco Bay from the City of San Rafael to an area south of the city of Mill Valley in Marin County. The proposed wildlife refuge would be in accord with Bay Plan policies.

San Francisco Bay National Estuarine Research Reserve (China Camp State Park) - One of two sites in the Bay, the other being Rush Ranch Open Space Preserve, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

Proposed Alameda National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh and a portion of the former Naval Air Station Alameda in a national wildlife refuge located at the western end of Alameda. The proposed national wildlife refuge would be in accord with Bay Plan policies.

Yerba Buena Island - If public trust ownership rights are exchanged between lands on Treasure Island and Yerba Buena Island, the lands thereby encumbered by the trust on Yerba Buena Island will have been found by the State Lands Commission to be useful for public trust purposes. In addition, substantial water-oriented recreation benefits, should be provided.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.

Plan Map 4

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Wilson Point Beach and Park** - Preserve rugged character of point. Provide safe, easy pedestrian access. Some fill may be needed. Protect and provide public access to shellfish areas.
- 2 **Point Pinole Regional Shoreline** - Preserve regional park, trails, fishing pier, picnic facilities, transit access, active play areas, historical and cultural resources and wetlands. Provide wildlife-compatible recreation. Potential water trail campsite. Preserve and interpret natural features and cultural and historic resources. Allow improvement of Goodrick Avenue that is compatible with recreation and conservation for access to inland development.
- 3 **West Contra Costa Sanitary Landfill** - Proposed Park. Give consideration to beach development. Some fill may be needed. Preserve wildlife and habitat values. Complete Bay Trail.
- 4 **Point San Pablo Peninsula** - Create a regional open space and park facility. Limited commercial development at Point Molate should be compatible with proposed regional park.
- 5 **The Brothers** - Preserve islands and lighthouse. Access by boat only.
- 6 **Point San Pablo Yacht Harbor to Point Richmond** - Develop the Bay Trail as a multi-use trail.
- 7 **Former Naval Fuel Depot Point Molate** - Develop for park use. Landward of Western Drive should be developed consistent with recreation policy 4-b. Provide trail system linking shoreline park areas and vista points in hillside open space areas. Provide public access to historical district with interpretation of this resource. The Point Molate Pier should be re-used for water-oriented recreation and incidental commercial recreation. Encourage water-oriented recreation, including mooring facilities for transient recreational boats, excursion craft and small water craft. Protect existing eelgrass beds.
- 8 **Castro Rocks** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young.
- 9 **Red Rock** - Protect wildlife values.
- 10 **Miller/Knox Regional Shoreline** - Preserve vistas, picnic areas, trails, wildlife values, Ferry Point Pier and Keller Beach. Protect and provide public access to shellfish beds offshore. Provide signage regarding fish consumption advisories for anglers.
- 11 **Port of Richmond** - See Seaport Plan. Some fill may be needed.
- 12 **South Richmond Shoreline Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between Shipyard Three and the southeastern border of the City of Richmond.
- 13 **Brooks Island Regional Preserve** - Preserve island character. Access by boat only. Protect wildlife values. Protect and provide public access to shellfish areas offshore.
- 14 **Berkeley Waterfront - Cesar Chavez Park** - Preserve marina, beach, small boat launch, windsurfing access, fishing pier, interpretive center and multi-use trails. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Provide signage regarding fish consumption advisories for anglers.
- 15 **Eastshore State Park** - Develop park from Bay Bridge to Marina Bay in Richmond for multiple uses, including recreation, wildlife and aquatic life protection. Protect wildlife and aquatic life values at sites such as Emeryville Crescent, Hoffman Marsh and Albany Mudflats. Provide signage regarding fish consumption advisories for anglers.
- 16 **No roadway in Bay west of present shoreline.**
- 17 **Gateway Shoreline Park** - Develop gateway park at Bay Bridge touchdown with gracious access to the Bay Bridge. Incorporate viewing, picnicking, non-motorized small boat launching and interpretation of current and historic transportation infrastructure and natural and cultural factors. Protect eelgrass beds and nearby endangered species habitats. Provide signage regarding fish consumption advisories for anglers.
- 18 **Oakland Port Area** - See Seaport Plan. Redevelop Outer, Middle, and Inner Harbors for modern marine terminals. Some fill may be needed. No fill that would impair ship navigation should be allowed in any area needed for such navigation.
- 19 **Middle Harbor Shoreline Park** - Preserve industrial character of park. Preserve fishing access, picnic facilities, beach, historic features and community gathering and entertainment venues. Provide interpretation of port operations, historic and cultural factors. Provide non-motorized small boat access. Protect eelgrass beds. Provide health and safety information to anglers. Preserve vistas. Provide signage regarding fish consumption advisories for anglers.
- 20 **Middle Harbor Enhancement Area** - Provide the habitat and public access benefits at the U.S. Army Corps of Engineers' (USACE) and the Port of Oakland's Middle Harbor Enhancement Area (MHEA) project as described in the performance criteria of the USACE's MHEA Construction Period and Long-Term Monitoring, Maintenance, and Adaptive Management Program.
- 21 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 22 **Treasure Island** - When no longer owned or controlled by the federal government, redevelop for public use. Provide continuous public access to Bay in a manner protective of sensitive wildlife. Provide parking and water access for users of non-motorized small boats, including at north end of the Island. Develop a system of linked open spaces, including a large open space at the northern end of the island.

Plan Map 4

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES (cont.)

- 24** **Yerba Buena Island - South of Bay Bridge** - When no longer owned or controlled by the federal government, redevelop for recreational use. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 25** **Yerba Buena and Treasure Islands - Clipper Cove** - Expand marina and other water-oriented recreation uses, provide water access for small water craft, such as kayaks, and for swimming. Preserve beaches and eelgrass beds.
- 26** **Yerba Buena Island - North of Bay Bridge** - Provide: (1) a large public open space at the center of Yerba Buena Island; (2) a large public open space on the plateau on the eastern peninsula, adjacent to and beneath the eastern span of the San Francisco-Oakland Bay Bridge; and (3) a linked system of trails near the shoreline and at the upper elevations that connect vista points and open spaces. Vista points should provide views of the Bay Bridge, San Francisco Skyline and other important Central Bay features. The remainder of the island upland of the shoreline band may be developed for other uses consistent with Bay Plan recreation policy 4-b, and with the applicable public trust provisions and statutes.
- 27** **San Francisco Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between the east side of the Hyde Street Pier and the south side of India Basin.
- 28** **Fisherman's Wharf** - Improve and expand commercial fishing support facilities. Enhance public access to and economic value of Fisherman's Wharf area by encouraging development of a public fish market.
- 29** **Golden Gate Bridge** - Encourage improved public transportation. No second deck or new crossing for automobiles.
- 30** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 31** **Richardson Bay Special Area Plan** - See Special Area Plan for detailed planning policies for the water area and shoreline north of a line drawn between Cavallo Point and Point Tiburon.
- 32** **Angel Island State Park** - Use only for camping, picnicking, water-oriented recreation. Access by boat only. Preserve boat slips and mooring buoys at Ayala Cove. No commercial uses except for convenience needs of park visitors. Preserve and interpret cultural, historical and natural features of the island. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 33** **Romberg Tiburon Center for Environmental Studies** - If and when not needed by San Francisco State University, acquire and develop for park. Expansion of Romberg Tiburon Center should be compatible with park use. Romberg Tiburon Center lands outside of the shoreline band should be developed consistent with recreation policy 4-b. Provide public access through the site to the shoreline.
- 34** Protect and provide public access to shellfish areas offshore.
- 35** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 36** **Point San Quentin to Point San Pedro** - In connection with shoreline parks and scenic drives, develop system of riding and hiking trails.
- 37** **Marin Islands National Wildlife Refuge and State Ecological Reserve** - Protect wildlife values. Onshore development should be compatible with wildlife dependent uses. Avoid significant adverse impacts on wildlife, including the regionally significant black-crowned night heron rookery where herons nest and raise their young.
- 38** **The Sisters** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 39** **Rat Rock** - Preserve island; no development. Protect wildlife values.
- 40** **China Camp State Park** - Preserve continuous shoreline recreational area, including beaches, windsurfing access, picnic areas, fishing piers, riding and hiking trails, camping, natural, historical and cultural resources and non-motorized small boat landing and launching. Provide wildlife-compatible recreational opportunities, including natural, historical and cultural interpretation and wildlife viewing.
- 41** **China Camp State Park, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state scientific research and education program, part of the national system of estuarine research reserves.
- 42** Protect and provide public access to shellfish beds offshore.
- 43** **Regional Restoration Goal for Central Bay** - Protect and restore tidal marsh, seasonal wetlands, beaches, dunes and islands. Natural salt ponds should be restored on the East Bay shoreline. Shallow subtidal areas (including eelgrass beds) should be conserved and enhanced. Wherever possible tidal marsh habitats should be restored, particularly at the mouths of streams where they enter the Bay and at the upper reach of dead-end sloughs. Encourage tidal marsh restoration in urban areas. See the Baylands Ecosystem Habitat Goals report for more information.

Plan Map 4

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) Possible scenic transit system along waterfront from Ocean Beach to China Basin.
- (B) If and when not needed by the State of California for a prison facility, a portion of the site should be considered for a possible commuter ferry terminal.
- (C) San Pedro Mountain - Develop vista points along ridge.
- (D) Possible reuse of dredged material at former NAS Alameda.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

- 1 **Marin Headlands** (Waterfront Park, Beach)
- 2 **Angel Island** (Waterfront Park, Beach)
- 3 **Audubon Wildlife Sanctuary** (Wildlife)
- 4 **Tiburon Boulevard Shoreline** (Waterfront Park, Beach)
- 4A **San Rafael Avenue Shoreline** (Waterfront Park, Beach)
- 5 **Keil Cove/Bluff Point** (Waterfront Park, Beach)
- 6 **Romberg Tiburon Estuarine and Ocean Science Center** (Waterfront Park, Beach)
- 7 **Paradise Cove** (Waterfront Park, Beach)
- 7A **Corte Madera Marsh** (Wildlife)
- 8 **Marin Islands** (Wildlife)
- 9 **The Sisters** (Wildlife)
- 10 **China Camp State Park** (Waterfront Park, Beach)
- 11 **Rat Rock** (Wildlife)
- 12 **McNears Beach-Point San Pedro** (Waterfront Park, Beach)
- 14A **San Pablo Bay-Wildlife Area** (Wildlife)
- 36 **Pinole-Hercules** (Waterfront Park, Beach)
- 37 **San Pablo Bay Regional Shoreline, Wilson Pt.** (Waterfront Park, Beach)
- 37A **Point Pinole Regional Shoreline** (Waterfront Park, Beach)
- 38 **Richmond Sanitary Fill** (Waterfront Park, Beach)
- 39 **Richmond** (Water-Related Industry)
- 40 **Point San Pablo-Pt Molate-Castro Pt.** (Waterfront Park, Beach)
- 41 **The Brothers** (Waterfront Park, Beach)
- 42 **Red Rock** (Wildlife)
- 43 **Keller Beach and Miller Knox Regional Shoreline** (Waterfront Park, Beach)
- 44 **Richmond** (Port)
- 45 **Brooks Island** (Waterfront Park, Beach)
- 46 **East Shore State Park-Richmond Shoreline to Pt. Isabel** (Waterfront Park, Beach)
- 47 **East Shore State Park-Albany Waterfront** (Waterfront Park, Beach)
- 47A **Albany Mudflats** (Wildlife)
- 48 **Berkeley Marina, Cesar Chavez, Horseshoe and Shorebird Parks** (Waterfront Park, Beach)
- 49 **East Shore State Park-Berkeley Waterfront** (Waterfront Park, Beach)
- 50 **Emeryville Peninsula** (Waterfront Park, Beach)
- 51 **Emeryville-Oakland Shoreline** (Wildlife)
- 52 **Oakland** (Port)
- 52A **Gateway Park** (Waterfront Park, Beach)
- 52B **Middle Harbor Shoreline Park** (Waterfront Park, Beach)
- 57 **Robert W. Crown Memorial State Beach** (Waterfront Park, Beach)
- 83 **San Francisco South Waterfront** (Port)
- 84 **Aquatic Park-Presidio-Point Lobos** (Waterfront Park, Beach)
- 85 **Alcatraz** (Waterfront Park, Beach)
- 86 **Yerba Buena Island** (Waterfront Park, Beach)

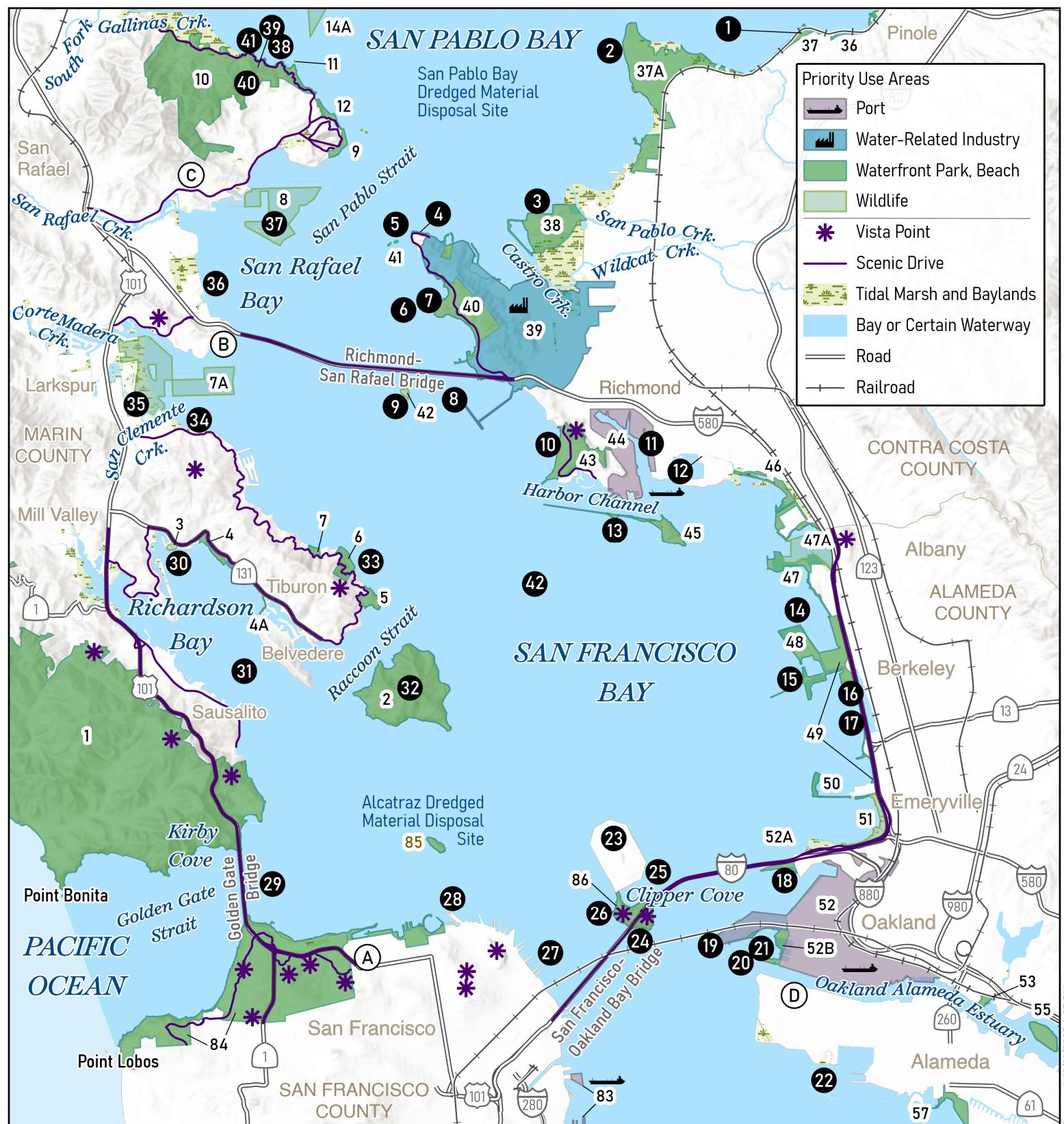
Amended Bay Plan Maps Section



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Plan Map 4

Central Bay North



San Francisco Bay Conservation and Development Commission

Map Policy Numbers

○ Commission Suggestions

Priority Use Area Number

Amended Bay Plan Maps Section

Plan Map 5

Central Bay

PLAN MAP NOTES

Oakland North Harbor Area - The Oakland North Harbor has not been included on the Seaport Plan maps as a port priority use area because need for it has not been substantiated and it has been found to be less desirable for port development than other sites based on environmental, land use, and access considerations. In addition, other uses having public benefits, such as conservation and recreation, have been proposed for this site. Additional studies will be necessary to determine the future use of this area.

