

# **BAY PLAN MAPS CARTOGRAPHIC UPDATE**

## **COMMISSION VOTE FOR BAY PLAN AMENDMENT 1-25**

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# PRESENTATION

1. Goals for Amendment
2. Background on Bay Plan Maps and their uses
3. Existing Issues and Updates
4. Public Hearing and Commission Comments
5. Timeline
6. Staff Recommendation

# GOALS FOR AMENDMENT

- Enhance communication of Bay Plan policy
- Improve visual clarity and ADA accessibility of the Bay Plan Maps
- Update data sources using best available regional data
- Make it easier to update maps in the future

The Amendment **WOULD NOT** modify any substantive policy or any Priority Use Area Boundary.




San Francisco Bay Plan

San Francisco Bay Conservation  
and  
Development Commission




# WHAT ARE BAY PLAN MAPS FOR?

The San Francisco Bay Plan maps serve as a screening tool for understanding BCDC's policies for specific locations around the Bay

## These maps ARE used to:

-  Illustrate geographic-specific Bay Plan policies.
-  Provide advisory notes and suggestions.
-  Identify Commission-designated Priority Use Areas (PUAs).

## These maps ARE NOT:

-  The Commission's exact legal jurisdiction
-  A navigation, recreational, or a general-purpose map
-  Designed to show all shoreline conditions, especially those not relevant to Bay Plan map purposes

# KEY PARTS OF BAY PLAN MAPS: BAY PLAN MAP POLICIES

## 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)

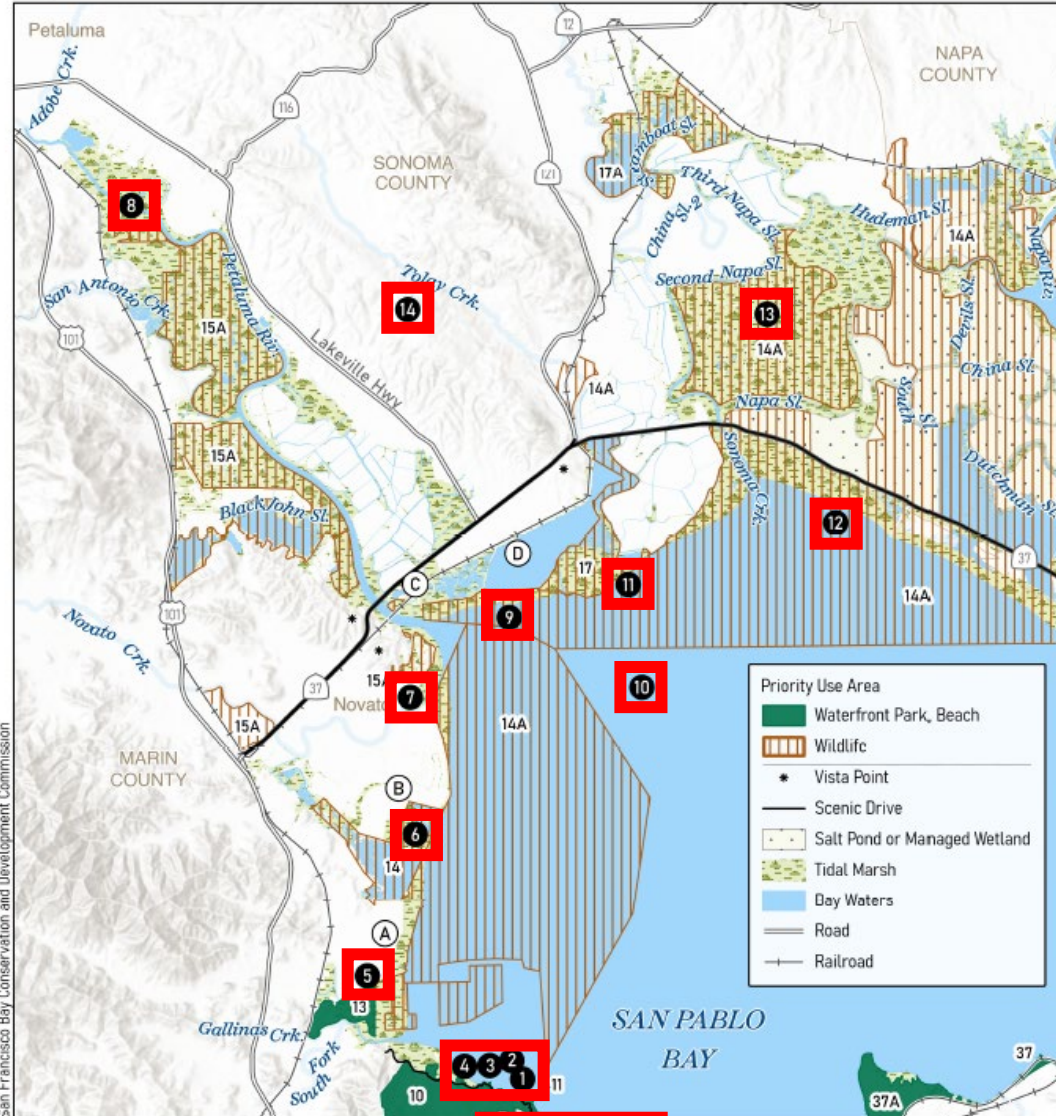
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- 37A Point Pinole Regional Shoreline (Waterfront Park, Beach)

