

Open Space & Conservation Element

3.0 OPEN SPACE AND CONSERVATION

Introduction

Martinez is enhanced by its abundance of Open Space: the seasonally green and gold hills along the western border, the picturesque wetlands adjacent to the Carquinez Strait, and Alhambra Creek and its tributaries meandering through the Valley. These and many other natural features and resources have historically played an important role in shaping both the form and growth of Martinez, and have come to provide many of the attractive characteristics of the area. Spread throughout the City, the preservation of open space is important not only because of its aesthetic and ecological value, but also for the role it plays in public safety and recreation.

This Open Space and Conservation Element is legally required by the State due to the ever increasing value and rarity of open space and other natural resources, especially in highly developed regions like the Bay Area. The intent of this Element is to guide future planning and development in a manner that preserves the community's open space and natural resources, and encourages resource- and energy-conscious development.

Conservation does not preclude growth; rather, it calls for more efficient use of resources and an understanding of the interrelatedness of natural and manmade systems. Typically, conservation is thought of as preserving natural lands, but it also includes other important concerns such as water, energy, resource use, and more. While there are numerous ways to address these issues, one of these easiest ways to begin is by addressing tangible local conservation concerns. In the case of Martinez, this means preserving open space, our primary natural resource, given its significant role in bolstering the City's identity and vitality.

In addition to open space, this Element also addresses the following topics as they relate to local circumstances: agriculture and mineral resources, biological resources, watersheds, water quality, air



Martinez Hills



Hidden Lakes Open Space

quality, and energy and resource use.

3.1 Regulatory Setting

Government Code Section 65302 (d) requires a General Plan to include a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. Including the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, and water including flood management, water conservation, discussion and evaluation of any water supply and demand information

The Conservation Element is also required to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

Pursuant to Government Code Sections 65302(e) and 65560, a General Plan is also required to include an Open Space Element.

Open space is defined as any parcel or area of land or body of water that is essentially unimproved and undeveloped including parks, ridges, and slopes, creeks, unique natural areas, wildlife habitats, and areas suitable for nature study. State planning law (Government Code Section 65560) provides the requirements for the preservation of open space by defining and identifying four open space categories:

Open Space for the preservation of natural resources including but not limited to: areas required for the preservation of plant and animal life and habitat and areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

Open Space for the use of managed production of resources including but not limited to: forest lands, rangeland, agricultural lands and areas of economic importance for the production of food

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or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

Open Space for outdoor recreation including, but not limited to areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Open Space for public health and safety including but not limited to: areas that require special management or regulation because of hazardous or special conditions. This type of open space might include earthquake fault zones, unstable soil areas, floodplains, watersheds, and landslide paths, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

3.2 Existing Setting- Open Space

Martinez is fortunate to have over 2,000 acres of quality open space resources (see Open Space Map - Figure 3.0 at end of chapter). The value of any given open space is multiplied because its characteristics likely serve many purposes. For example, the Franklin Hills provide habitat for wildlife, absorb and filter runoff, provide recreational opportunities, stabilize sloped top soils, and are an aesthetic amenity for residents across the City. Redundancy of any given purpose or service is also valuable. This may simply mean different parts of the City have access to a given amenity, or that function is utilized in different ways. For example, while two distinct open space patches may appear to be the same, for certain wildlife, one may only be suitable for gathering food, while the other only for rearing young. Nuanced systems like these are important to keep in mind when planning.

In addition to habitat and scenic value, open space in Martinez serves agricultural purposes, and provides for public health and safety by supplementing City flood control efforts, reducing the urban heat



Golden Hills Open Space



Briones Park

island effect, removing toxins from our air and water, and more. For these and other reasons it is important for the policies in this element to guide development in a manner that protects lives and property while preserving the benefits Open Space provides.

For information on trails, see the *Parks, Community Facilities and Utilities Element*.

Goals, Policies, and Implementation Programs For Open Space

Goal

- OSC-G-1 Maintain and Enhance the Integrity of Martinez’s visual and natural environment and preservation of habitat.