Martin Luther King, Jr. Regional Shoreline Park - Regional Shoreline developed by East Bay Regional Park District—emphasizing ecology and increased recreation use of the shoreline.

Bay Farm Island - The site is adjacent to Oakland Airport, and may be suitable for airport-oriented industry. Bay Farm Island development should not interfere with aircraft operations at Oakland Airport.

San Mateo (City) Waterfront - Presently undeveloped. Detailed planning needed to determine most desirable waterfront design emphasizing recreation with minimum of Bay filling.

Burlingame Waterfront - Developing waterfront requires detailed planning to determine the most desirable waterfront design emphasizing recreation and public access with a minimum of Bay filling.

Candlestick Point State Park and Hunters Point Naval Shipyard - The California State Parks Department and City and County of San Francisco are cooperatively developing plans for Candlestick Point State Park improvements along the north shore of Candlestick Point and the Yosemite Slough Area. The City and County of San Francisco is planning to develop a large community park along the south shore of Hunters Point Naval Shipyard that would connect with Candlestick Point State Park, coordinated with the redevelopment of the Candlestick stadium area and the Hunters Point Naval Ship Yard.

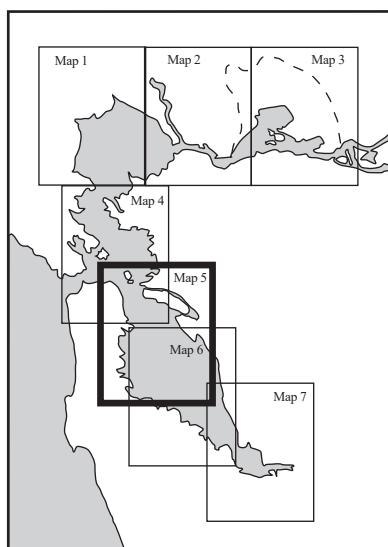
San Francisco Waterfront - A scenic transit system that incorporates pedestrian and bicycle pathways could be a major waterfront attraction and could eventually operate from Golden Gate Bridge (or even Ocean Beach) to Ferry Building (or south to China Basin).

San Francisco Waterfront Special Area Plan - The San Francisco Waterfront Special Area Plan was adopted by the Commission (April 3, 1975) to provide detailed planning and regulatory guidelines for the waterfront of San Francisco from east side of Hyde Street Pier to south side of India Basin. Refer to the maps and policies of the Special Area Plan for specific information for this area.

Proposed Alameda National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh and a portion of the former Naval Air Station Alameda in a national wildlife refuge located at the western end of Alameda. The proposed national wildlife refuge would be in accord with Bay Plan policies.

Treasure and Yerba Buena Islands - The City and County of San Francisco is considering revisions to its plan for the redevelopment and reuse of Naval Station Treasure Island that would create a series of linked open spaces on Treasure and Yerba Buena Islands, including a large open space at the northern end of the island.

Yerba Buena Island - If public trust ownership rights are exchanged between lands on Treasure Island and Yerba Buena Island, the lands thereby encumbered by the trust on Yerba Buena Island will have been found by the State Lands Commission to be useful for public trust purposes. In addition, substantial water-oriented recreation benefits, should be provided.



Plan Map 5

Central Bay

PLAN MAP NOTES (CONT.)

Golden Gate National Recreation Area - A complex of parklands, including Forts Baker, Barry, Point, Mason, and Miley, The Presidio of San Francisco, Lands End and Alcatraz Island within San Francisco Bay managed by the Golden Gate National Recreation Area and the Presidio Trust for recreational and other purposes consistent with National Park Service and Presidio Trust management policies. The Golden Gate National Recreation Area is the largest urban national park in the world. The total park area is 76,500 acres of land and water with approximately 28 miles of coastline. Within its boundaries are ocean and Bay beaches, dramatic headlands, redwood forest, lagoons, and historic military properties.

Alcatraz Island - Protect the integrity and resources of the Alcatraz Historic District. Access by boat only. Protect wildlife values. Preserve and interpret military, natural and cultural history of the island.

Fort Mason - Continue to manage as National Park, consistent with its status as a National Historic Landmark. Maintain compatible use of buildings and provide continuous shoreline access.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.

Plan Map 5

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Gateway Shoreline Park** - Develop gateway park at Bay Bridge touchdown with gracious pedestrian and bicycle access to the Bay Bridge. Incorporate viewing, picnicking, non-motorized small boat launching and interpretation of current and historic transportation infrastructure and natural and cultural factors. Protect eelgrass beds and nearby endangered species habitats.
- 2 **Oakland Port Area** - See Seaport Plan. Redevelop Outer, Middle, and Inner Harbors for modern marine terminals. Some fill may be needed. No fill that would impair ship navigation should be allowed in any area needed for such navigation.
- 3 **Middle Harbor Shoreline Park** - Preserve industrial character of park. Preserve fishing access, picnic facilities, beach, historic features and community gathering and entertainment venues. Provide interpretation of port operations, historic and cultural factors. Provide non-motorized small boat access. Protect eelgrass beds. Provide signage regarding fish consumption advisories for anglers.
- 4 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 5 **Coast Guard Island** - If and when not needed by the Coast Guard and the island is transferred out of federal ownership or control, Coast Guard Island upland of shoreline band should be developed consistent with recreation policy 4-b. Provide continuous shoreline public access and public and commercial recreation uses.
- 6 **Robert W. Crown Memorial State Beach and Elsie Roemer Bird Sanctuary** - Preserve Elsie Roemer Bird Sanctuary public access and endangered species there. Preserve Crab Cove Visitors Center, swimming and non-motorized small boat access, accessible tide ramp and hiking and biking trails. Some fill may be needed for beach and marina protection.
- 7 Protect and provide public access to shellfish areas offshore.
- 8 **San Leandro Bay** - Valuable wildlife habitat; great recreation potential. Develop boating facilities and parks, but preserve wildlife habitat. Provide continuous public access to northeastern and southern shoreline. Some fill may be needed.
- 9 **Martin Luther King, Jr. Regional Shoreline Park** - Provide diverse wildlife compatible recreation opportunities, including picnicking, wildlife viewing, environmental education, boating, bicycling, and hiking. Preserve habitat areas and protect wildlife, including endangered species. Improve connections between park and inland neighborhoods.
- 10 **Oakland Airport** - Further expansion into the Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas clear of tall structures and incompatible uses. Complete Bay Trail along inland route.
- 11 **Oyster Bay Regional Shoreline** - Provide opportunities for shoreline trail access, completion of San Francisco Bay Trail gaps, wildlife observation and non-motorized small boat access. Preserve group picnic areas, vistas, multipurpose trails and rugged character of the shoreline.
- 12 **San Leandro Shoreline Park System** - Protect and provide public access to shellfish beds offshore.
- 13 **San Francisco Airport** - Further expansion into Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas free from tall structures and incompatible uses. Complete Bay Trail along inland route.
- 14 Protect and provide public access to shellfish areas offshore.
- 15 **Oyster Point Marina Park** - Preserve and improve marina and shoreline park. Preserve picnicking, swimming, boating, hiking, windsurfing, and fishing opportunities. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Some fill may be needed. Provide signage regarding fish consumption advisories for anglers.
- 16 Provide safe, accessible pedestrian access across freeway.
- 17 No roadway in Bay east of U.S. 101.
- 18 **U.S. 101 Causeway** - Develop scenic frontage road and turnouts for fishing and viewing. Protect shellfish beds offshore.
- 19 **Bay View Park** - Provide trail link to waterfront.
- 20 **Candlestick Point State Recreation Area** - Some fill may be needed. Preserve fishing, camping, picnicking, windsurfing, hiking and viewing opportunities. Potential water trail camping site. Provide signage regarding fish consumption advisories for anglers.
- 21 **South Basin** - Some fill may be needed in inlet west of proposed freeway.
- 22 **Hunters Point** - Develop shoreline park and integrate with Candlestick Point State Recreation Area, consistent with San Francisco redevelopment plan. Potential water trail camping site. Some fill may be needed.

Plan Map 5

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES (cont.)

- 23 **Port of San Francisco** - See Seaport Plan. Some fill may be needed.
- 24 **San Francisco Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between the east side of the Hyde Street Pier and the south side of India Basin.
- 25 **Yerba Buena Island - South of Bay Bridge** - When no longer owned or controlled by the federal government, redevelop for recreational use. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 26 **Yerba Buena and Treasure Islands - Clipper Cove** - Expand marina and other water-oriented recreation uses, provide access to small water craft, e.g., kayaks, and swimming. Preserve beaches and eelgrass beds.
- 27 **Yerba Buena Island - North of Bay Bridge** - Provide: (1) a large public open space at the center of Yerba Buena Island; (2) a large public open space on the plateau on the eastern peninsula, adjacent to and beneath the eastern span of the San Francisco-Oakland Bay Bridge; and (3) a linked system of trails near the shoreline and at the upper elevations that connect vista points and open spaces. Vista points should provide views of the Bay Bridge, San Francisco Skyline and other important Central Bay features. The remainder of the island upland of the shoreline band may be developed for other uses consistent with Bay Plan recreation policy 4-b, and with the applicable public trust provisions and statutes.
- 28 **Treasure Island** - When no longer owned or controlled by the federal government, redevelop for public use. Provide continuous public access to the Bay in a manner protective of sensitive wildlife. Provide parking and water access for users of non-motorized small boats at north end of Treasure Island. Develop a system of linked open spaces, including a large open space at the northern end of the island.
- 29 **Fisherman's Wharf** - Improve and expand commercial fishing support facilities. Enhance public access to and economic value of Fisherman's Wharf area by encouraging development of a public fish market.
- 30 **Regional Restoration Goal for Central Bay** - Protect and restore tidal marsh, seasonal wetlands, beaches, dunes and islands. Natural salt ponds should be restored on the East Bay shoreline. Shallow subtidal areas (including eelgrass beds) should be conserved and enhanced. Wherever possible tidal marsh habitats should be restored, particularly at the mouths of streams where they enter the Bay and at the upper reach of dead-end sloughs. Encourage tidal marsh restoration in urban areas. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

- (A) Possible reuse of dredged material at former NAS Alameda.
- (B) Jack London Square - Expand commercial recreation facilities as needed. Provide continuous public access along Estuary to Lake Merritt Channel.
- (C) Brooklyn Basin - Expand commercial fishing and recreational facilities.
- (D) Possible scenic path, Coliseum to Bay.
- (E) Bay Farm Island - Undeveloped areas may be suitable for airport-related industry.
- (F) Possible extension of scenic drive.
- (G) Develop scenic drive and riding and hiking trail along waterfront from airport to Foster City.
- (H) Possible airport industry.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

50 Emeryville Peninsula (Waterfront Park, Beach)
51 Emeryville-Oakland Shoreline (Wildlife)
52 Oakland (Port)
52A Gateway Park (Waterfront Park, Beach)
52B Middle Harbor Shoreline Park (Waterfront Park, Beach)
53 Lake Merritt Channel (Waterfront Park, Beach)
55 Coast Guard Island (Waterfront Park, Beach)
57 Robert W. Crown Memorial State Beach (Waterfront Park, Beach)
58 Martin Luther King Jr. Regional Shoreline Park, East Creek Slough North (Waterfront Park, Beach)
58A Martin Luther King Jr. Regional Shoreline Park, East Creek Slough South to Elmhurst Creek (Waterfront Park, Beach)

58B Martin Luther King Jr. Regional Shoreline Park
San Leandro Creek to West Side of Airport Channel (Waterfront Park, Beach)
59 San Leandro Bay-MLK Jr Regional Shoreline and Alameda Shoreline Park (Waterfront Park, Beach)
60 Oakland Airport (Airport)
61 Oyster Bay Regional Shoreline (Waterfront Park, Beach)
62 South San Leandro (Waterfront Park, Beach)
64A South San Francisco Bay (Wildlife)
74 Coyote Point (Waterfront Park, Beach)
75 Burlingame (Waterfront Park, Beach)
76 San Francisco Airport (Airport)
77 Oyster Point (Waterfront Park, Beach)
78 Brisbane Lagoon (Waterfront Park, Beach)

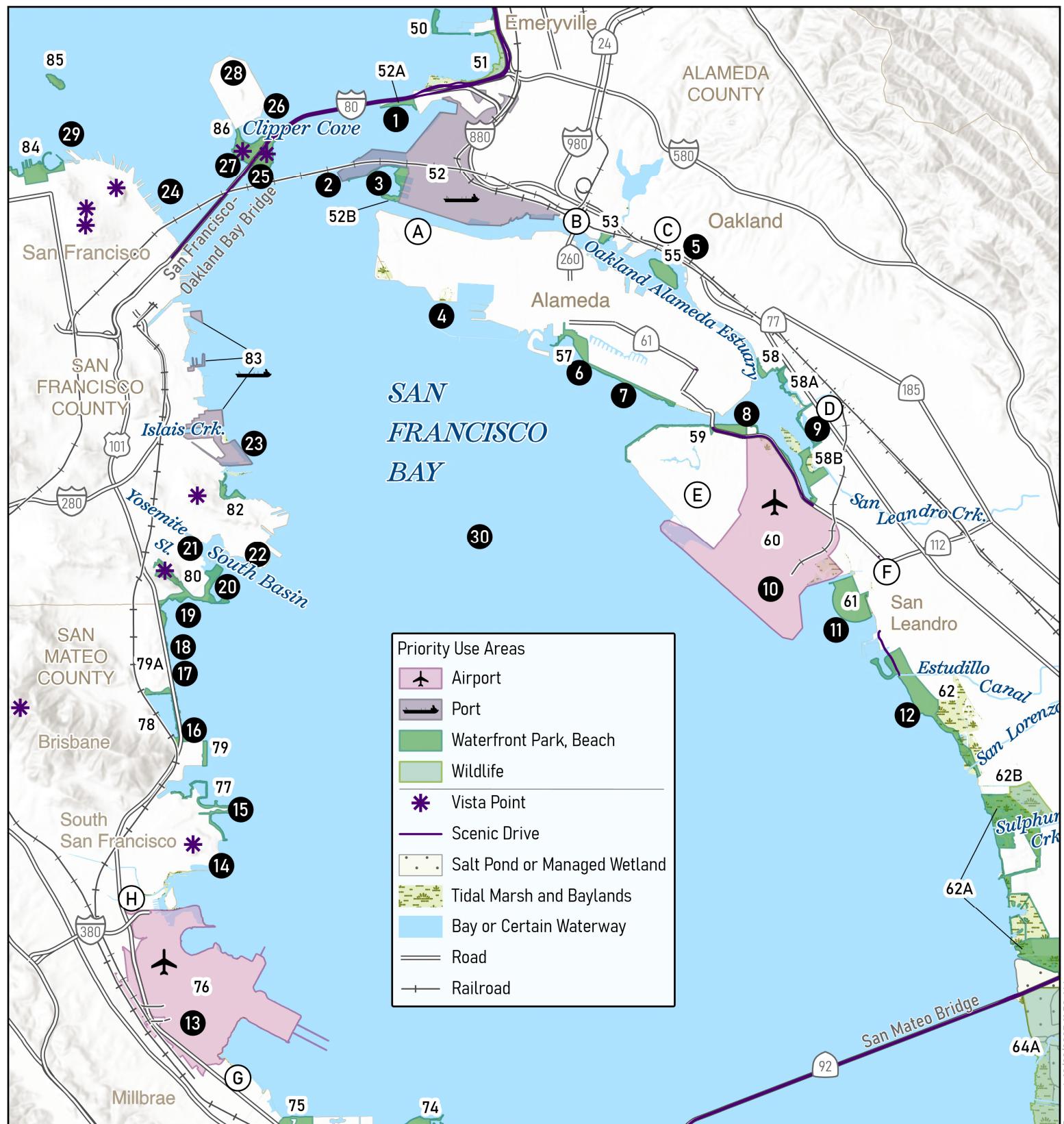
79 Sierra Point (Waterfront Park, Beach)
79A Brisbane Causeway (Waterfront Park, Beach)
80 Candlestick-Bayview (Waterfront Park, Beach)
82 India Basin (Waterfront Park, Beach)
83 San Francisco South Waterfront (Port)
84 Aquatic Park-Presidio-Point Lobos (Waterfront Park, Beach)
85 Alcatraz (Waterfront Park, Beach)
86 Yerba Buena Island (Waterfront Park, Beach)

Amended Bay Plan Maps Section



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Plan Map 5 Central Bay



Amended Bay Plan Maps Section

Plan Map 6

Central Bay South

PLAN MAP NOTES

Hayward Area Waterfront - The Hayward Area Shoreline Plan, a detailed plan for the Hayward area shoreline between the San Leandro city limits on the north and Fremont and Union City city limits on the south, was prepared by the Hayward Area Shoreline Planning Agency. The Plan, adopted by the City of Hayward, Alameda County, East Bay Regional Park District, and the Hayward Area Recreation and Park District, provides for marsh restoration and shoreline recreation use.

