

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.

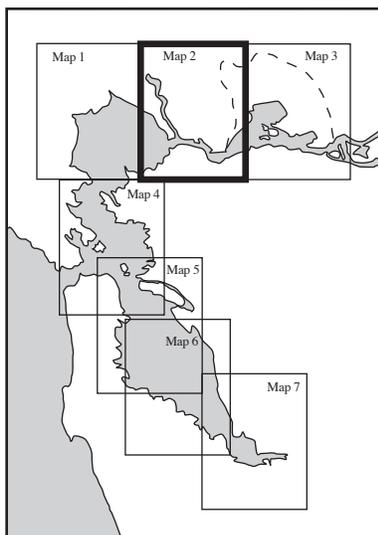
Scenic Area South Side of Carquinez Strait - The scenic area includes principal overlook ridges and scenic road between Crockett and Martinez. To preserve presently undeveloped rugged and scenic hills, zoning should provide for extremely sparse development with control over tree removal and location 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.



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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 **Selby** - See Seaport Plan. Some fill may be needed for port use.
- 17 **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.
- 18 **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.

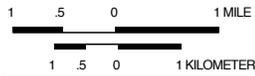
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Bay Plan Policies and Commission Suggestions

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.



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LEGEND

Priority Uses

- WILDLIFE REFUGE
- WATERFRONT PARK, BEACH
- WATER-RELATED INDUSTRY
- PORT

- TIDAL MARSH
- SALT POND, MANAGED WETLAND
- VISTA POINT
- SCENIC DRIVE
- FREEWAY
- RAILROAD