## Plan Map 1

San Pablo Bay



0 0.5 1 2 Miles



San Francisco Bay Conservation and Development Commission

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For Map Policies, Suggestions, and Priority Use Area Names, see preceding pages.

1 Map Policy Numbers

A Commission Suggestions

1A Priority Use Area Number

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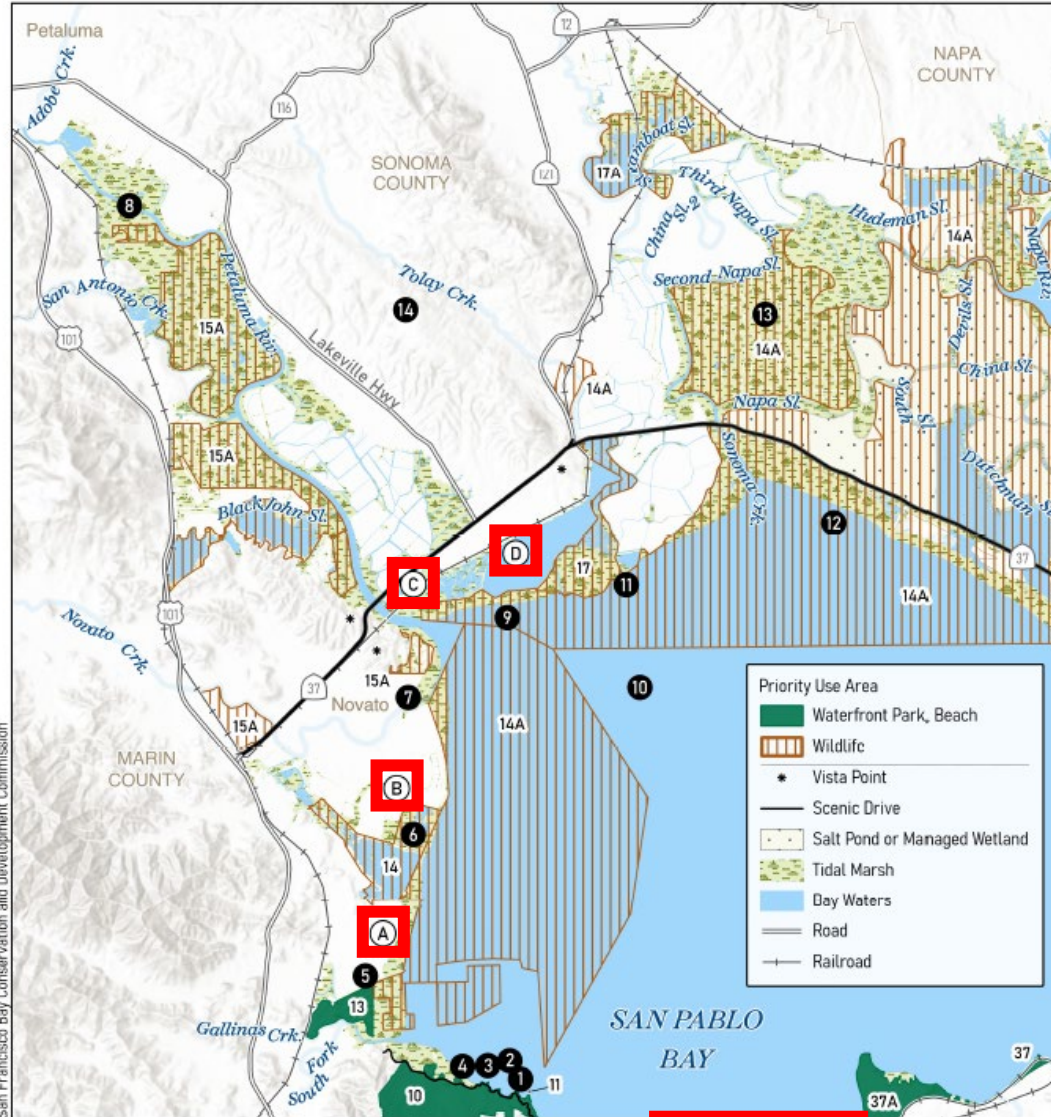
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- |     |  |
|-----|--|
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| 37A | Point Pinole Regional Shoreline (Waterfront Park, Beach) |



## Plan Map 1

San Pablo Bay



San Francisco Bay Conservation and Development Commission

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For Map Policies, Suggestions, and Priority Use Area Names, see preceding pages.