Policy

- OSC-P-1.1 Where feasible and appropriate, preserve visually significant skyline vegetation, particularly major woodlands and ridgelines.
- OSC-P-1.2 Explore opportunities for maintaining and enhancing major scenic routes, including the official designation of scenic route.
- OSC-P-1.3 Encourage and support development of large-scale landscaping areas between adjacent parcels to create an overall sense of continuity and buffer when possible.
- OSC-P-1.4 Protect and enhance riparian vegetation along the drainage channels designated as Riparian Conservation Zones.
- OSC-P-1.5 Support open space acquisition efforts by the East Bay Regional Parks District, the Martinez Land Trust, and other organizations.
- OSC-P-1.6 Application of land use policy and design review evaluation of possible impacts that new development

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may have will ensure minimal or no impact to the City's ridgelines.

Implementation

- OSC-I-1.1.a Consider the Establishment of standards in the Zoning Ordinance, and adopted Design Guidelines, to minimize visual impact to ridgelines from their potential development.
- OSC-I-1.1.b Through the subdivision and Design Review entitlement processes, discourage construction on or near ridgelines. Where no alternative construction site is feasible, ensure that building forms and tree canopies reduce the visual impact of new construction from lower vantage points

Policy

- OSC-P-1.7 Continue to coordinate with residents, developers, East Bay Regional Parks, and other groups to provide visual continuity between natural vegetation and developed areas through the use of landscaping, planting street trees, and other "natural" buffers along natural areas. .
- OSC-P-1.8 During plan review and where appropriate, development proposals should include riparian corridor preservation, protection and restoration.
- OSC-P-1.9 Encourage open shade structures, trees, white roofs, green roofs, and specialized paving materials in the downtown and other highly paved and highly built up areas to reduce the heat island effect

Implementation

- OSC-I-1.2a As a condition of approval for appropriately located development, require restoration and enhancement of adjacent riparian corridors.

Policy

- OSC-P-1.9 Collaborate with responsible agencies to plan and implement an integrated management plan for the



Vianos Winery



Martinez overview

long-term conservation and restoration of riparian and wetland habitats.

OSC-P-1.10 Encourage future designation of park and open space sites well in advance of an area’s development, even if the sites do not presently lie within the incorporated City boundaries, and acquire them as funds become available.

OSC-P-1.11 Support programs to preserve lands in public ownership; consider a variety of methods, including fee simple purchase, secured options for the future purchase, installment contracts, purchase and lease-back, purchase (or acquire) less-than-fee interests, easements, development rights, rights of entry, land trades, or assistance by a land trust.

Implementation

OSC-I-1.3a Apply for federal grants to aide in open space acquisition.

OSC-I-1.3b Support efforts by the East Bay Regional Parks District, Muir Heritage Land Trust and others to acquire lands in order to protect hillsides and ridgelines as visual resources.

Goal

OSC-G-2 Maintain safe hillside communities.

Policy

OSC-P-2.1 Encourage the preservation of open space as an attractive means of reducing the risk of natural hazards.

OSC-P-2.2 Discourage the large scale alteration of the topography to accommodate incompatible development patterns to prevent severe erosion and hydrologic hazard through planning and engineering review of soils and hydrology reports.

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OSC-P-2.3 Encourage grading alterations which do not induce or accelerate natural channel degradation, sheet erosion, gullying and other forms of erosion, through adoption of conditions of approval as part of the development process.

Implementation

OSC-I-2.1.a In areas with identified geologic conditions, including, but not limited to unstable soils, landslides, or soil creep, development shall conform to geotechnical report mitigation measures and/or project and site modifications to respond to site-specific hazards and conditions, typically requiring the placement of hazard areas within parcels to be designated as open space.

3.3 Agriculture, Soils and Mineral Resources

Statewide, soils are monitored for their agricultural value. Though Martinez does not have any Prime Farmland or Farmland of Statewide Importance, there is a small amount of Unique Farmland within the Planning Area, which is used for viniculture. In addition, the western hills provide a significant amount of space for cattle grazing.

The Martinez Planning Area contains no identified mineral resources of regional or statewide significance (MRZ-2 Zones), as classified by the State Division of Mines and Geology (DMG). The Planning Area does contain MRZ-1 Zones (areas where adequate information indicates that no significant mineral resources are present, or of little likelihood), a MRZ-3 Zone (an area containing mineral deposits the significance of which cannot be evaluated from the available data), and MRZ-4 Zones (areas where available information is inadequate for assignment to any other MRZ Zone).