Greco Island - Largest remaining marsh in South Bay. Tidal marsh and adjacent tidal flats are part of Don Edwards San Francisco Bay National Wildlife Refuge and are important feeding areas for birds. Area used by California Clapper Rail, a rare species of bird, endangered by loss of habitat.

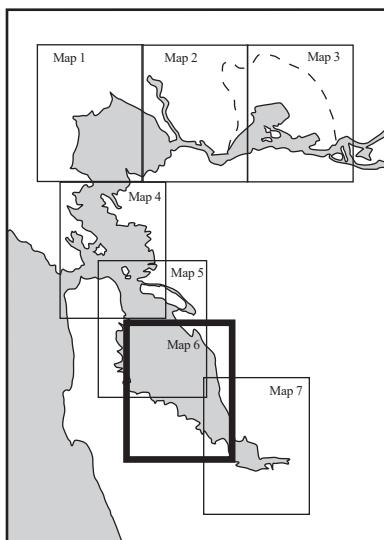
San Mateo (City) Waterfront - Presently undeveloped. Detailed planning needed to determine most desirable waterfront design emphasizing recreation with minimum of Bay filling.

Burlingame Waterfront - Developing waterfront requires detailed planning to determine the most desirable waterfront design emphasizing recreation and public access with a minimum of Bay filling.

Don Edwards San Francisco Bay National Wildlife Refuge - The U.S. Fish and Wildlife Service manages and proposes to restore approximately 9,600 acres of salt ponds and adjacent tidal habitats added to the Don Edwards San Francisco Bay National Wildlife Refuge to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

Eden Landing Ecological Reserve - The California Department of Fish and Game manages and proposes to restore 5,500 acres of salt ponds and adjacent tidal habitats added to the Eden Landing Ecological Reserve to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.



Plan Map 6

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1** **Oakland Airport** - Further expansion into the Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas clear of tall structures and incompatible uses. Complete Bay Trail along inland route around airport.
- 2** **Oyster Bay Regional Shoreline** - Provide opportunities for shoreline trail access, completion of San Francisco Bay Trail gaps, wildlife observation and non-motorized small boat access. Preserve group picnic areas, vistas, multipurpose trails and rugged character of the shoreline.
- 3** **San Leandro Shoreline Park System** - Protect and provide public access to shellfish beds offshore.
- 4** **Hayward Shoreline** - Preserve interpretive center. Continue to manage for wildlife habitats and wildlife, and provide wildlife compatible recreation activities. Maintain trails and continue to provide environmental education. Gateway to Eden Landing Ecological Reserve.
- 5** If not needed for salt production, ponds west of Coyote Hills should be restored consistent with management objectives for the Don Edwards San Francisco Bay National Wildlife Refuge.
- 6** **Dumbarton Bridge** - Approaches should provide for fishing and wildlife observation. Maintain existing public path.
- 7** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 8** **Greco Island** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young.
- 9** **Port** - See Seaport Plan. Expand marine terminals and water-related industries. Some fill may be needed.
- 10** Provide public access to the Bay along levees in a manner that is protective of sensitive wildlife. Provide trail linkage between San Carlos Airport and Whipple Avenue.
- 11** **Bair Island Ecological Reserve** - Restore and enhance habitat for the benefit of wildlife and aquatic life. Protect harbor seal haul-out and pupping sites where harbor seals rest, give birth and nurse their young. Provide wildlife compatible recreation opportunities.
- 12** **Redwood Shores** - Provide continuous public access to Bay and to Belmont, Steinberger, Smith, and Corkscrew Sloughs if in a manner protective of sensitive wildlife; where appropriate include paths, beaches, small parks, and wildlife observation areas. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 13** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 14** **Foster City** - Provide continuous public access to Bay and Belmont Slough, including paths, beaches, and small parks.
- 15** Protect and provide public access to shellfish beds offshore.
- 16** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 17** **Coyote Point Recreation Area** - Provide full-service public marina. Preserve beach and launching ramp; expand marina. Some fill may be needed. Preserve and improve swimming, windsurfing, picnic, family gathering, museum, interpretive facilities and playgrounds. Allow appropriate concessions. Stabilize shoreline. Potential water trail campsite. Improve access for non-motorized small boats. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 18** **Bayside Park** - Retain lagoon as open water.
- 19** **San Francisco Airport** - Further expansion into Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas free from tall structures and incompatible uses.
- 20** **Regional Restoration Goal for South Bay** - Restore large areas of tidal marsh connected by wide corridors of similar habitat along the perimeter of the Bay. Several complexes of salt ponds, managed to optimize shorebird and waterfowl habitat functions, should be interspersed throughout the region, and natural unmanaged salt ponds should be restored on the San Leandro shoreline. Natural transitions from tidal flat to tidal marsh and into adjacent transition zones and upland habitats should be restored wherever possible. See the Baylands Ecosystem Habitat Goals report for more information.

Amended Bay Plan Maps Section

Plan Map 6

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) San Mateo - Prepare precise plan and development program for waterfront emphasizing water-oriented recreation. Some fill may be needed.
- (B) Burlingame - Prepare precise plan and development program for waterfront; include continuous public access to Bay shoreline for viewing and fishing. Some fill may be needed.
- (C) Develop scenic drive and riding and hiking trail along waterfront from airport to Foster City.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

- 60 **Oakland Airport** (Airport)
- 61 **Oyster Bay Regional Shoreline** (Waterfront Park, Beach)
- 62 **South San Leandro** (Waterfront Park, Beach)
- 62A **Hayward Regional Shoreline (East Bay Regional Park District)—Hayward Area Recreation and Park District Shoreline** (Waterfront Park, Beach)
- 64 **Coyote Hills-South** (Waterfront Park, Beach)
- 64A **South San Francisco Bay** (Wildlife)
- 62B **Oro Loma Marsh** (Wildlife)
- 66 **Palo Alto Baylands Nature Preserve** (Waterfront Park, Beach)
- 67 **Menlo Park** (Waterfront Park, Beach)
- 68 **Redwood Creek-East** (Port)
- 70 **Bair Island/Redwood Shores Ecological Reserve** (Wildlife)
- 72 **Redwood Shores** (Waterfront Park, Beach)
- 73 **Foster City** (Waterfront Park, Beach)
- 73A **Foster City** (Waterfront Park, Beach)
- 74 **Coyote Point** (Waterfront Park, Beach)
- 75 **Burlingame** (Waterfront Park, Beach)
- 76 **San Francisco Airport** (Airport)
- 77 **Oyster Point** (Waterfront Park, Beach)
- 80 **Candlestick-Bayview** (Waterfront Park, Beach)

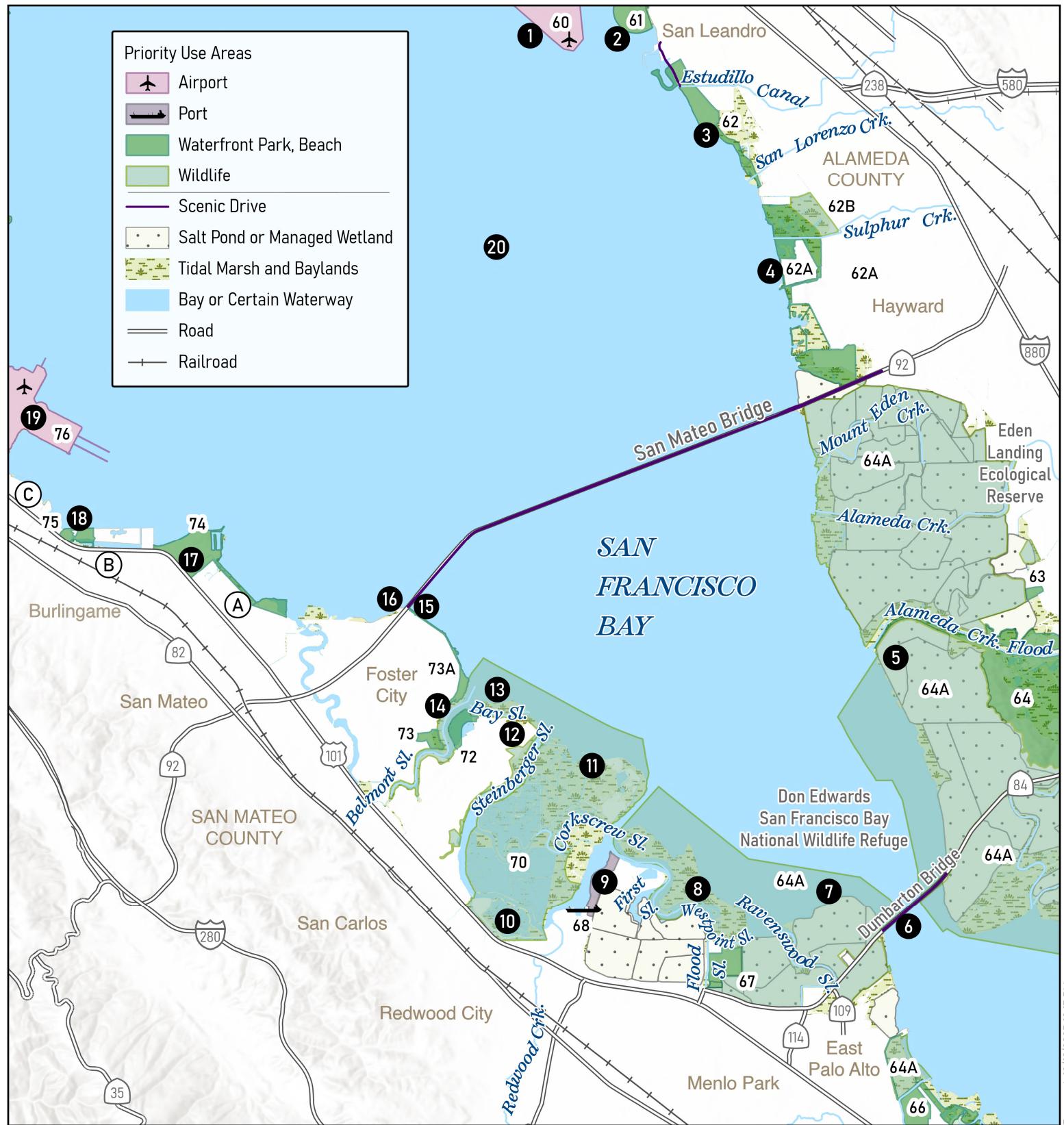
Amended Bay Plan Maps Section



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Plan Map 6

Central Bay South



San Francisco Bay Conservation and Development Commission

Map Policy Numbers

○ Commission Suggestions

Priority Use Area Number

Amended Bay Plan Maps Section

Plan Map 7

South Bay

PLAN MAP NOTES

Hayward Area Waterfront - The Hayward Area Shoreline Plan, a detailed plan for the Hayward area shoreline between the San Leandro city limits on the north and Fremont and Union City city limits on the south, was prepared by the Hayward Area Shoreline Planning Agency. The Plan, adopted by the City of Hayward, Alameda County, East Bay Regional Park District, and the Hayward Area Recreation and Park District, provides for marsh restoration and shoreline recreation use.

Coyote Hills - Possible eastward expansion of Coyote Hills Regional Park through acquisition, development of public access and restoration of habitats on adjacent lands to connect existing park with Paseo Padre Parkway.

Water Quality - Water at extreme south end of Bay is often polluted so as to discourage recreational use of sloughs and Bay. Greater recreational use will require improved water quality. Some improvements in the quality of water in the South Bay are now being made pursuant to requirements of the San Francisco Bay Regional Water Quality Control Board, and studies underway by wastewater dischargers will lead to further improvements. The recommendations for long-range improvements to water quality contained in the Water Quality Control Plan for the San Francisco Bay Basin, prepared by the San Francisco Bay Regional Water Quality Control Board and approved by the State Water Resources Control Board, should be followed.

Subsidence - Area subject to possible subsidence. Construction in or near Bay should be carefully planned, taking into account effects of future subsidence and sea level rise.

Santa Clara County Shoreline - The Santa Clara County Planning Policy Committee adopted a Policy Plan for the Baylands of Santa Clara County (July 1972) which establishes conservation and development goals and policies for the Santa Clara County shoreline.

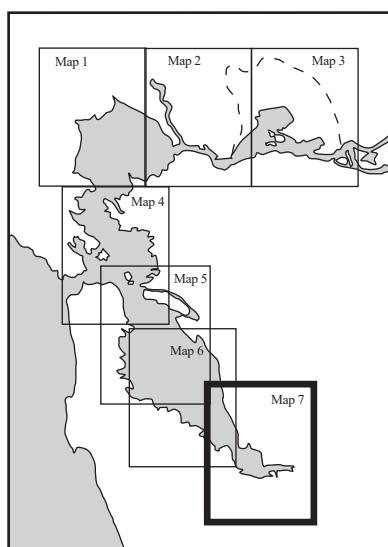
Alviso-San Jose Waterfront - Detailed planning is needed to determine most desirable waterfront design and to overcome subsidence problems. Proposals should emphasize the great recreation potential of this area.

Moffett Naval Air Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

Don Edwards San Francisco Bay National Wildlife Refuge - The U.S. Fish and Wildlife Service manages and proposes to restore approximately 9,600 acres of salt ponds and adjacent tidal habitats added to the Don Edwards San Francisco Bay National Wildlife Refuge to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

Eden Landing Ecological Reserve - The California Department of Fish and Game manages and proposes to restore 5,500 acres of salt ponds and adjacent tidal habitats added to the Eden Landing Ecological Reserve to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.



Plan Map 7

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 If not needed for salt production, ponds west of Coyote Hills should be restored consistent with management objectives for the Don Edwards San Francisco Bay National Wildlife Refuge.
- 2 **Coyote Hills Regional Park** - Preserve multi-use public access along Alameda Creek Trail to Don Edwards San Francisco Bay National Wildlife Refuge and to Highway 84 toll plaza crossing. Preserve visitor's center, picnic areas, camping, multi-use trails and naturalist programs. Protect tidal wetlands and provide opportunities for wildlife observation and non-motorized small boat access.
- 3 **Dumbarton Bridge** - Approaches should provide for fishing and wildlife observation. Maintain existing public path.
- 4 **Newark Slough to Coyote Creek** - Protect harbor seal haul-out and pupping sites where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 5 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 6 **Newby Island** - Provide levee access for wildlife observation.
- 7 If not needed for sewage treatment purposes, oxidation ponds should be acquired as permanent wildlife area.
- 8 **Alviso Marina County Park** - Provide public access, regional trail connections, launching ramp, interpretive facilities and picnic areas. Preserve public access to Don Edwards San Francisco Bay National Wildlife Refuge.
- 9 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 10 If not needed for salt production, ponds north of Moffet Field should be reserved for possible airport expansion.
- 11 **Moffett Naval Air Station** - If and when not needed by Navy, site should be evaluated for commercial airport by regional airport system study. (Moffett NAS not within BCDC permit jurisdiction.)
- 12 **South Bay** - Enhance and restore valuable wildlife habitat. Bay tidal marshes and salt ponds may be acquired as part of Don Edwards San Francisco Bay National Wildlife Refuge and managed to maximize wildlife and aquatic life values. Salt ponds can be managed for the benefit of aquatic life and wildlife. Provide continuous public access to the Bay and salt ponds along levees if in a manner protective of sensitive wildlife. Provide opportunities for non-motorized small boat launching facility where compatible with wildlife and habitat protection.
- 13 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 14 **Regional Restoration Goal for South Bay** - Restore large areas of tidal marsh connected by wide corridors of similar habitat along the perimeter of the Bay. Several complexes of salt ponds, managed to optimize shorebird and waterfowl habitat functions, should be interspersed throughout the region, and natural unmanaged salt ponds should be restored on the San Leandro shoreline. Natural transitions from tidal flat to tidal marsh and into adjacent transition zones and upland habitats should be restored wherever possible. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

- (A) Alviso-San Jose - Provide continuous shoreline public access.