1 Map Policy Number    A Commission Suggestions    1A Priority Use Area Number

Amended XX 2026

San Francisco Bay Plan  
Reprinted March 2026

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# KEY PARTS OF BAY PLAN MAPS: PUA DESIGNATIONS

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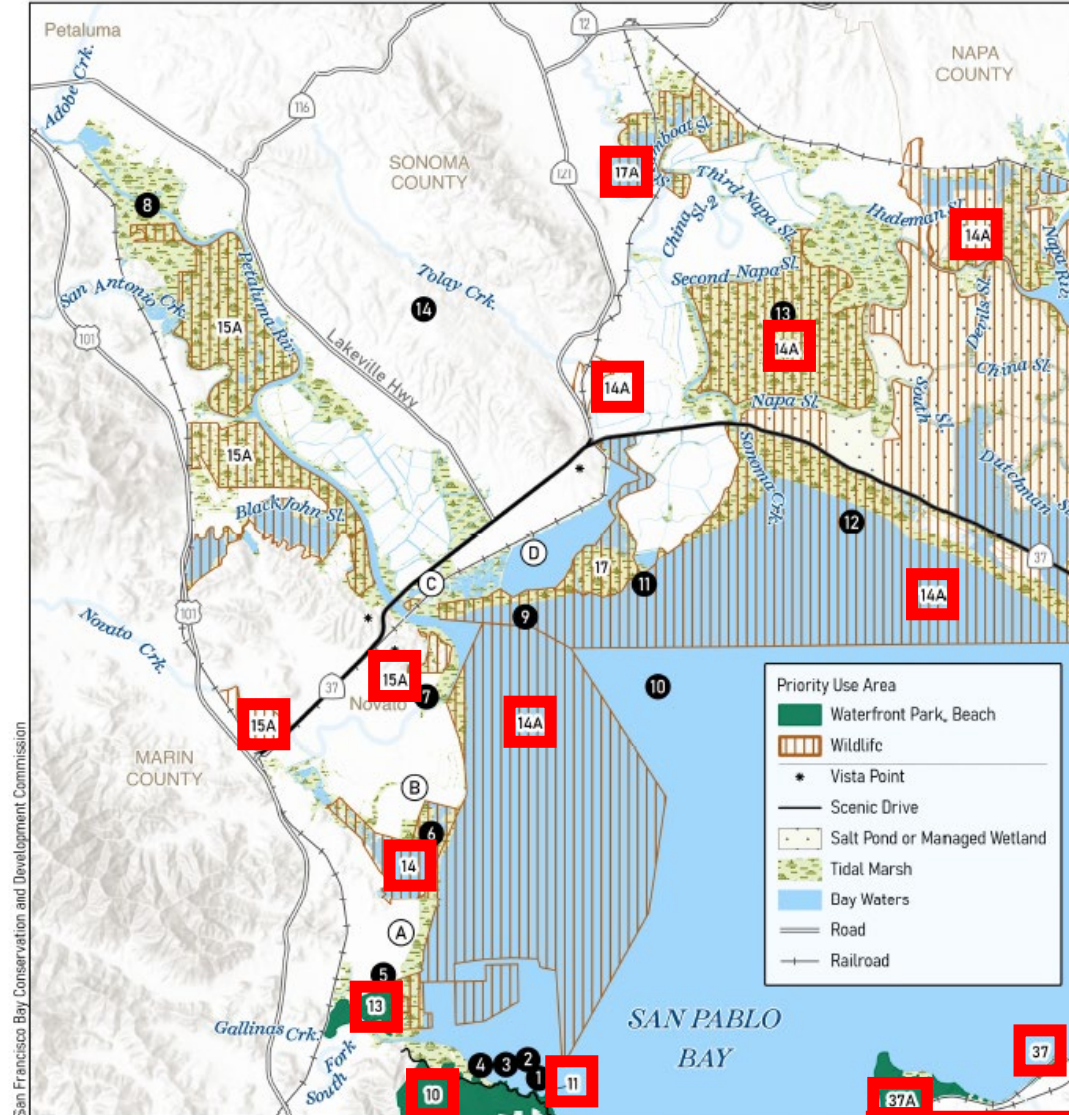
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San Pablo Bay



0 0.5 1 2 Miles



San Francisco Bay Conservation and Development Commission

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For Map Policies, Suggestions, and Priority Use Area Names, see preceding pages.

