

APPENDIX C
CONSENSUS DOCUMENT

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Consensus and Comments By Study Participants On San Pablo Open Space Study

The San Pablo Peninsula Open Space Study Steering Committee held a general discussion among the committee members on September 17, 2002. The purpose of this effort was to determine if there is consensus between committee members on what the peninsula should look like in 20 years.

While many individual thoughts were considered during this dialogue, there appeared to be broad basic consensus on many key issues. The individual thoughts will need to be refined during the study process.

The broad consensus of committee members were:

1. That majority of the peninsula (not presently in refinery use) will be utilized for open space and recreational purposes.
2. That some other compatible uses within Pt. Molate and adjacent lands can be developed for non-residential uses.
3. Commercial recreational uses, e.g. the existing marinas, are appropriate long-term uses within the area.
4. That extension of the Bay Trail along the shoreline is a necessary component of future land use. It will include picnic facilities, trash receptacles, etc. clustered in appropriate locations along the trail.
5. The core ridgeline along the peninsula will emphasize passive open space uses (i.e. provide visual amenities).
6. That environment and historical interpretation facilities are desirable enhancements of the recreational uses of the area.

7. That a revised circulation system is needed to serve the area, this should include elimination of obsolete railroad facilities, enhanced accessibility from I-580 and Western Drive, focusing road circulation along the shoreline and not over the ridge line.
8. An integrated public safety system needs to be established for the peninsula.
9. Recognition that Chevron is an important component of the area economy and has been a good steward of the undeveloped lands.

Other specific comments to be considered as the study progresses were:

- The potential need for an eastbound off-ramp from I-580.
- Potential relocation of the rod and gun club.
- A viewpoint for picnicking could be built on the northeastern portion of the ridgeline
- An access road needs to be enhanced along the shoreline up to San Pablo Yacht Harbor.
- No public access to ridgeline proper but a trail along the ridge side slopes could be developed.
- The use of Pt. Molate pier for recreation could be considered.
- The areas to be allowed for non-residential uses need to be determined.
- No permanent residences should be built or allowed in existing structures. Historical units in Pt. Molate could be available for overnight or day use.
- The pistol range may be abandoned in the future.
- No road or trail access to the southeast of the San Pablo Yacht Harbor (across Chevron lands).
- Corporate campus uses can be considered.
- Some tourist use of Winehaven is possible.
- The quarry use may phase out overtime.
- The marina may need enhancement.

- Active commercial recreation uses, e.g. wind surfing and kayaking may be allowed
- Agreement with Chevron that plant upsets won't require monetary damages to the parkland owner.
- Need to review toxic lean-up issues on the land.
- Consider putting power lines underground to improve esthetics.
- General Plan and Zoning Ordinance consistency with the study should follow our effort.