PRIORITY USE AREA NUMBERS, NAMES (DESIGNATION)

- 62A **Hayward Regional Shoreline (East Bay Regional Park District)—Hayward Area Recreation and Park District Shoreline** (Waterfront Park, Beach)
- 63 **Coyote Hills-North** (Waterfront Park, Beach)
- 64 **Coyote Hills-South** (Waterfront Park, Beach)
- 64A **South San Francisco Bay** (Wildlife)
- 64B **Alviso Marina County Park** (Waterfront Park, Beach)
- 65 **Shoreline Park at Mountain View** (Waterfront Park, Beach)
- 66 **Palo Alto Baylands Nature Preserve** (Waterfront Park, Beach)
- 67 **Menlo Park** (Waterfront Park, Beach)
Moffett Field (Airport)

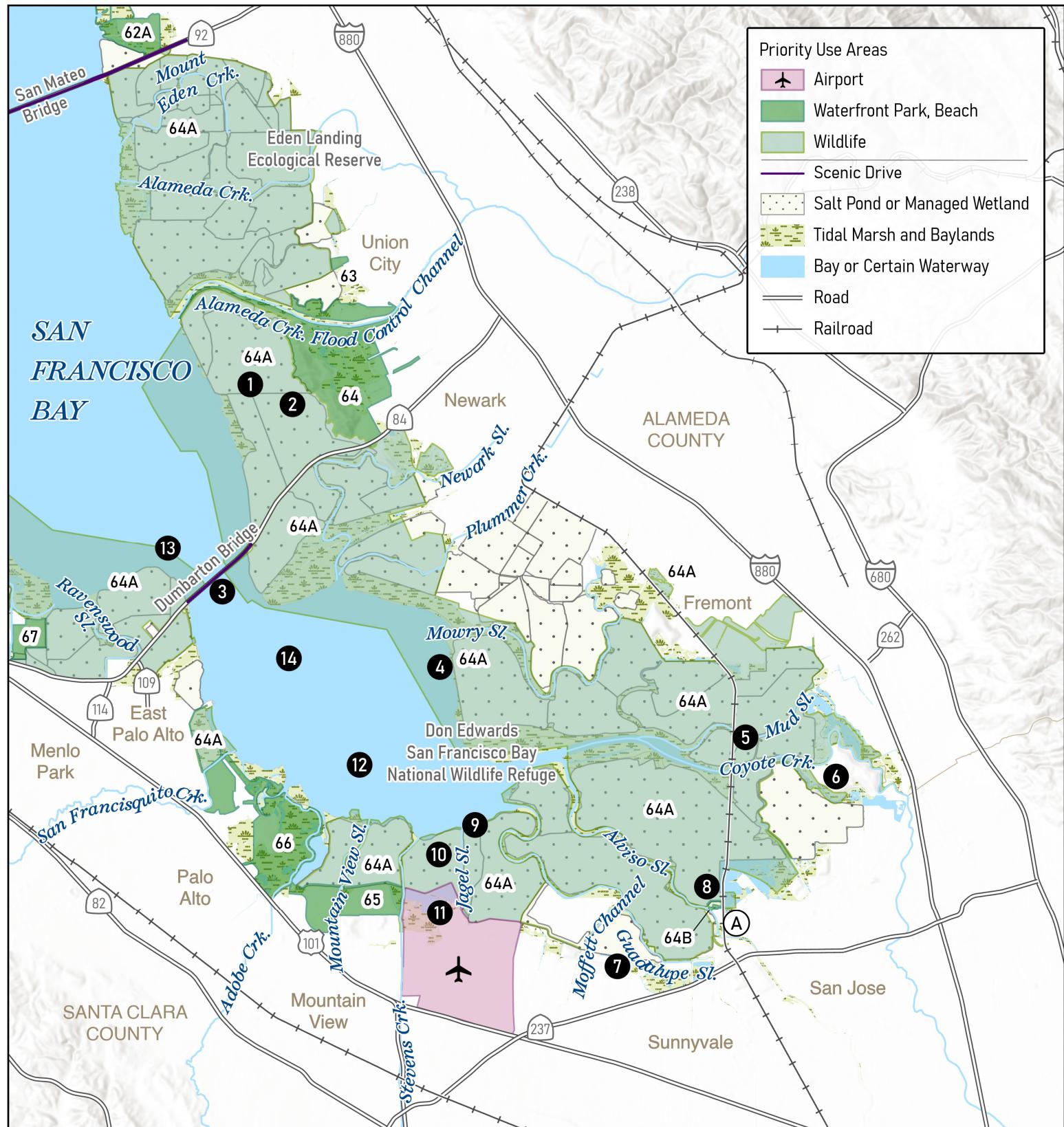
Amended Bay Plan Maps Section



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Plan Map 7

South Bay



Part V The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission's tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

- 1. Plan Map Policies.** The "Bay Plan Policies" listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
- 2. Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as "Plan Map Notes" and "Commission Suggestions" opposite the corresponding map. These comments are not enforceable policies of the Commission.
- 3. Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission's staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
- 4. Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission's jurisdiction. The Commission's legal jurisdiction is described in the McAteer-Petris Act and the Commission's regulations, and has been affected by certain court decisions. The Commission's staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

- 1. *San Francisco Waterfront Special Area Plan*** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
- 2. *Benicia Waterfront Special Area Plan*** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
- 3. *South Richmond Shoreline Special Area Plan*** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
- 4. *Richardson Bay Special Area Plan*** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
- 5. *Suisun Marsh Protection Plan*** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 1

San Pablo Bay

PLAN MAP NOTES

Park Proposal for Area South of Hamilton Field - Large, undeveloped area between Hamilton Field and Gallinas Creek is possible site for major county park. Due to extensive offshore mudflats, would not be suitable for water-oriented recreation.

Skaggs Island - The U.S. Fish and Wildlife Service proposes to acquire closed U.S. Navy military facility to be included in the San Pablo Bay National Wildlife Refuge. The proposed addition to the wildlife refuge would be in accord with Bay Plan policies.

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan Policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Proposed Marin Baylands National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh, seasonal marsh and uplands in a national wildlife refuge located on the west side of San Pablo Bay from the Petaluma River to an area south of Gallinas Creek in Marin County. The proposed wildlife refuge would be in accord with Bay Plan policies.

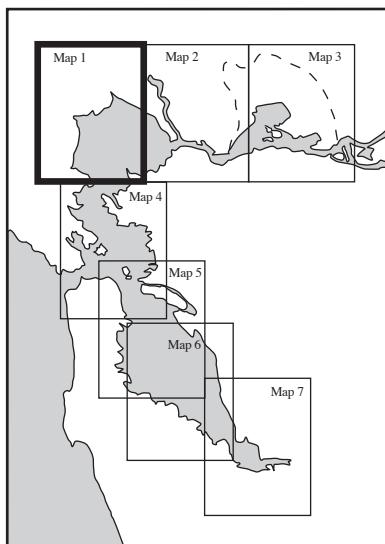
San Francisco Bay National Estuarine Research Reserve (China Camp State Park) - One of two sites in the Bay, the other being Rush Ranch Open Space Preserve, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Petaluma Marsh - The largest remaining intact tidal marsh within the Bay. Features characteristic of historic tidal marshes found here include a system of extensive channels, pans (ponds) and natural transitions to adjacent upland habitats.

Napa-Sonoma Marshes Wildlife Area (Napa River Unit) - The California Coastal Conservancy, U.S. Army Corps of Engineers, and California Department of Fish and Game propose to restore nearly 10,000 acres of salt ponds and adjacent tidal habitats on the west side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Amended September 2006

Existing Bay Plan Map Section

Plan Map 1

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Rat Rock** - Preserve island; no development.
- 2 **China Camp State Park** - Preserve continuous shoreline recreational area, including beaches, windsurfing access, picnic areas, fishing piers, riding and hiking trails, camping, natural, historical and cultural resources and non-motorized small boat landing and launching. Provide wildlife-compatible recreational opportunities, including natural, historical and cultural interpretation and wildlife viewing.
- 3 Protect and provide public access to shellfish beds offshore.
- 4 **China Camp State Park, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state scientific research and education program that is part of the national system of estuarine research reserves.
- 5 **McInnis County Park** - Preserve picnicking, trails and small boat launch. Protect nearby sensitive wildlife and habitats by educating boaters about potential for and effects of disturbance.
- 6 **Hamilton Field** - Develop comprehensive wetlands habitat plan and long-term management program for restoring and enhancing wetlands habitat in diked former tidal wetlands. Dredged materials should be used whenever feasible and environmentally acceptable to facilitate wetlands restoration.
- 7 Restore former antenna field to tidal marsh and subtidal habitat.
- 8 **Petaluma Marsh** - Marsh has high wildlife value; may be included in permanent wildlife area.
- 9 Provide public access to the Bay along levees if in a manner protective of sensitive wildlife.
- 10 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 11 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 12 **Route 37** - Evaluate design options if and when travel demand warrants. Provide public access in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 13 **Skaggs Island** - If and when not needed by Navy, restore wildlife habitat.
- 14 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

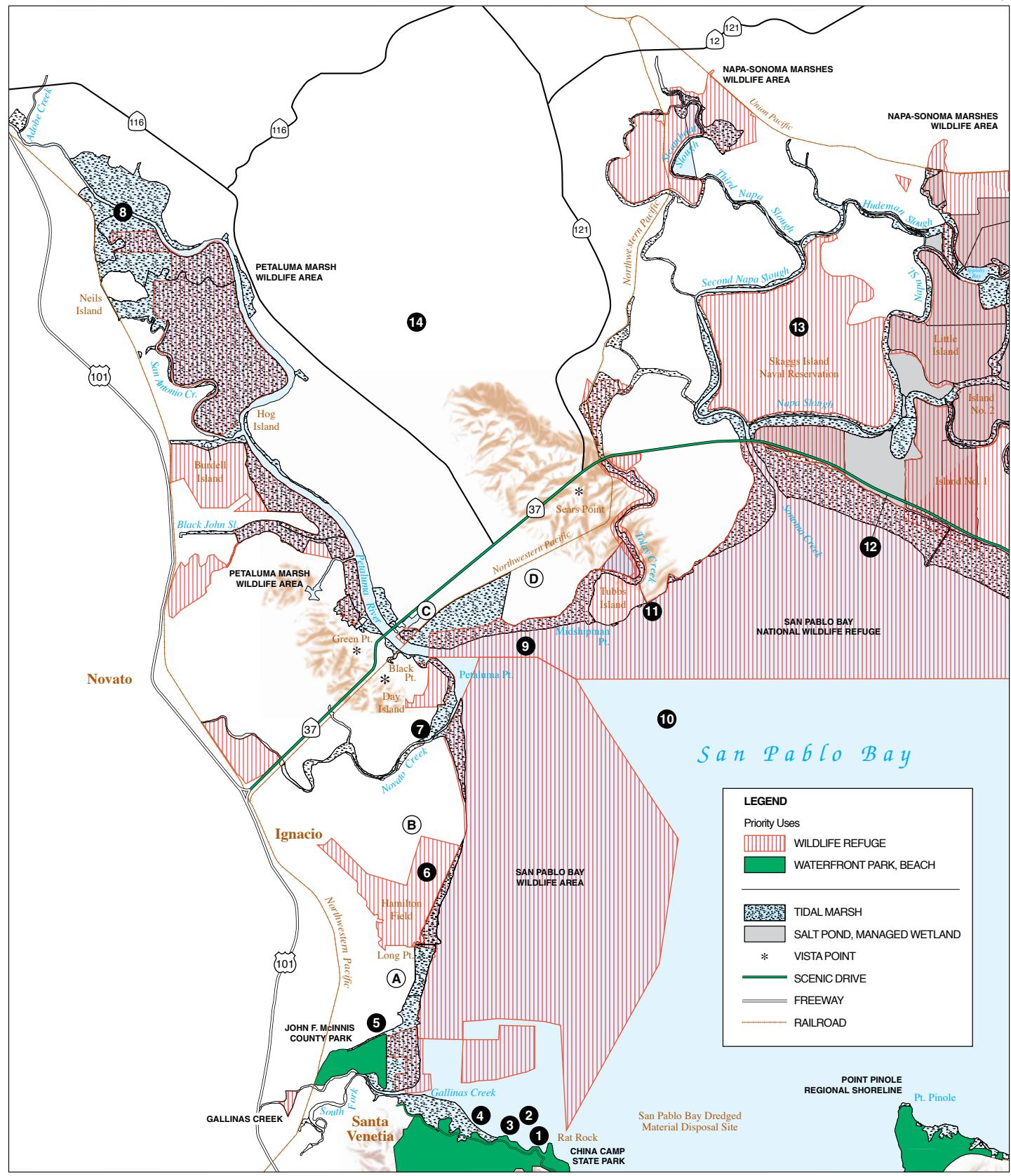
- (A)** Possible major park.
- (B)** Possible use of Bel Marin Keys Unit V site as a wetland restoration site using dredged material.
- (C)** Possible use of Port Sonoma Marina ponds as a regional dredged material rehandling facility.
- (D)** Possible use of North Point Property site as a wetland restoration site using dredged material.

Existing Bay Plan Map Section

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Plan Map 1

San Pablo Bay



Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 2

Carquinez Strait

PLAN MAP NOTES

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Benicia State Recreation Area - Proposed park expansion should encompass principal overlooks and ridges on north side of strait, to preserve rugged and scenic character of hills, presently undeveloped.

West Benicia Waterfront - Detailed planning is needed to determine most desirable waterfront design west of West Second Street, emphasizing "urban" recreation uses with a minimum of Bay filling (and housing on existing private land).

Benicia Waterfront Special Area Plan - Special Area Plan was adopted by the Commission (April, 1977) and the City of Benicia to provide detailed planning and regulatory guidelines for the Benicia shoreline between West Second Street and the Benicia-Martinez Bridge. Refer to maps, policies, and recommendations of the Special Area Plan for specific information for this area.

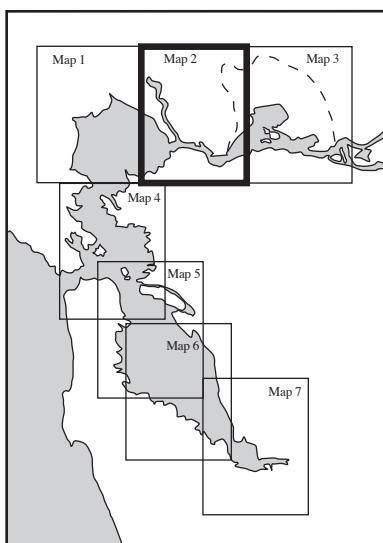
Scenic Area South Side of Carquinez Strait - The scenic area includes principal overlook ridges and scenic road between Crockett and Martinez. To preserve presently undeveloped rugged and scenic hills, zoning should provide for extremely sparse development with control over tree removal and location of all structures; scenic easements should be acquired by East Bay Regional Park District, county, or other public body as necessary to guarantee permanent protection. Some park development may be appropriate in valleys leading to Bay.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Napa-Sonoma Marshes Wildlife Area (Napa River Unit) - The California Coastal Conservancy, U.S. Army Corps of Engineers, and California Department of Fish and Game propose to restore nearly 10,000 acres of salt ponds and adjacent tidal habitats on the west side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

Napa Plant Site - The California Department of Fish and Game proposes to restore approximately 1,400 acres of salt ponds added to the Fagan Marsh Ecological Reserve, on the east side of the Napa River to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Amended September 2006

Plan Map 2

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 2 **Route 37** - Evaluate design options if and when travel demand warrants. Provide public access in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 3 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.
- 4 **Mare Island Naval Shipyard** - The Mare Island dredged material disposal ponds, which are located in historic baylands, should be retained in water-related industry priority use for dredged material disposal and used as a regional disposal and rehandling area for dredged material except the three northernmost ponds. The three northernmost ponds could be used to provide wetland habitat for the salt marsh harvest mouse in order to mitigate any potential adverse impacts resulting from the future use of the other seven ponds for dredged material disposal and rehandling. Restoration of the three northernmost ponds, if necessary for mitigation, should be managed by the U.S. Fish and Wildlife Service as part of the San Pablo Bay National Wildlife Refuge and the Service's program for environmental education.
- 5 **Mare Island** - Create waterfront park at south shore of Mare Island consistent with local base reuse plan and Chapter 588 of the Statutes of 2004.
- 6 **Vallejo Water-Related Industrial Area** - Some fill may be needed.
- 7 **Carquinez Strait - Vallejo Shoreline** - Continuous public access should be provided along the bluff top and where feasible the shoreline of Carquinez Strait and views of the water from shoreline vista points should be preserved.
- 8 **Benicia State Recreation Area** - No commercial uses except for convenience needs of park visitors. Develop multi-use trail along shoreline between Vallejo and Benicia. Provide non-motorized small boat launching facilities. Protect wetland habitats.
- 9 **Benicia Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between West Second Street and the Benicia-Martinez Bridge. Preserve existing non-motorized small boat launches on City waterfront.
- 10 **Benicia Industrial Park** - Reserve area east of old Route 21 for waterfront industry. Preserve and provide access to vista points and historic buildings.
- 11 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 12 Pipelines and piers may be built over marshes.
- 13 **Port of Benicia** - See Seaport Plan.
- 14 **Martinez Regional Shoreline and Martinez Waterfront Park** - Preserve mix of recreational uses for picnicking, wildlife viewing, wildlife habitat management and hiking in regional park and community facilities, including team sports in City park. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Complete Bay Trail and provide non-motorized small boat landing and launching.
- 15 **Carquinez Strait Regional Shoreline** - Preserve Eckley Fishing Pier, and panoramic views of Carquinez Strait from hiking trails, preserve and interpret cultural history of the site. Expand park where feasible. Complete Bay and Ridge Trails, maintain safe access across railroad tracks. Provide non-motorized small boat landing and launching. Provide signage regarding fish consumption advisories for anglers.
- 16 **San Pablo Bay Regional Shoreline Park, Lone Tree Point to Wilson Point** - Provide continuous shoreline access linking parks with safe pedestrian railroad crossings. Expand parks where feasible. Integrate with local parks in Hercules and Pinole. Protect wetland habitats and interpret historical and cultural resources. Link local and regional shoreline parks to Point Pinole Regional Shoreline Park. Complete Bay Trail and incorporate non-motorized small boat launching.
- 17 **Hercules Point Park and Pinole Bayfront Park** - Integrate with San Pablo Bay Regional Shoreline Park to provide continuous shoreline access. Provide safe pedestrian railroad crossings. Expand parks where feasible. Protect adjacent wetlands. Provide non-motorized small boat landing and launching. Possible ferry terminal near Hercules Point.