Amended XX 2026

1 Map Policy Numbers A Commission Suggestion 1A Priority Use Area Number

# WHO USES THE BAY PLAN MAPS? HOW ARE THEY USED?

Bay Plan maps are primarily used as an initial screening tool when reviewing an application or analyzing a project.

- **Primary Users:**

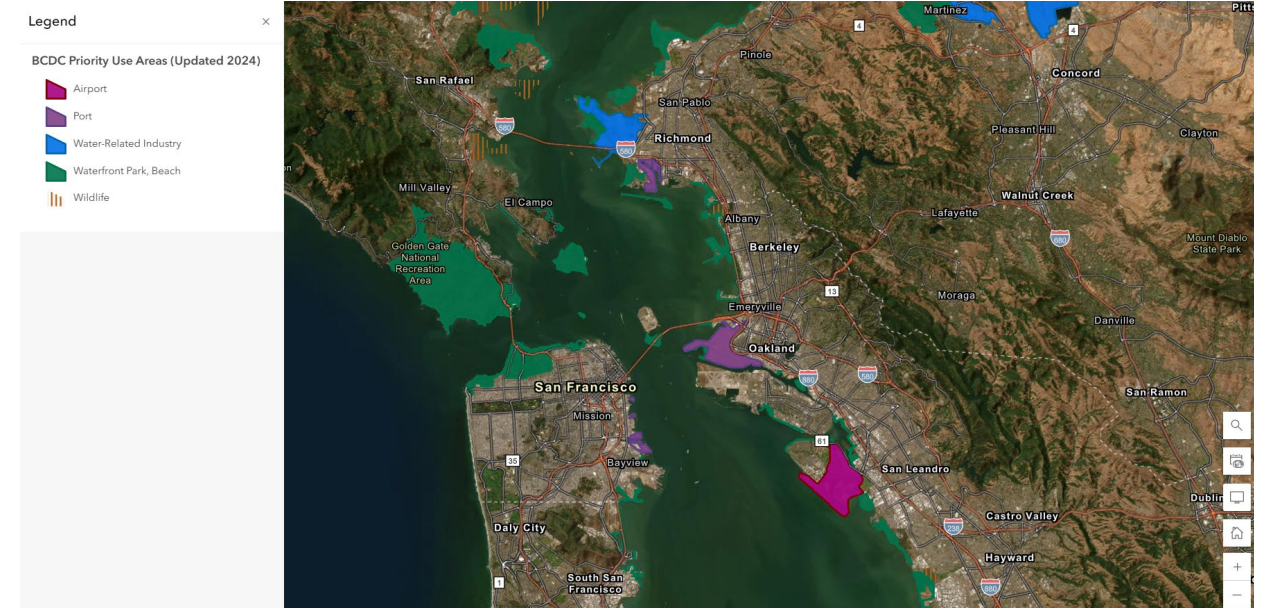
- **BCDC Staff:** Starting point for discussions on jurisdiction and applicable policy.
- **Project Applicants:** Is project located within or near a Priority Use Area or subject to a specific Bay Plan policy?

- **Other Users:**

- **Local Governments and Other Stakeholders:** Understand BCDC's policies for particular locations.
- **The Public:** Limited use - general reference through BCDC's website and in print.

# BCDC'S ONLINE MAPPING TOOLS

- **Bay Plan Maps** are one of several **tools** used in conjunction with other BCDC resources
- [PUA Mapping Application \(2023\)](#) provides more detailed boundary information
- [Jurisdiction Screening Map – Internal \(2025\)](#) provides staff best available information on extent of BCDC jurisdiction.



[Priority Use Area Web Mapping Application](#)

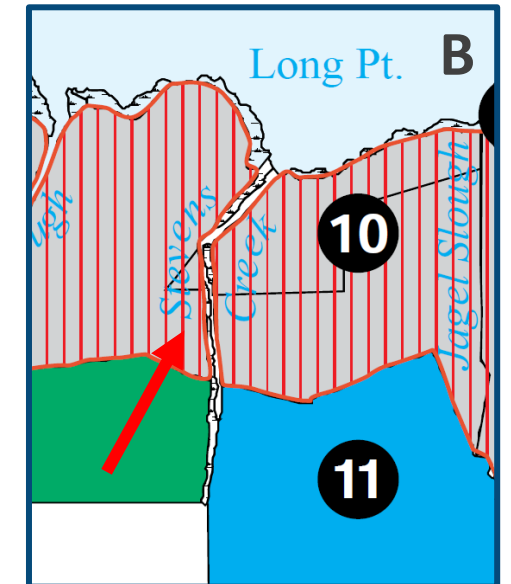
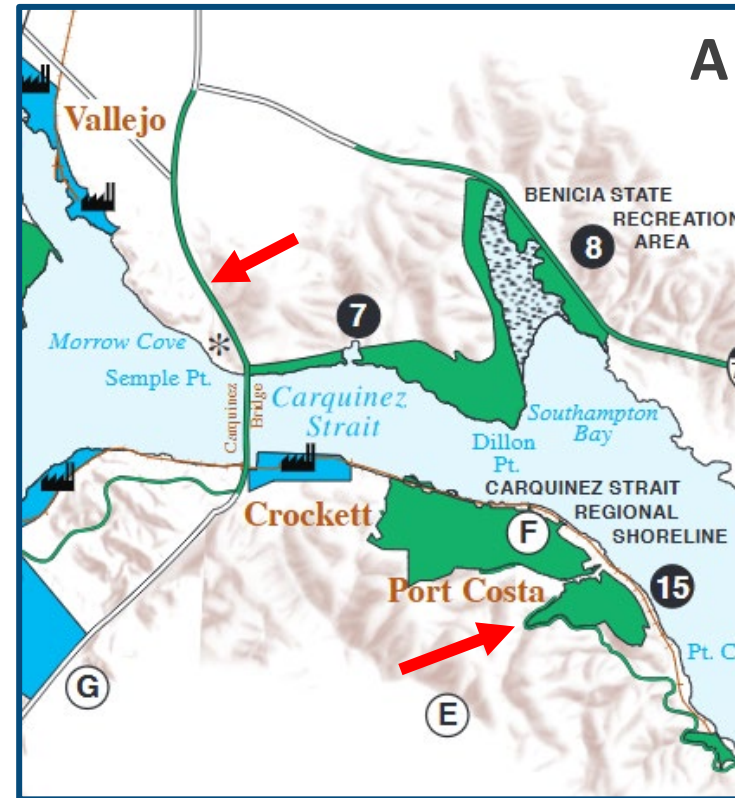
[BCDC Maps and Data webpage](#)

# BAY PLAN MAP AMENDMENTS

- Map policies, Priority Use Areas, and other substantive changes can be made through a Bay Plan Amendment (BPA) (Government Code Section 66652).
- BPA can be initiated based on Commission recommendation or through an application.
- Usually applicant-driven amendments are associated with a project seeking a permit.
- Examples:
  - Commission-driven: Comprehensive updates to Bay Plan “Recreation” policies and “Waterfront Park, Beach” PUAs (2006)
  - Applicant-driven: Modified “Waterfront Park, Beach” PUA designation at India Basin (4-19)
  - Applicant-driven: Removed “Port” PUA designation along Howard Terminal (2-19) - readded

# EXISTING ISSUES

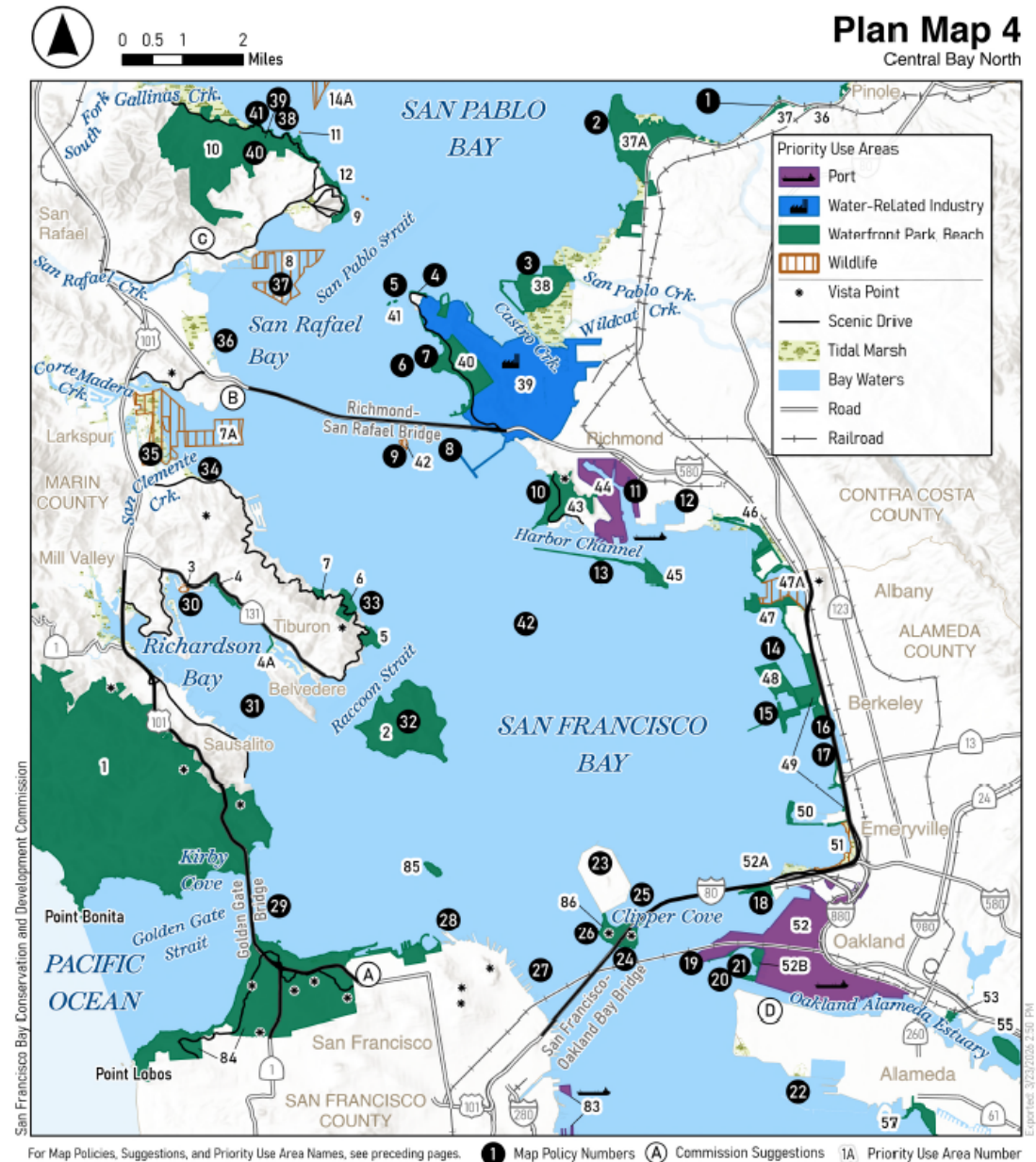
- Unclear, inaccessible symbology
- Outdated data sources
- Illegible, incomplete labels
- Difficulty updating maps