Existing Bay Plan Map Section

Plan Map 2

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) Napa Bay - Encourage recreational development of areas adjacent to shoreline. Provide continuous public access to shoreline.
- (B) Provide continuous public access to shoreline from Napa Bay to existing park. Protect views of strait from hills.
- (C) Potential park on hills overlooking the Bay.
- (D) Benicia - Prepare precise plan and development program for waterfront west of West Second Street. Structures near waterfront should be kept low and well-spaced to protect views from hills inland. Provide maximum possible public access, including paths, beaches and small parks.
- (E) Possible use of Praxis Pacheco as a dredged material confined disposal site.
- (F) Limit urban development; encourage cluster development to maximize Bay views and conserve natural landscape features.
- (G) Carquinez Strait, Bridge and Shoreline - Enhance scenic qualities, preserve views and increase public access.
- (H) Possible linked industry.
- (I) Possible use of Wickland Selby site as a regional dredged material rehandling facility.

Existing Bay Plan Map Section

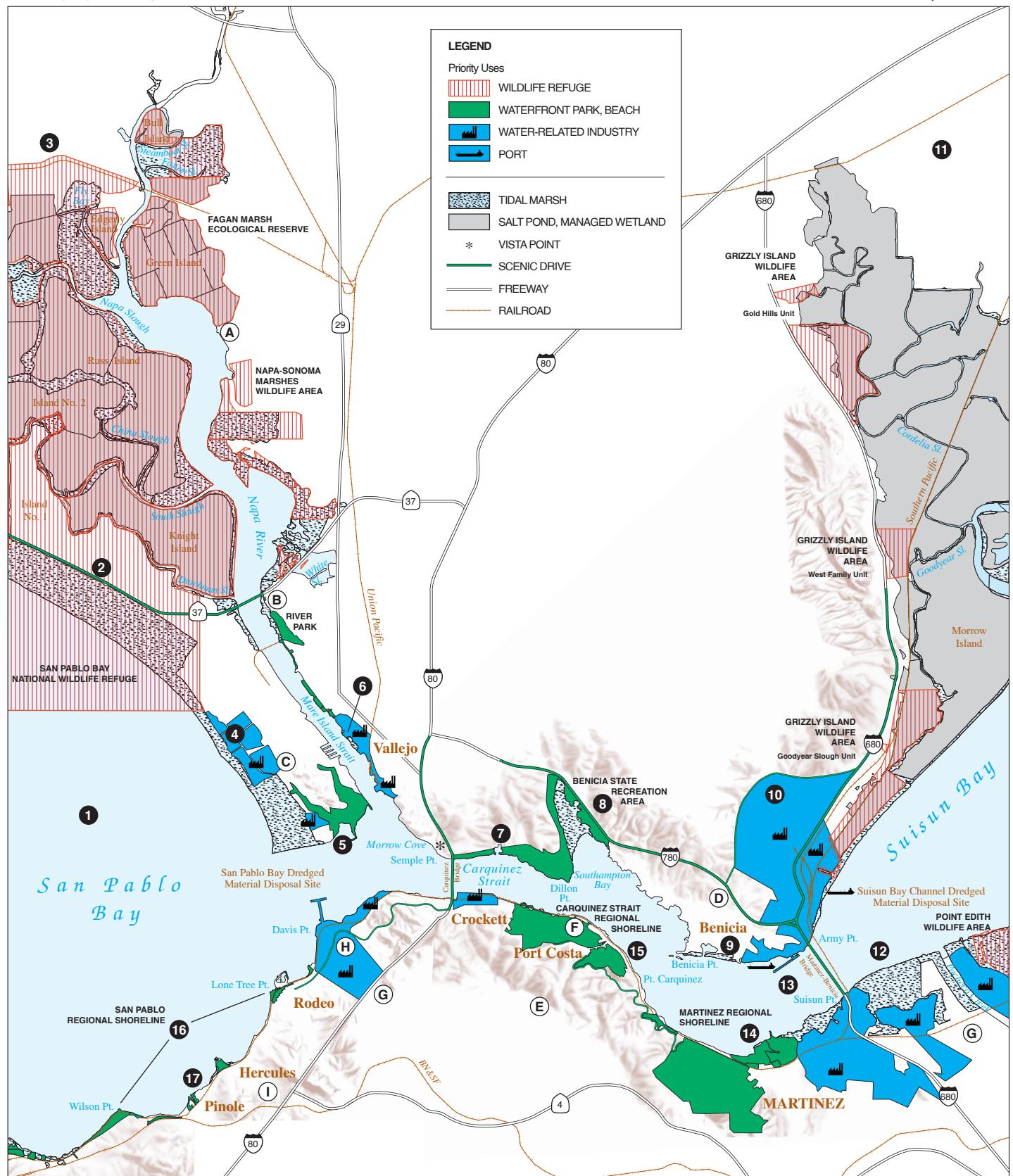
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NORTH

Plan Map 2

Carquinez Strait



San Francisco Bay Conservation and Development Commission

Amended May 2024

Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 3

Suisun Bay and Marsh

PLAN MAP NOTES

Suisun Marsh - Thousands of acres of managed wetlands are maintained primarily by private duck-hunting clubs as migratory waterfowl habitat which also provides habitat for other wildlife species such as shorebirds. Areas are diked, but dikes are opened for periodic flooding. Suisun Resource Conservation District assists duck clubs in the protection and enhancement of managed wetlands.

Suisun Marsh Protection Plan - The Protection Plan is a more specific application of the policies of the Bay Plan because of the unique characteristics of the Suisun Marsh. The policies of both the Bay Plan and the Protection Plan apply within the Marsh in the absence of a certified Suisun Marsh Local Protection Program component. In event of policy conflict between the Bay Plan and Protection Plan, the policies of the Protection Plan control. Refer to maps and policies of the Protection Plan and the Suisun Marsh Preservation Act of 1977 for more specific information.

Suisun Marsh Local Protection Program - Pursuant to the Suisun Marsh Preservation Act of 1977, the Commission has certified the Local Protection Program components of Solano County, Solano County Local Agency Formation Commission, the cities of Fairfield and Suisun City, Suisun Resource Conservation District, and Solano County Mosquito Abatement District. Marsh development permits for development in the Suisun Marsh must be consistent with the Local Protection Program component of the local agency with jurisdiction over the project. See the Preservation Act and the components of the Local Protection Program for more information.

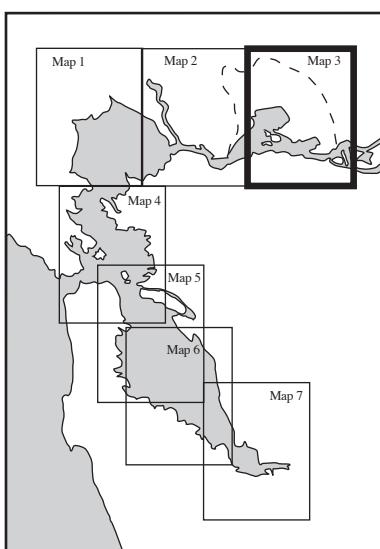
Collinsville Area - The Collinsville-Montezuma Slough area is adjacent to the deep water shipping channel, has rail facilities nearby, and consists of flat land. The shoreline fronting on the main shipping channel is limited, however, and this relatively small frontage should be carefully planned and shared for maximum industrial development.

Recreational Potential - Extensive, valuable recreational potential in river and island areas (e.g. Sherman Island—"Sherman Lake" area popular for boating, fishing). Recreational use should be encouraged.

Concord Naval Weapons Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

San Francisco Bay National Estuarine Research Reserve (Rush Ranch Open Space Preserve) - One of two sites in the Bay, the other being China Camp State Park, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.



Amended September 2011

Plan Map 3

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 Montezuma and Suisun Sloughs** - May be dredged for small boat uses.
- 2 Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 3 Suisun City** - Preserve boat launch ramp, transient tie-up and small boat launch.
- 4 Rush Ranch Open Space Preserve, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. Provide wildlife compatible recreation opportunities, including natural, historical and cultural interpretation and education, hiking, wildlife viewing, and picnicking.
- 5 Beldon's Landing** - Preserve boat launch and park, including access for non-motorized small boats. Provide signage regarding fish consumption advisories for anglers.
- 6 Collinsville** - Industries should share limited deep water frontage. Wetland restoration or enhancement of diked wetland areas may occur provided that the restoration or enhancement project: (1) is carried out in a manner that will not preclude use of the deep water frontage and upland portion of the site for water-related industry use; (2) will not result in any adverse environmental impacts on the Suisun Marsh; (3) provides for the protection of adjacent property from flooding that could be caused by the project; and (4) includes a long-range management program that assures the proper stewardship of the wetland. Wetland restoration and enhancement projects may be carried out using dredged material from the Bay region. Wetland restoration and enhancement projects should be designed so as not to restrict development and operation of marine terminals on the deep water shoreline nor impede the movement of waterborne cargo, materials and products from the shoreline terminal to the upland portion of the site. A portion of the site may be used as a regional dredged material rehandling facility for Bay Area projects.
- 7 Bay Point Wetlands** - Restore tidal wetlands and provide opportunities for shoreline trail access, wildlife observation, and non-motorized small boat access.
- 8 Concord Naval Weapons Station** - When no longer owned or controlled by the federal government, give first consideration to water-related industrial use. Industrial use should be restricted so that they do not adversely affect marshes. If not needed for water-related industry use, consider waterfront park use.

COMMISSION SUGGESTIONS

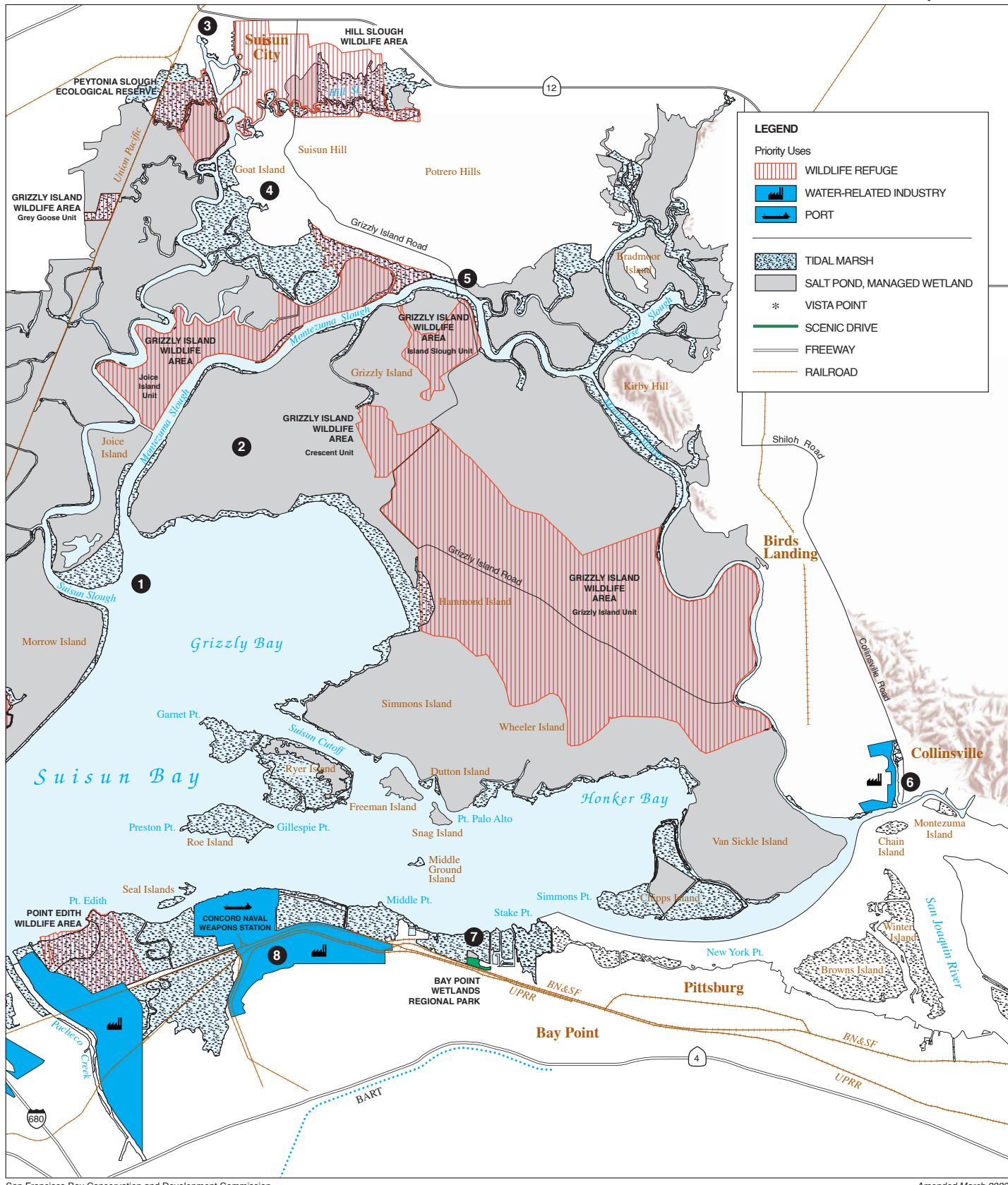
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Plan Map 3

Suisun Bay and Marsh



Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 4

Central Bay North

PLAN MAP NOTES

Point Pinole Regional Shoreline to Wildcat Creek - Public access to the Bay for recreation is needed in this area, although existing shoreline conditions make this difficult. All development in this area should include provision for substantial public access. Additional land to expand Point Pinole Regional Park should be acquired if feasible.

San Pablo Peninsula - Significant potential for creating a permanently protected open space and park facility. Limited commercial development can be compatible with park.

Miller/Knox Regional Shoreline - Use and landscaping of the private lands adjacent to the park should be coordinated by owners and city for compatibility with park.

South Richmond Shoreline Special Area Plan - The South Richmond Shoreline Special Area Plan was adopted by the Commission (May 1977) and the City of Richmond to provide detailed planning and regulatory guidelines for the Richmond shoreline from the west side of Shipyard Three to the southeastern border of the City, including Brooks and Bird Islands and all areas that are subject to tidal action. Refer to the maps, policies, and recommendations of the Special Area Plan for specific information for this area.

Oakland North Harbor Area - The Oakland North Harbor has not been included on the Seaport Plan maps as a port priority use area because a need for it has not been substantiated and it has been found to be less desirable for port development than other sites based on environmental, land use, and access considerations. In addition, other uses having public benefits, such as conservation and recreation, have been proposed for this site. Additional studies will be necessary to determine the future use of this area..

San Francisco Waterfront Special Area Plan - The San Francisco Waterfront Special Area Plan was adopted by the Commission (April 3, 1975) to provide detailed planning and regulatory guidelines for the waterfront of San Francisco from east side of Hyde Street Pier to south side of India Basin. Refer to the maps and policies of the Special Area Plan for specific information for this area.

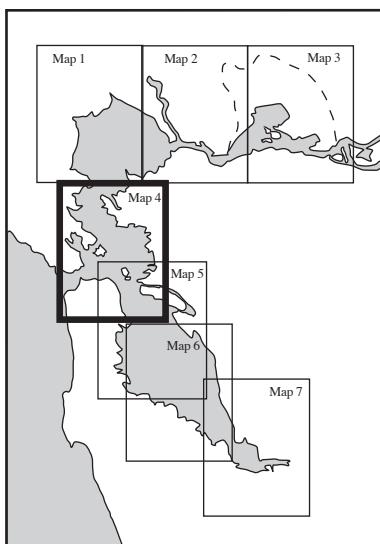
San Francisco Waterfront - A scenic transit system that incorporates pedestrian and bicycle pathways could be a major waterfront attraction and could eventually operate from Golden Gate Bridge (or even Ocean Beach) to Ferry Building (or south to China Basin).

Treasure and Yerba Buena Islands - The City and County of San Francisco is considering revisions to its plan for the redevelopment and reuse of Naval Station Treasure Island that would create a series of linked open spaces on Treasure and Yerba Buena Islands, including a large open space at the northern end of the island.

Jurisdiction Note - Along the shoreline in San Francisco and Marin Counties, the Commission's jurisdiction extends 100 feet inland and does not include any area within the jurisdiction of the California Coastal Commission west of the line between Point Bonita and Point Lobos.

Appearance and Design - Housing density in hills of Sausalito, Tiburon, and Belvedere should respect the topography; cluster development appropriate in some areas.

Sausalito - Commuter Ferry Terminal - To minimize traffic and parking problem, should be served by mass transit or else designed to serve Sausalito and Mill Valley only with other terminals serving rest of Marin.



Amended September 2006

Existing Bay Plan Map Section

Plan Map 4

Central Bay North

PLAN MAP NOTES (CONT.)

Tiburon - Ferry Terminals - To minimize traffic and parking problems, terminals should be served by mass transit.

Golden Gate National Recreation Area - A complex of parklands, including Forts Baker, Barry, Point, Mason, and Miley, The Presidio of San Francisco, Lands End and Alcatraz Island within San Francisco Bay managed by the Golden Gate National Recreation Area and the Presidio Trust for recreational and other purposes consistent with National Park Service and Presidio Trust management policies. The Golden Gate National Recreation Area is the largest urban national park in the world. The total park area is 76,500 acres of land and water with approximately 28 miles of coastline. Within its boundaries are ocean and Bay beaches, dramatic headlands, redwood forests, lagoons, and historic military properties.

Alcatraz Island - Protect the integrity and resources of the Alcatraz Historic District. Access by boat only. Protect wildlife values. Preserve and interpret military, natural and cultural history of the island.

Fort Baker - Protect the integrity and resources of the Fort Baker National Register Historic District. Protect and preserve the coastal habitats, which support Bay-related endangered species, such as the California Brown Pelican, Mission Blue Butterfly and the Least Tern. Preserve offshore eelgrass beds and protect herring spawning zone. Encourage public environmental education facilities and programs. Encourage water-oriented recreation, including mooring facilities for transient recreational boats and small watercraft such as kayaks and sailboards. If the Coast Guard leaves Fort Baker, the buildings and land should be redeveloped for water-oriented recreation and public use.

Marin Headlands - Preserve and protect rugged character, especially on Golden Gate and Pacific Coast sides. Limit access to water (at coves) to foot trails.

Fort Mason - Continue to manage as National Park, consistent with its status as a National Historic Landmark. Maintain compatible use of buildings and provide continuous shoreline access.

The Presidio of San Francisco - Golden Gate National Recreation Area - Develop and manage the area within the jurisdiction of the National Park Service for open space and water-oriented recreation as described in the National Park Service's general management plan. Protect Crissy Field marsh and evaluate the need for expansion and improvement of the marsh. If scientific studies indicate that the marsh should be expanded to improve its functions and habitat values within the jurisdiction of the National Park Service, the Crissy Field marsh expansion should be balanced with the protection of cultural resources and recreation uses. Preserve the existing beach for water-oriented recreation.

The Presidio of San Francisco - Golden Gate National Recreation Area - Develop the area of The Presidio of San Francisco within the jurisdiction of the Presidio Trust (Area B) as called for in the Trust's general management plan. If scientific studies indicate that Crissy Field marsh should be expanded to improve its functions and habitat values within the jurisdiction of the Presidio Trust, the marsh expansion should be balanced with the protection of cultural resources and recreation uses. Any alterations to Doyle Drive should preserve recreation opportunities within the waterfront park priority use area and preserve existing natural and cultural values or their restoration potential.

Fort Miley, Fort Point and Lands End - Preserve the Coastal and Bay Trail segments, protect dramatic vistas of the Golden Gate and allow appropriate visitor serving commercial uses. Preserve and interpret historic military structures.

Amended September 2006

Plan Map 4

Central Bay North

PLAN MAP NOTES (CONT.)

Shoreline Parks - Shoreline parks could be built in several areas between existing or proposed shoreline roads and the shore from Tiburon Peninsula to Point San Pedro. Further study needed.

San Quentin State Penitentiary - Possible Commuter Ferry Terminal - If and when not needed by the State of California for a prison facility, a portion of the site should be considered for a commuter ferry terminal.

Proposed Marin Baylands National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh, seasonal marsh and uplands in a national wildlife refuge located on San Francisco Bay from the City of San Rafael to an area south of the city of Mill Valley in Marin County. The proposed wildlife refuge would be in accord with Bay Plan policies.

San Francisco Bay National Estuarine Research Reserve (China Camp State Park) - One of two sites in the Bay, the other being Rush Ranch Open Space Preserve, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are part of a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

Proposed Alameda National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh and a portion of the former Naval Air Station Alameda in a national wildlife refuge located at the western end of Alameda. The proposed national wildlife refuge would be in accord with Bay Plan policies.

Yerba Buena Island - If public trust ownership rights are exchanged between lands on Treasure Island and Yerba Buena Island, the lands thereby encumbered by the trust on Yerba Buena Island will have been found by the State Lands Commission to be useful for public trust purposes. In addition, substantial water-oriented recreation benefits, should be provided.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse, water-accessible overnight accommodations, including camping.

Amended September 2006

Plan Map 4

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Wilson Point Beach and Park** - Preserve rugged character of point. Provide safe, easy pedestrian access. Some fill may be needed. Protect and provide public access to shellfish areas.
- 2 **Point Pinole Regional Shoreline** - Preserve regional park, trails, fishing pier, picnic facilities, transit access, active play areas, historical and cultural resources and wetlands. Provide wildlife-compatible recreation. Potential water trail campsite. Preserve and interpret natural features and cultural and historic resources. Allow improvement of Goodrick Avenue that is compatible with recreation and conservation for access to inland development.
- 3 **West Contra Costa Sanitary Landfill** - Proposed Park. Give consideration to beach development. Some fill may be needed. Preserve wildlife and habitat values. Complete Bay Trail.
- 4 **Point San Pablo Peninsula** - Create a regional open space and park facility. Limited commercial development at Point Molate should be compatible with proposed regional park.
- 5 **The Brothers** - Preserve islands and lighthouse. Access by boat only.
- 6 **Point San Pablo Yacht Harbor to Point Richmond** - Develop the Bay Trail as a multi-use trail.
- 7 **Former Naval Fuel Depot Point Molate** - Develop for park use. Landward of Western Drive should be developed consistent with recreation policy 4-b. Provide trail system linking shoreline park areas and vista points in hillside open space areas. Provide public access to historical district with interpretation of this resource. The Point Molate Pier should be re-used for water-oriented recreation and incidental commercial recreation. Encourage water-oriented recreation, including mooring facilities for transient recreational boats, excursion craft and small water craft. Protect existing eelgrass beds.
- 8 **Castro Rocks** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young.
- 9 **Red Rock** - Protect wildlife values.
- 10 **Miller/Knox Regional Shoreline** - Preserve vistas, picnic areas, trails, wildlife values, Ferry Point Pier and Keller Beach. Protect and provide public access to shellfish beds offshore. Provide signage regarding fish consumption advisories for anglers.
- 11 **Port of Richmond** - See Seaport Plan. Some fill may be needed.
- 12 **South Richmond Shoreline Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between Shipyard Three and the southeastern border of the City of Richmond.
- 13 **Brooks Island Regional Preserve** - Preserve island character. Access by boat only. Protect wildlife values. Protect and provide public access to shellfish areas offshore.
- 14 **Berkeley Waterfront - Cesar Chavez Park** - Preserve marina, beach, small boat launch, windsurfing access, fishing pier, interpretive center and multi-use trails. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Provide signage regarding fish consumption advisories for anglers.
- 15 **Eastshore State Park** - Develop park from Bay Bridge to Marina Bay in Richmond for multiple uses, including recreation, wildlife and aquatic life protection. Protect wildlife and aquatic life values at sites such as Emeryville Crescent, Hoffman Marsh and Albany Mudflats. Provide signage regarding fish consumption advisories for anglers.
- 16 **Gateway Shoreline Park** - Develop gateway park at Bay Bridge touchdown with gracious access to the Bay Bridge. Incorporate viewing, picnicking, non-motorized small boat launching and interpretation of current and historic transportation infrastructure and natural and cultural factors. Protect eelgrass beds and nearby endangered species habitats. Provide signage regarding fish consumption advisories for anglers.
- 17 **Oakland Port Area** - See Seaport Plan. Redevelop Outer, Middle, and Inner Harbors for modern marine terminals. Some fill may be needed. No fill that would impair ship navigation should be allowed in any area needed for such navigation.
- 18 **Middle Harbor Shoreline Park** - Preserve industrial character of park. Preserve fishing access, picnic facilities, beach, historic features and community gathering and entertainment venues. Provide interpretation of port operations, historic and cultural factors. Provide non-motorized small boat access. Protect eelgrass beds. Provide health and safety information to anglers. Preserve vistas. Provide signage regarding fish consumption advisories for anglers.
- 19 **Middle Harbor Enhancement Area** - Provide the habitat and public access benefits at the U.S. Army Corps of Engineers' (USACE) and the Port of Oakland's Middle Harbor Enhancement Area (MHEA) project as described in the performance criteria of the USACE's MHEA Construction Period and Long-Term Monitoring, Maintenance, and Adaptive Management Program.
- 20 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 21 **Treasure Island** - When no longer owned or controlled by the federal government, redevelop for public use. Provide continuous public access to Bay in a manner protective of sensitive wildlife. Provide parking and water access for users of non-motorized small boats, including at north end of the Island. Develop a system of linked open spaces, including a large open space at the northern end of the island.

Amended October 2019

Existing Bay Plan Map Section

Plan Map 4

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES (cont.)

- 24 **Yerba Buena Island - South of Bay Bridge** - When no longer owned or controlled by the federal government, redevelop for recreational use. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 25 **Yerba Buena and Treasure Islands - Clipper Cove** - Expand marina and other water-oriented recreation uses, provide water access for small water craft, such as kayaks, and for swimming. Preserve beaches and eelgrass beds.
- 26 **Yerba Buena Island - North of Bay Bridge** - Provide: (1) a large public open space at the center of Yerba Buena Island; (2) a large public open space on the plateau on the eastern peninsula, adjacent to and beneath the eastern span of the San Francisco-Oakland Bay Bridge; and (3) a linked system of trails near the shoreline and at the upper elevations that connect vista points and open spaces. Vista points should provide views of the Bay Bridge, San Francisco Skyline and other important Central Bay features. The remainder of the island upland of the shoreline band may be developed for other uses consistent with Bay Plan recreation policy 4-b, and with the applicable public trust provisions and statutes.
- 27 **San Francisco Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between the east side of the Hyde Street Pier and the south side of India Basin.
- 28 **Fisherman's Wharf** - Improve and expand commercial fishing support facilities. Enhance public access to and economic value of Fisherman's Wharf area by encouraging development of a public fish market.
- 29 **Golden Gate Bridge** - Encourage improved public transportation. No second deck or new crossing for automobiles.
- 30 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 31 **Richardson Bay Special Area Plan** - See Special Area Plan for detailed planning policies for the water area and shoreline north of a line drawn between Cavallo Point and Point Tiburon.
- 32 **Angel Island State Park** - Use only for camping, picnicking, water-oriented recreation. Access by boat only. Preserve boat slips and mooring buoys at Ayala Cove. No commercial uses except for convenience needs of park visitors. Preserve and interpret cultural, historical and natural features of the island. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 33 **Romberg Tiburon Center for Environmental Studies** - If and when not needed by San Francisco State University, acquire and develop for park. Expansion of Romberg Tiburon Center should be compatible with park use. Romberg Tiburon Center lands outside of the shoreline band should be developed consistent with recreation policy 4-b. Provide public access through the site to the shoreline.
- 34 Protect and provide public access to shellfish areas offshore.
- 35 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 36 **Point San Quentin to Point San Pedro** - In connection with shoreline parks and scenic drives, develop system of riding and hiking trails.
- 37 **Marin Islands National Wildlife Refuge and State Ecological Reserve** - Protect wildlife values. Onshore development should be compatible with wildlife dependent uses. Avoid significant adverse impacts on wildlife, including the regionally significant black-crowned night heron rookery where herons nest and raise their young.
- 38 **The Sisters** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 39 **Rat Rock** - Preserve island; no development. Protect wildlife values.
- 40 **China Camp State Park** - Preserve continuous shoreline recreational area, including beaches, windsurfing access, picnic areas, fishing piers, riding and hiking trails, camping, natural, historical and cultural resources and non-motorized small boat landing and launching. Provide wildlife-compatible recreational opportunities, including natural, historical and cultural interpretation and wildlife viewing.
- 41 **China Camp State Park, San Francisco Bay National Estuarine Research Reserve** - Continue federal-state scientific research and education program, part of the national system of estuarine research reserves.
- 42 Protect and provide public access to shellfish beds offshore.
- 43 **Regional Restoration Goal for Central Bay** - Protect and restore tidal marsh, seasonal wetlands, beaches, dunes and islands. Natural salt ponds should be restored on the East Bay shoreline. Shallow subtidal areas (including eelgrass beds) should be conserved and enhanced. Wherever possible tidal marsh habitats should be restored, particularly at the mouths of streams where they enter the Bay and at the upper reach of dead-end sloughs. Encourage tidal marsh restoration in urban areas. See the Baylands Ecosystem Habitat Goals report for more information.

Existing Bay Plan Map Section

Plan Map 4

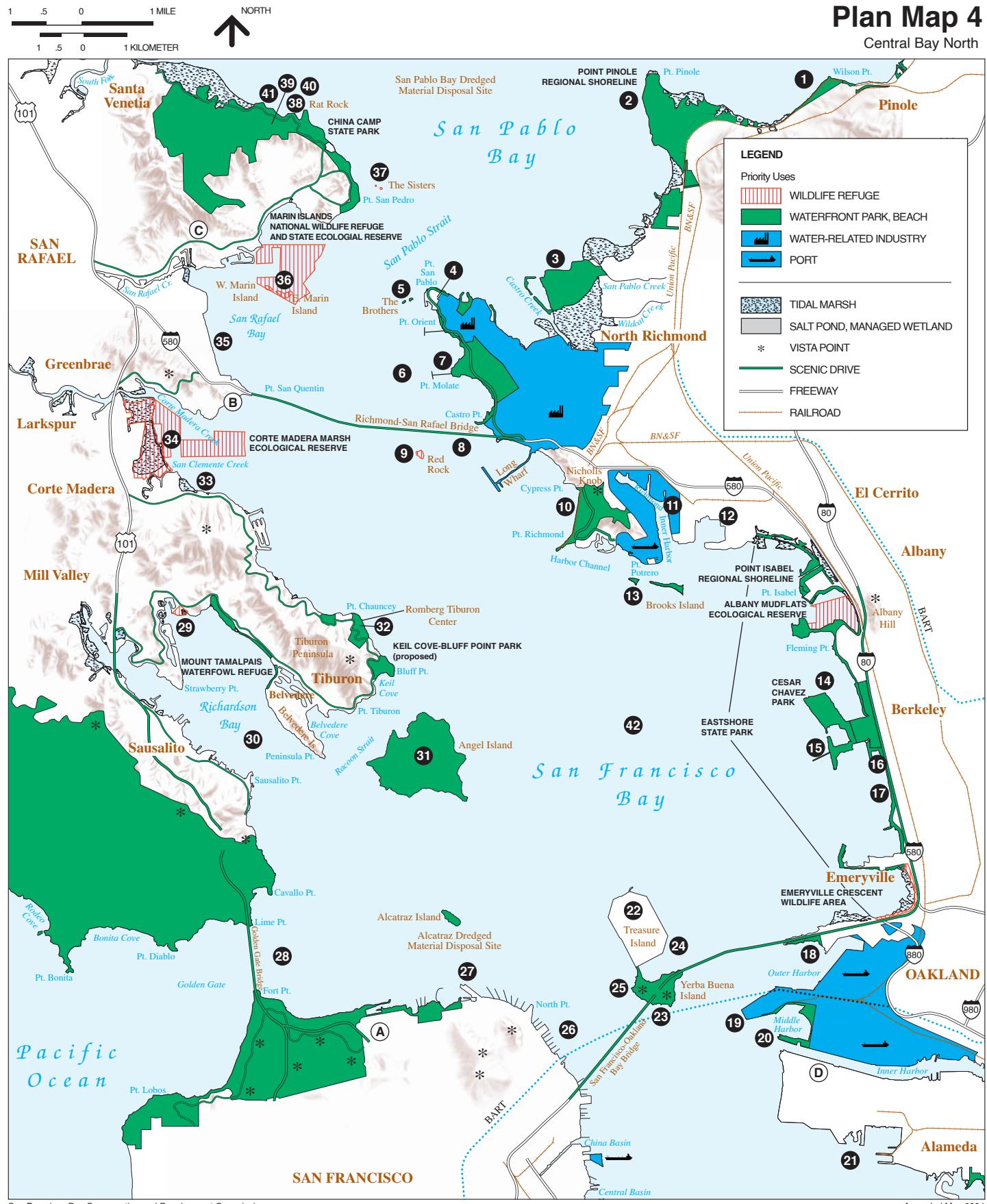
Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) Possible scenic transit system along waterfront from Ocean Beach to China Basin.
- (B) If and when not needed by the State of California for a prison facility, a portion of the site should be considered for a possible commuter ferry terminal.
- (C) San Pedro Mountain - Develop vista points along ridge.
- (D) Possible reuse of dredged material at former NAS Alameda.