# OVERVIEW OF UPDATES

- **Accuracy**
  - Data sources for basemap
  - PUA boundaries consistent with Resolution 16
- **Legibility and Clarity**
  - Symbology
  - PUA labels
  - Font size
- **Accessibility**
  - ADA best practices (color contrast and readability)

There are **NO** changes to policy or Priority Use Areas.



# PUBLIC HEARING – FEBRUARY 19TH

- Presentation from GIS team on map update.
- Received no public comments.
- Commissioners posed clarifying questions and comments that are addressed in the final staff recommendation.

# COMMISSION COMMENTS

Comment	Response
<b>Purpose and Function of Bay Plan Maps</b>	Added new introductory text to Bay Plan maps and legend, and on slides, explaining their intended purpose and limitations (e.g., not intended as regulatory boundaries or general reference maps).
<b>Priority Use Areas – Boundaries, Designations, and Modification Process</b>	Updated symbology and legend for PUAs, reduced transparency, and used hatching for “Wildlife” PUAs for greater accessibility and to aid color-blind users. Described purpose, uses, and update process in staff report.
<b>Symbology, Color Contrast, and Accessibility</b>	Improved color contrast, added hatching/patterns, and ran ADA compliance reviews; though some elements still fall short of 3:1 contrast, improvements are significant.
<b>Vista Points and Scenic Drives</b>	Reduced size and updated symbology of vista points and scenic drives. Explained history of designation and why they are included in Bay Plan maps in the staff report.
<b>Labeling and Geographic Context</b>	Clarified map labels for relevance to Bay Plan policies and orientation; removed non-essential labels, moved some city labels for clarity.
<b>Data Sources and Evolving Conditions</b>	Updated to best available regional data sources for basemap features.