Amended September 2006

Existing Bay Plan Map Section



San Francisco Bay Conservation and Development Commission

Amended May 2024

*San Francisco Bay Plan
Reprinted March 2025*

Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 5

Central Bay

PLAN MAP NOTES

Oakland North Harbor Area - The Oakland North Harbor has not been included on the Seaport Plan maps as a port priority use area because need for it has not been substantiated and it has been found to be less desirable for port development than other sites based on environmental, land use, and access considerations. In addition, other uses having public benefits, such as conservation and recreation, have been proposed for this site. Additional studies will be necessary to determine the future use of this area.

Martin Luther King, Jr. Regional Shoreline Park - Regional Shoreline developed by East Bay Regional Park District—emphasizing ecology and increased recreation use of the shoreline.

Bay Farm Island - The site is adjacent to Oakland Airport, and may be suitable for airport-oriented industry. Bay Farm Island development should not interfere with aircraft operations at Oakland Airport.

San Mateo (City) Waterfront - Presently undeveloped. Detailed planning needed to determine most desirable waterfront design emphasizing recreation with minimum of Bay filling.

Burlingame Waterfront - Developing waterfront requires detailed planning to determine the most desirable waterfront design emphasizing recreation and public access with a minimum of Bay filling.

Candlestick Point State Park and Hunters Point Naval Shipyard - The California State Parks Department and City and County of San Francisco are cooperatively developing plans for Candlestick Point State Park improvements along the north shore of Candlestick Point and the Yosemite Slough Area. The City and County of San Francisco is planning to develop a large community park along the south shore of Hunters Point Naval Shipyard that would connect with Candlestick Point State Park, coordinated with the redevelopment of the Candlestick stadium area and the Hunters Point Naval Ship Yard.

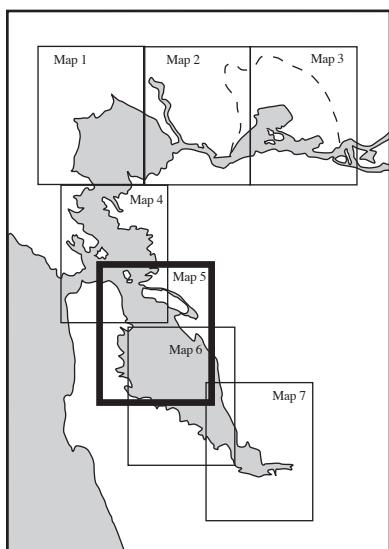
San Francisco Waterfront - A scenic transit system that incorporates pedestrian and bicycle pathways could be a major waterfront attraction and could eventually operate from Golden Gate Bridge (or even Ocean Beach) to Ferry Building (or south to China Basin).

San Francisco Waterfront Special Area Plan - The San Francisco Waterfront Special Area Plan was adopted by the Commission (April 3, 1975) to provide detailed planning and regulatory guidelines for the waterfront of San Francisco from east side of Hyde Street Pier to south side of India Basin. Refer to the maps and policies of the Special Area Plan for specific information for this area.

Proposed Alameda National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh and a portion of the former Naval Air Station Alameda in a national wildlife refuge located at the western end of Alameda. The proposed national wildlife refuge would be in accord with Bay Plan policies.

Treasure and Yerba Buena Islands - The City and County of San Francisco is considering revisions to its plan for the redevelopment and reuse of Naval Station Treasure Island that would create a series of linked open spaces on Treasure and Yerba Buena Islands, including a large open space at the northern end of the island.

Yerba Buena Island - If public trust ownership rights are exchanged between lands on Treasure Island and Yerba Buena Island, the lands thereby encumbered by the trust on Yerba Buena Island will have been found by the State Lands Commission to be useful for public trust purposes. In addition, substantial water-oriented recreation benefits, should be provided.



Amended September 2006

Plan Map 5

Central Bay

PLAN MAP NOTES (CONT.)

Golden Gate National Recreation Area - A complex of parklands, including Forts Baker, Barry, Point, Mason, and Miley, The Presidio of San Francisco, Lands End and Alcatraz Island within San Francisco Bay managed by the Golden Gate National Recreation Area and the Presidio Trust for recreational and other purposes consistent with National Park Service and Presidio Trust management policies. The Golden Gate National Recreation Area is the largest urban national park in the world. The total park area is 76,500 acres of land and water with approximately 28 miles of coastline. Within its boundaries are ocean and Bay beaches, dramatic headlands, redwood forest, lagoons, and historic military properties.

Alcatraz Island - Protect the integrity and resources of the Alcatraz Historic District. Access by boat only. Protect wildlife values. Preserve and interpret military, natural and cultural history of the island.

Fort Mason - Continue to manage as National Park, consistent with its status as a National Historic Landmark. Maintain compatible use of buildings and provide continuous shoreline access.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.

Amended September 2006

Existing Bay Plan Map Section

Plan Map 5

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Gateway Shoreline Park** - Develop gateway park at Bay Bridge touchdown with gracious pedestrian and bicycle access to the Bay Bridge. Incorporate viewing, picnicking, non-motorized small boat launching and interpretation of current and historic transportation infrastructure and natural and cultural factors. Protect eelgrass beds and nearby endangered species habitats.
- 2 **Oakland Port Area** - See Seaport Plan. Redevelop Outer, Middle, and Inner Harbors for modern marine terminals. Some fill may be needed. No fill that would impair ship navigation should be allowed in any area needed for such navigation.
- 3 **Middle Harbor Shoreline Park** - Preserve industrial character of park. Preserve fishing access, picnic facilities, beach, historic features and community gathering and entertainment venues. Provide interpretation of port operations, historic and cultural factors. Provide non-motorized small boat access. Protect eelgrass beds. Provide signage regarding fish consumption advisories for anglers.
- 4 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 5 **Coast Guard Island** - If and when not needed by the Coast Guard and the island is transferred out of federal ownership or control, Coast Guard Island upland of shoreline band should be developed consistent with recreation policy 4-b. Provide continuous shoreline public access and public and commercial recreation uses.
- 6 **Robert W. Crown Memorial State Beach and Elsie Roemer Bird Sanctuary** - Preserve Elsie Roemer Bird Sanctuary public access and endangered species there. Preserve Crab Cove Visitors Center, swimming and non-motorized small boat access, accessible tide ramp and hiking and biking trails. Some fill may be needed for beach and marina protection.
- 7 Protect and provide public access to shellfish areas offshore.
- 8 **San Leandro Bay** - Valuable wildlife habitat; great recreation potential. Develop boating facilities and parks, but preserve wildlife habitat. Provide continuous public access to northeastern and southern shoreline. Some fill may be needed.
- 9 **Martin Luther King, Jr. Regional Shoreline Park** - Provide diverse wildlife compatible recreation opportunities, including picnicking, wildlife viewing, environmental education, boating, bicycling, and hiking. Preserve habitat areas and protect wildlife, including endangered species. Improve connections between park and inland neighborhoods.
- 10 **Oakland Airport** - Further expansion into the Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas clear of tall structures and incompatible uses. Complete Bay Trail along inland route.
- 11 **Oyster Bay Regional Shoreline** - Provide opportunities for shoreline trail access, completion of San Francisco Bay Trail gaps, wildlife observation and non-motorized small boat access. Preserve group picnic areas, vistas, multipurpose trails and rugged character of the shoreline.
- 12 **San Leandro Shoreline Park System** - Protect and provide public access to shellfish beds offshore.
- 13 **San Francisco Airport** - Further expansion into Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas free from tall structures and incompatible uses. Complete Bay Trail along inland route.
- 14 Protect and provide public access to shellfish areas offshore.
- 15 **Oyster Point Marina Park** - Preserve and improve marina and shoreline park. Preserve picnicking, swimming, boating, hiking, windsurfing, and fishing opportunities. Possible ferry terminal. Allow if compatible with park and marina use; serve with bus public transit to reduce traffic and parking needs. Some fill may be needed. Provide signage regarding fish consumption advisories for anglers.
- 16 Provide safe, accessible pedestrian access across freeway.
- 17 No roadway in Bay east of U.S. 101.
- 18 **U.S. 101 Causeway** - Develop scenic frontage road and turnouts for fishing and viewing. Protect shellfish beds offshore.
- 19 **Bay View Park** - Provide trail link to waterfront.
- 20 **Candlestick Point State Recreation Area** - Some fill may be needed. Preserve fishing, camping, picnicking, windsurfing, hiking and viewing opportunities. Potential water trail camping site. Provide signage regarding fish consumption advisories for anglers.
- 21 **South Basin** - Some fill may be needed in inlet west of proposed freeway.
- 22 **Hunters Point** - Develop shoreline park and integrate with Candlestick Point State Recreation Area, consistent with San Francisco redevelopment plan. Potential water trail camping site. Some fill may be needed.

Plan Map 5

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES (cont.)

- 23 **Port of San Francisco** - See Seaport Plan. Some fill may be needed.
- 24 **San Francisco Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between the east side of the Hyde Street Pier and the south side of India Basin.
- 25 **Yerba Buena Island - South of Bay Bridge** - When no longer owned or controlled by the federal government, redevelop for recreational use. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 26 **Yerba Buena and Treasure Islands - Clipper Cove** - Expand marina and other water-oriented recreation uses, provide access to small water craft, e.g., kayaks, and swimming. Preserve beaches and eelgrass beds.
- 27 **Yerba Buena Island - North of Bay Bridge** - Provide: (1) a large public open space at the center of Yerba Buena Island; (2) a large public open space on the plateau on the eastern peninsula, adjacent to and beneath the eastern span of the San Francisco-Oakland Bay Bridge; and (3) a linked system of trails near the shoreline and at the upper elevations that connect vista points and open spaces. Vista points should provide views of the Bay Bridge, San Francisco Skyline and other important Central Bay features. The remainder of the island upland of the shoreline band may be developed for other uses consistent with Bay Plan recreation policy 4-b, and with the applicable public trust provisions and statutes.
- 28 **Treasure Island** - When no longer owned or controlled by the federal government, redevelop for public use. Provide continuous public access to the Bay in a manner protective of sensitive wildlife. Provide parking and water access for users of non-motorized small boats at north end of Treasure Island. Develop a system of linked open spaces, including a large open space at the northern end of the island.
- 29 **Fisherman's Wharf** - Improve and expand commercial fishing support facilities. Enhance public access to and economic value of Fisherman's Wharf area by encouraging development of a public fish market.
- 30 **Regional Restoration Goal for Central Bay** - Protect and restore tidal marsh, seasonal wetlands, beaches, dunes and islands. Natural salt ponds should be restored on the East Bay shoreline. Shallow subtidal areas (including eelgrass beds) should be conserved and enhanced. Wherever possible tidal marsh habitats should be restored, particularly at the mouths of streams where they enter the Bay and at the upper reach of dead-end sloughs. Encourage tidal marsh restoration in urban areas. See the Baylands Ecosystem Habitat Goals report for more information.

COMMISSION SUGGESTIONS

- (A) Possible reuse of dredged material at former NAS Alameda.
- (B) Jack London Square - Expand commercial recreation facilities as needed. Provide continuous public access along Estuary to Lake Merritt Channel.
- (C) Brooklyn Basin - Expand commercial fishing and recreational facilities.
- (D) Possible scenic path, Coliseum to Bay.
- (E) Bay Farm Island - Undeveloped areas may be suitable for airport-related industry.
- (F) Possible extension of scenic drive.
- (G) Develop scenic drive and riding and hiking trail along waterfront from airport to Foster City.
- (H) Possible airport industry.

Existing Bay Plan Map Section

Plan Map 5

Central Bay



Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 6

Central Bay South

PLAN MAP NOTES

Hayward Area Waterfront - The Hayward Area Shoreline Plan, a detailed plan for the Hayward area shoreline between the San Leandro city limits on the north and Fremont and Union City city limits on the south, was prepared by the Hayward Area Shoreline Planning Agency. The Plan, adopted by the City of Hayward, Alameda County, East Bay Regional Park District, and the Hayward Area Recreation and Park District, provides for marsh restoration and shoreline recreation use.

Greco Island - Largest remaining marsh in South Bay. Tidal marsh and adjacent tidal flats are part of Don Edwards San Francisco Bay National Wildlife Refuge and are important feeding areas for birds. Area used by California Clapper Rail, a rare species of bird, endangered by loss of habitat.

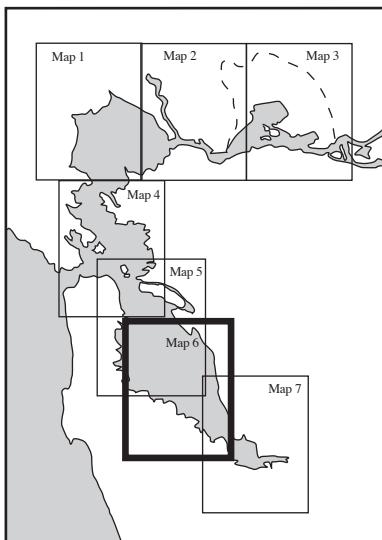
San Mateo (City) Waterfront - Presently undeveloped. Detailed planning needed to determine most desirable waterfront design emphasizing recreation with minimum of Bay filling.

Burlingame Waterfront - Developing waterfront requires detailed planning to determine the most desirable waterfront design emphasizing recreation and public access with a minimum of Bay filling.

Don Edwards San Francisco Bay National Wildlife Refuge - The U.S. Fish and Wildlife Service manages and proposes to restore approximately 9,600 acres of salt ponds and adjacent tidal habitats added to the Don Edwards San Francisco Bay National Wildlife Refuge to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

Eden Landing Ecological Reserve - The California Department of Fish and Game manages and proposes to restore 5,500 acres of salt ponds and adjacent tidal habitats added to the Eden Landing Ecological Reserve to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.