# AMENDED BAY PLAN MAP 1

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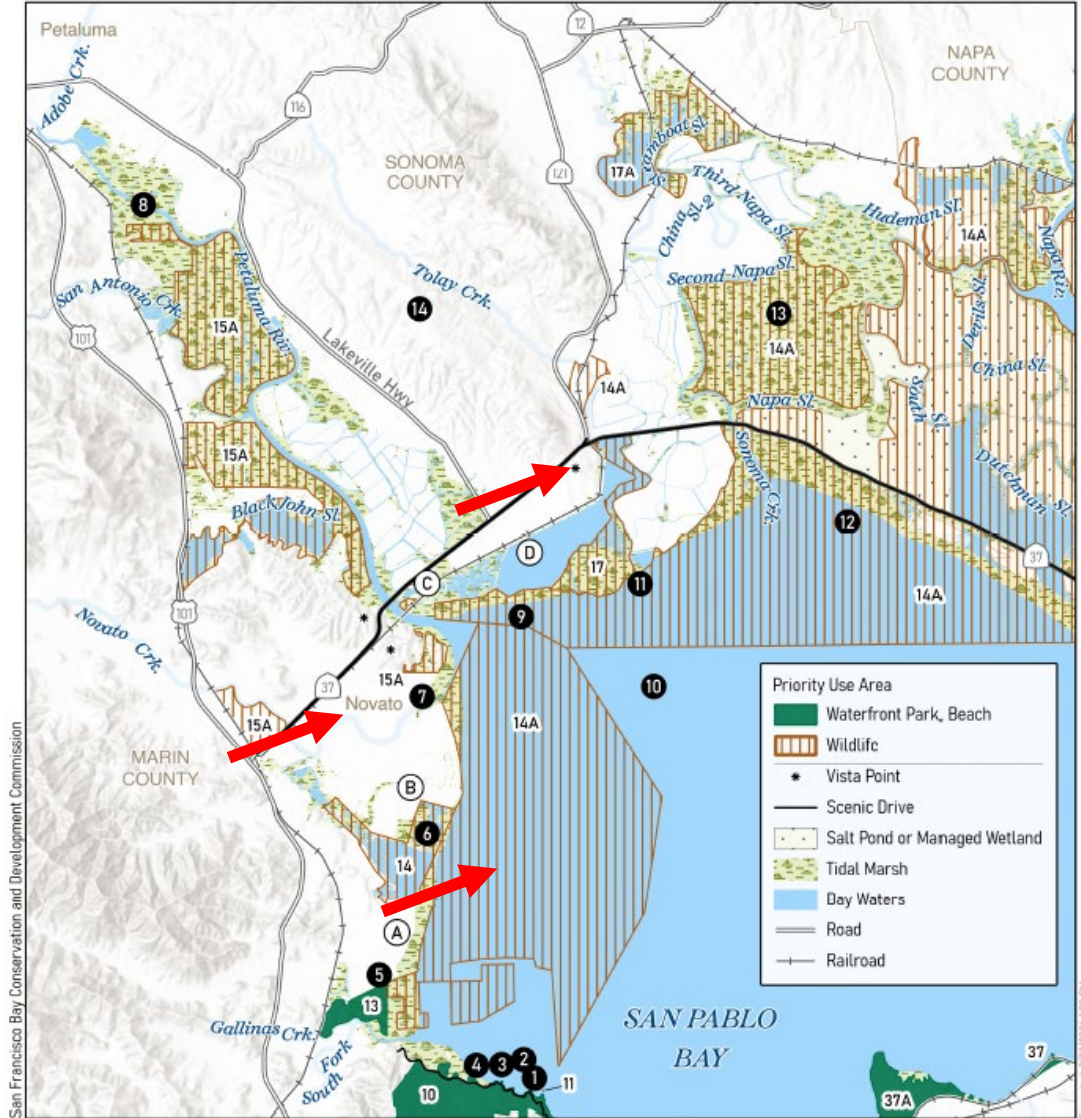
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## Plan Map 1