Amended September 2006

Plan Map 6

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1** **Oakland Airport** - Further expansion into the Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas clear of tall structures and incompatible uses. Complete Bay Trail along inland route around airport.
- 2** **Oyster Bay Regional Shoreline** - Provide opportunities for shoreline trail access, completion of San Francisco Bay Trail gaps, wildlife observation and non-motorized small boat access. Preserve group picnic areas, vistas, multipurpose trails and rugged character of the shoreline.
- 3** **San Leandro Shoreline Park System** - Protect and provide public access to shellfish beds offshore.
- 4** **Hayward Shoreline** - Preserve interpretive center. Continue to manage for wildlife habitats and wildlife, and provide wildlife compatible recreation activities. Maintain trails and continue to provide environmental education. Gateway to Eden Landing Ecological Reserve.
- 5** If not needed for salt production, ponds west of Coyote Hills should be restored consistent with management objectives for the Don Edwards San Francisco Bay National Wildlife Refuge.
- 6** **Dumbarton Bridge** - Approaches should provide for fishing and wildlife observation. Maintain existing public path.
- 7** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 8** **Greco Island** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young.
- 9** **Port** - See Seaport Plan. Expand marine terminals and water-related industries. Some fill may be needed.
- 10** Provide public access to the Bay along levees in a manner that is protective of sensitive wildlife. Provide trail linkage between San Carlos Airport and Whipple Avenue.
- 11** **Bair Island Ecological Reserve** - Restore and enhance habitat for the benefit of wildlife and aquatic life. Protect harbor seal haul-out and pupping sites where harbor seals rest, give birth and nurse their young. Provide wildlife compatible recreation opportunities.
- 12** **Redwood Shores** - Provide continuous public access to Bay and to Belmont, Steinberger, Smith, and Corkscrew Sloughs if in a manner protective of sensitive wildlife; where appropriate include paths, beaches, small parks, and wildlife observation areas. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 13** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 14** **Foster City** - Provide continuous public access to Bay and Belmont Slough, including paths, beaches, and small parks.
- 15** Protect and provide public access to shellfish beds offshore.
- 16** **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 17** **Coyote Point Recreation Area** - Provide full-service public marina. Preserve beach and launching ramp; expand marina. Some fill may be needed. Preserve and improve swimming, windsurfing, picnic, family gathering, museum, interpretive facilities and playgrounds. Allow appropriate concessions. Stabilize shoreline. Potential water trail campsite. Improve access for non-motorized small boats. Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 18** **Bayside Park** - Retain lagoon as open water.
- 19** **San Francisco Airport** - Further expansion into Bay only if clear need is shown by regional airport system study. Keep runway approach and takeoff areas free from tall structures and incompatible uses.
- 20** **Regional Restoration Goal for South Bay** - Restore large areas of tidal marsh connected by wide corridors of similar habitat along the perimeter of the Bay. Several complexes of salt ponds, managed to optimize shorebird and waterfowl habitat functions, should be interspersed throughout the region, and natural unmanaged salt ponds should be restored on the San Leandro shoreline. Natural transitions from tidal flat to tidal marsh and into adjacent transition zones and upland habitats should be restored wherever possible. See the Baylands Ecosystem Habitat Goals report for more information.

Existing Bay Plan Map Section

Plan Map 6

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS

- (A) San Mateo - Prepare precise plan and development program for waterfront emphasizing water-oriented recreation. Some fill may be needed.
- (B) Burlingame - Prepare precise plan and development program for waterfront; include continuous public access to Bay shoreline for viewing and fishing. Some fill may be needed.
- (C) Develop scenic drive and riding and hiking trail along waterfront from airport to Foster City.

Existing Bay Plan Map Section

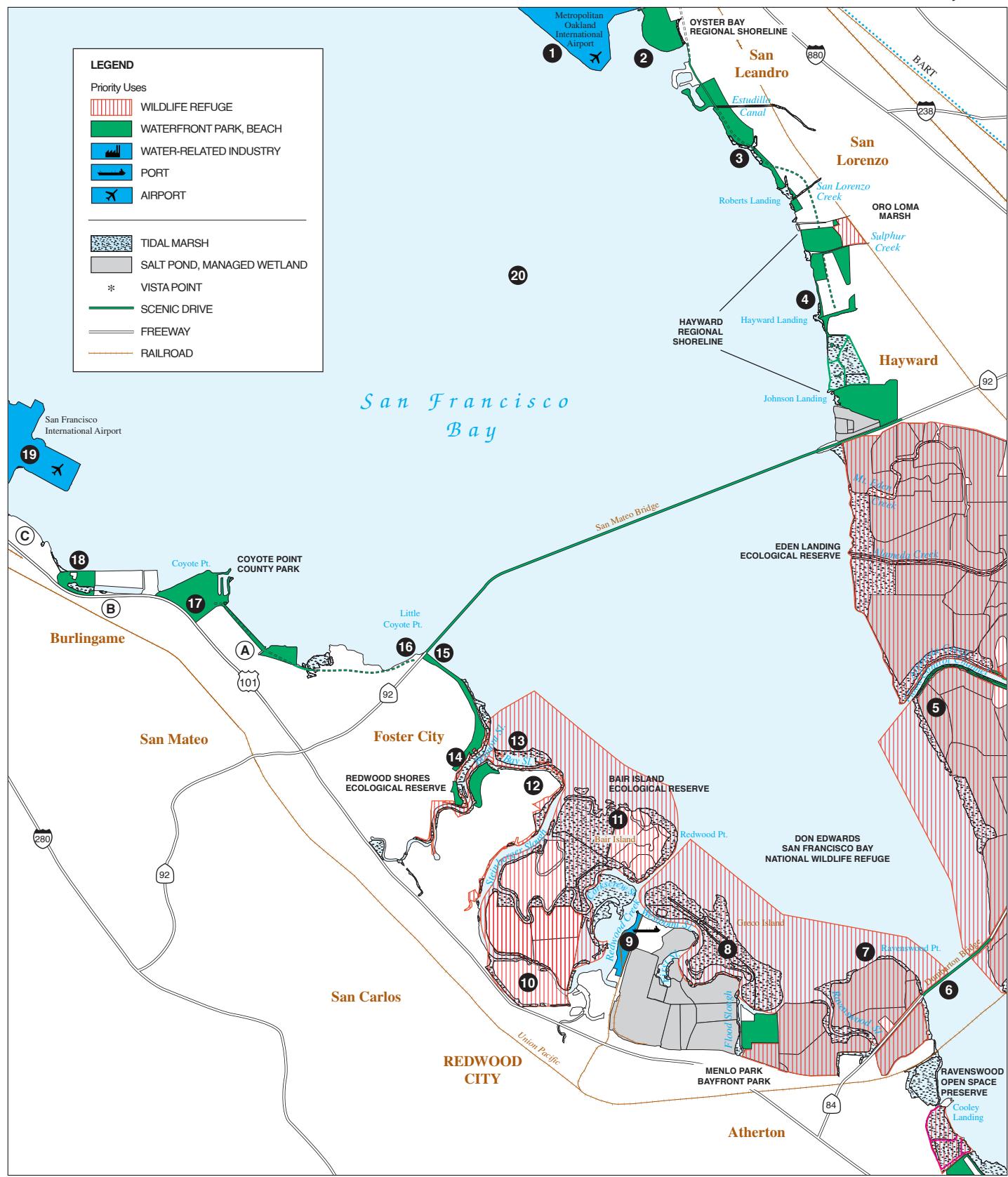
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NORTH

Plan Map 6

Central Bay South



San Francisco Bay Conservation and Development Commission

San Francisco Bay Plan
Reprinted March 2025

Existing Bay Plan Map Section

Existing Bay Plan Map Section

Plan Map 7

South Bay

PLAN MAP NOTES

Hayward Area Waterfront - The Hayward Area Shoreline Plan, a detailed plan for the Hayward area shoreline between the San Leandro city limits on the north and Fremont and Union City city limits on the south, was prepared by the Hayward Area Shoreline Planning Agency. The Plan, adopted by the City of Hayward, Alameda County, East Bay Regional Park District, and the Hayward Area Recreation and Park District, provides for marsh restoration and shoreline recreation use.

Coyote Hills - Possible eastward expansion of Coyote Hills Regional Park through acquisition, development of public access and restoration of habitats on adjacent lands to connect existing park with Paseo Padre Parkway.

Water Quality - Water at extreme south end of Bay is often polluted so as to discourage recreational use of sloughs and Bay. Greater recreational use will require improved water quality. Some improvements in the quality of water in the South Bay are now being made pursuant to requirements of the San Francisco Bay Regional Water Quality Control Board, and studies underway by wastewater dischargers will lead to further improvements. The recommendations for long-range improvements to water quality contained in the Water Quality Control Plan for the San Francisco Bay Basin, prepared by the San Francisco Bay Regional Water Quality Control Board and approved by the State Water Resources Control Board, should be followed.

Subsidence - Area subject to possible subsidence. Construction in or near Bay should be carefully planned, taking into account effects of future subsidence and sea level rise.

Santa Clara County Shoreline - The Santa Clara County Planning Policy Committee adopted a Policy Plan for the Baylands of Santa Clara County (July 1972) which establishes conservation and development goals and policies for the Santa Clara County shoreline.

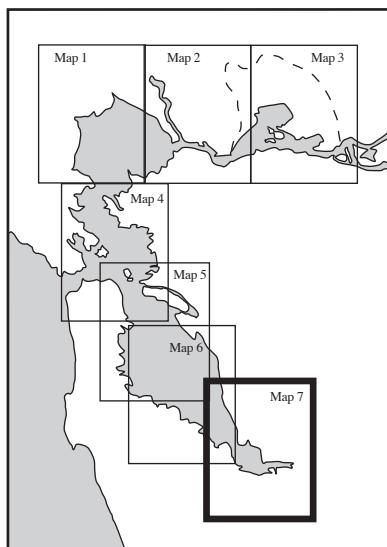
Alviso-San Jose Waterfront - Detailed planning is needed to determine most desirable waterfront design and to overcome subsidence problems. Proposals should emphasize the great recreation potential of this area.

Moffett Naval Air Station - Plan maps indicate recommended use for bayfront military installations if one or more of these bases is ever declared surplus by the military. The Bay Plan does not advocate the closing of any military installation.

Don Edwards San Francisco Bay National Wildlife Refuge - The U.S. Fish and Wildlife Service manages and proposes to restore approximately 9,600 acres of salt ponds and adjacent tidal habitats added to the Don Edwards San Francisco Bay National Wildlife Refuge to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

Eden Landing Ecological Reserve - The California Department of Fish and Game manages and proposes to restore 5,500 acres of salt ponds and adjacent tidal habitats added to the Eden Landing Ecological Reserve to a mix of tidal and managed pond habitats. The proposed restoration use would be in accord with Bay Plan policies and provides excellent wildlife compatible recreation opportunities.

San Francisco Bay Area Water Trail - Pursuant to state legislation, the Commission, in partnership with the State Coastal Conservancy, Association of Bay Area Governments and interested parties, is preparing a San Francisco Bay Area Water Trail plan. The Water Trail will provide a series of linked landing and launching sites around the Bay for human-powered boats and beachable sail craft, and provide for diverse water-accessible overnight accommodations, including camping.



Amended September 2006

Existing Bay Plan Map Section

Plan Map 7

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- ① If not needed for salt production, ponds west of Coyote Hills should be restored consistent with management objectives for the Don Edwards San Francisco Bay National Wildlife Refuge.
- ② **Coyote Hills Regional Park** - Preserve multi-use public access along Alameda Creek Trail to Don Edwards San Francisco Bay National Wildlife Refuge and to Highway 84 toll plaza crossing. Preserve visitor's center, picnic areas, camping, multi-use trails and naturalist programs. Protect tidal wetlands and provide opportunities for wildlife observation and non-motorized small boat access.
- ③ **Dumbarton Bridge** - Approaches should provide for fishing and wildlife observation. Maintain existing public path.
- ④ **Newark Slough to Coyote Creek** - Protect harbor seal haul-out and pupping sites where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- ⑤ **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- ⑥ **Newby Island** - Provide levee access for wildlife observation.
- ⑦ If not needed for sewage treatment purposes, oxidation ponds should be acquired as permanent wildlife area.
- ⑧ **Alviso Marina County Park** - Provide public access, regional trail connections, launching ramp, interpretive facilities and picnic areas. Preserve public access to Don Edwards San Francisco Bay National Wildlife Refuge.
- ⑨ **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- ⑩ If not needed for salt production, ponds north of Moffet Field should be reserved for possible airport expansion.
- ⑪ **Moffett Naval Air Station** - If and when not needed by Navy, site should be evaluated for commercial airport by regional airport system study. (Moffett NAS not within BCDC permit jurisdiction.)
- ⑫ **South Bay** - Enhance and restore valuable wildlife habitat. Bay tidal marshes and salt ponds may be acquired as part of Don Edwards San Francisco Bay National Wildlife Refuge and managed to maximize wildlife and aquatic life values. Salt ponds can be managed for the benefit of aquatic life and wildlife. Provide continuous public access to the Bay and salt ponds along levees if in a manner protective of sensitive wildlife. Provide opportunities for non-motorized small boat launching facility where compatible with wildlife and habitat protection.
- ⑬ **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- ⑭ **Regional Restoration Goal for South Bay** - Restore large areas of tidal marsh connected by wide corridors of similar habitat along the perimeter of the Bay. Several complexes of salt ponds, managed to optimize shorebird and waterfowl habitat functions, should be interspersed throughout the region, and natural unmanaged salt ponds should be restored on the San Leandro shoreline. Natural transitions from tidal flat to tidal marsh and into adjacent transition zones and upland habitats should be restored wherever possible. See the Baylands Ecosystem Habitat Goals report for more information.

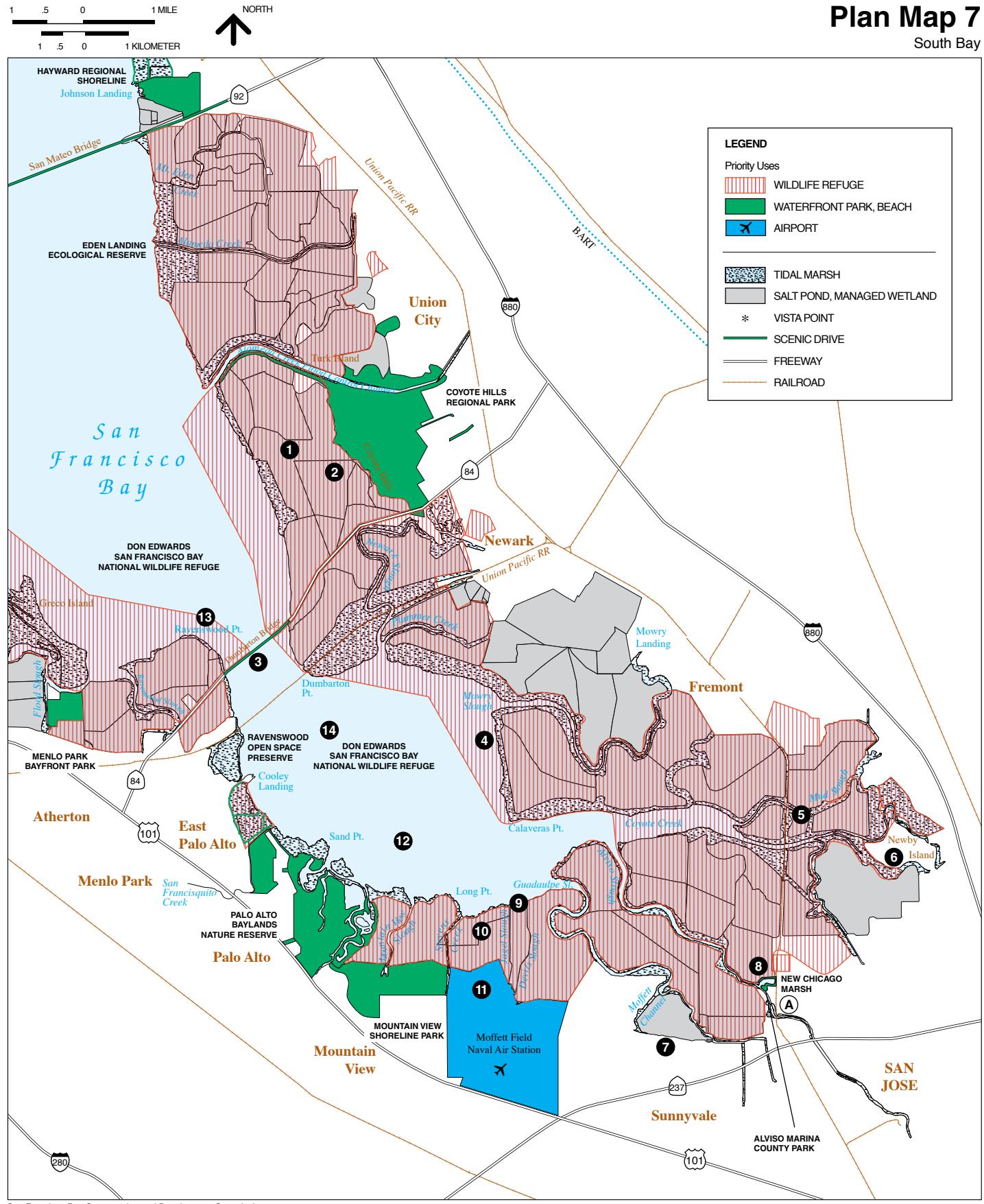
COMMISSION SUGGESTIONS

- Ⓐ Alviso-San Jose - Provide continuous shoreline public access.

Existing Bay Plan Map Section

Plan Map 7

South Bay



San Francisco Bay Conservation and Development Commission

Amended September 2006