San Pablo Bay



San Francisco Bay Conservation and Development Commission

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# AMENDED BAY PLAN MAP 7

## 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 Moffett 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.

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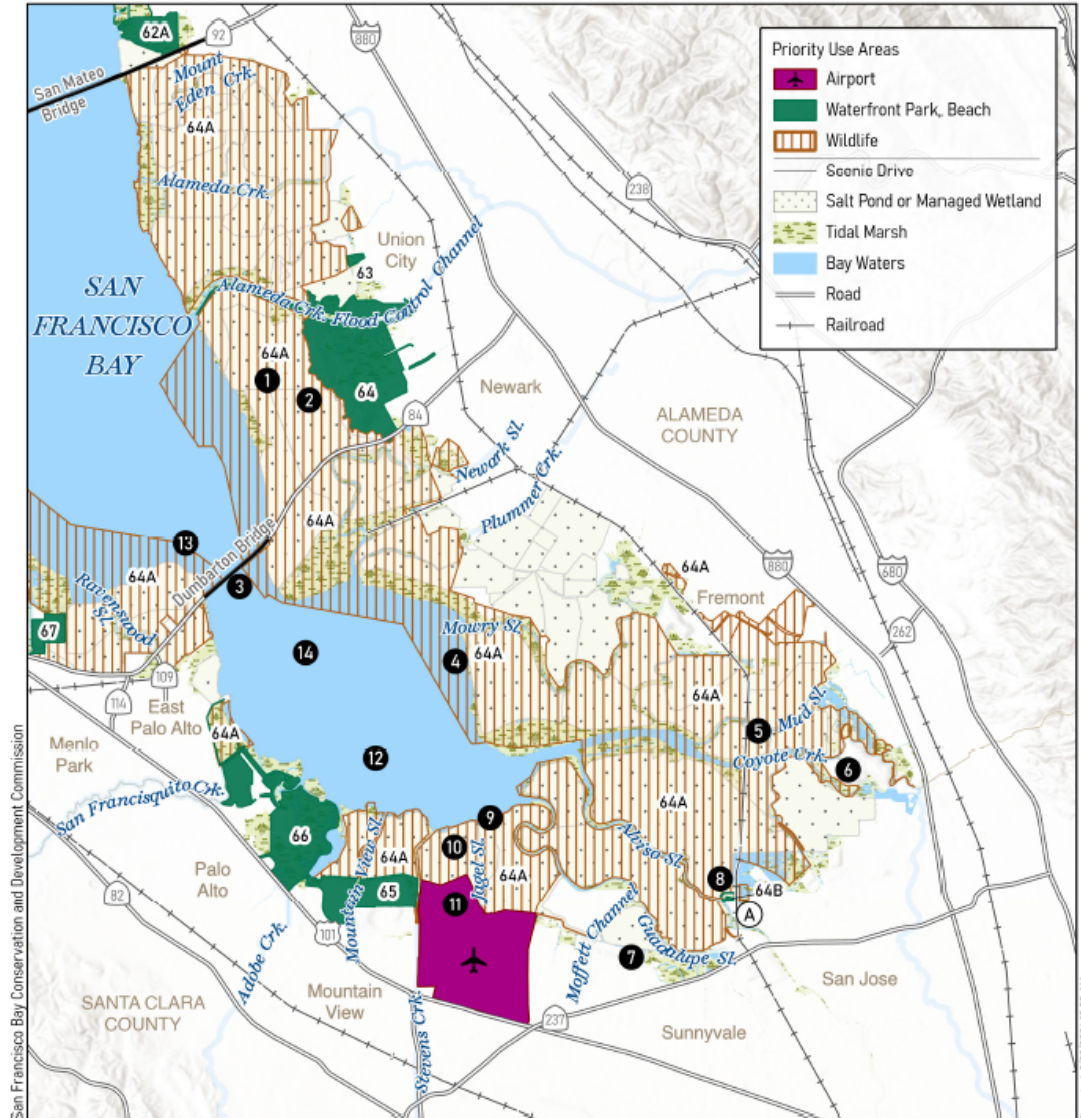
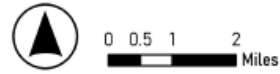
- (A) Alviso-San Jose - Provide continuous shoreline public access.

### 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)   |

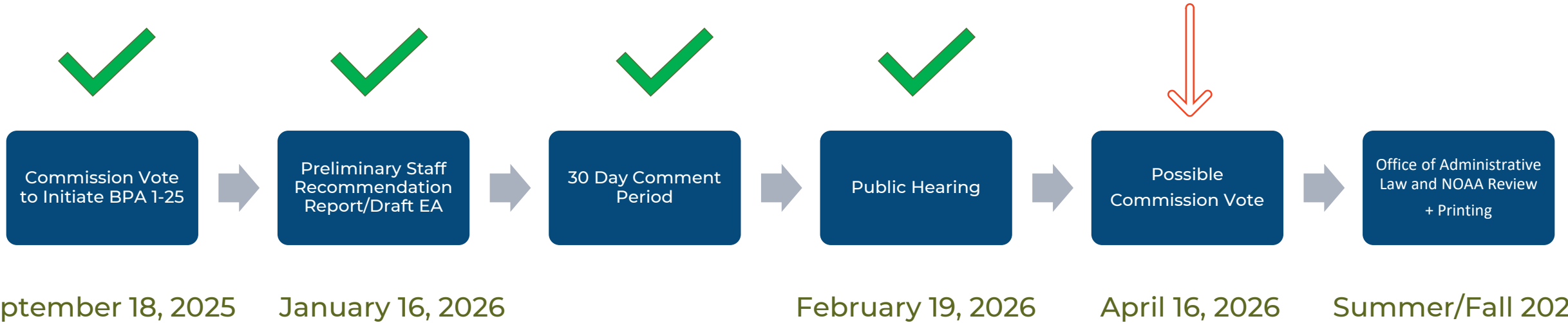
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South Bay



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# TIMELINE



# STAFF RECOMMENDATION

The staff recommends that the Commission adopt Resolution No. 2026.01 that would:

- Amend the San Francisco Bay Plan: Part V –The Plan Maps. This amendment is for cartographic purposes only and will not result in any policy changes to the Bay Plan.
- Approve minor changes including cartographic edits, data source updates, and other corrections as needed.
- Make necessary findings that this amendment to the San Francisco Bay Plan conforms to all applicable findings and declarations of policies in the McAteer-Petris Act.
- Make necessary findings regarding the Environmental Assessment.