Goals, Policies, and Implementation Programs For Conservation of Agriculture, Soils and Mineral Resources



Franklin Hills



Mt. Wanda



Alhambra Creek entering Carquinez Strait

General Plan



Black Necked Stilts

Goal

OSC-G-3 Preserve productive agricultural lands

Policy

OSC-P-3.1 Support preservation of productive agricultural lands.

Implementation

OSC-I-3.1.a Identify and map those properties that include prime productive agricultural soils (Class I and II capability according to the U.S. Soil Conservation Service) for use in the review of development applications.

OSC-I-3.1.b Though the subdivision entitlement process, encourage consolidated development; with appropriate land use buffers of parks, open space and trails, for proposed major subdivisions adjacent to agricultural lands

Policy

OSC-P-3.2 Encourage the preservation of productive agricultural lands by establishing programs which secure permanent agricultural use on lands so designated in the City and/or Contra Costa County General Plan.

OSC-P-3.3 Foster the fiscal viability of existing viticulture operations by continuing to accommodate small scale commercial winery and wine growing operations.

OSC-P-3.4 Minimize impacts of development on agricultural uses by requiring new development to provide appropriate buffers of open areas and/or landscaping between the new urban uses and the existing agricultural uses.

OSC-P-3.5 Reduce the potential for conflicts between existing

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agricultural uses and new urban development, by requiring homebuyer notification of agricultural operations on nearby sites.

- OSC-P-3.6 Encourage grazing as watershed and fire protection, land management, weed control and native grass restoration tool.

Implementation

- OSC-I-3.5a Though the subdivision and site development entitlement process require adequate setbacks for any nonagricultural structures adjacent to cultivated agriculture.

- OSC-I-3.5b Consider Adoption of a Right to Farm Ordinance, which protects ranchers and farmers within a historically agricultural district from nuisance complaints and unreasonable restrictions and regulations on farm structures or farming practices.



Old City Hall Building

3.4 Biological Resources

As part of the San Joaquin Delta, Martinez is home to several distinct habitat types that support a diverse assortment of wildlife. Before Western settlement, Martinez was predominantly covered by oak savannah and grassland habitats, both which can still be experienced in the western hills and smaller pockets throughout the City. Oak savannahs typically exist on northern and eastern slopes and can be identified by the presence of grasses and scattered oak trees. Grasslands, consisting of seasonal grasses, shrubs, and flowers, occupy southern and western slopes. Over 100 bird species from hawks to turkeys have been identified in these areas, as well as coyotes, snakes, deer, a mountain lion, and many others. Salt marsh and riparian habitats are two other primary environments found within Martinez. Riparian habitats are associated with hydrophilic (water-loving) vegetation and intermittent or continually running water; they can be found along the Alhambra Creek corridor and its tributaries.

Beavers, minks, fish and herons depend on this habitat. Salt Marshes, such as those along the Carquinez Strait, are defined by tidal action, salty or brackish water, and are dominated by halophytic (salt tolerant) herbaceous plants. Shorebirds, waterbirds, and small



Martinez Amtrack

mammals are commonly found in this area.

Special status species are those plants and animals included on any federal, state, or other authority list indicating that the species is threatened or endangered, or is a candidate to be classified as such. Species are placed on these lists due to their acknowledged rarity or vulnerability as a result of various causes of habitat loss or population decline. There are 8 listed plant species and 15 listed animal species that are known, or are believed to reside within the Martinez Planning Area, or use it as part of their territory.

Goals, Policies, and Implementation Programs For Conservation of Biological Resources

Goal

OSC-G-4 Protect and maintain the quality of biological resources.

Policy

OSC-P-4.1 Preserve and protect special status plant and animal species in a manner consistent with the state and federal endangered species acts, including protection of their habitat.

OSC-P-4.2 Revise the design review guidelines and landscape ordinance to encourage the use of native plants in urban landscaping as a way to provide additional natural habitat for native wildlife.

OSC-P-4.3 Continue to support preservation of woodland, marshes, and sensitive tree species such as Oaks, Black Walnuts and remove invasive exotics whenever possible or feasible.

OSC-P-4.4 Development in sensitive habitat areas should be avoided or mitigated to the maximum extent possible.

Implementation

- OSC-I-4.1.a Prior to development within identified sensitive habitat areas, the area shall be surveyed for special status plant and/or animal species. If any special status plant or animal species are found in areas proposed for development, the appropriate resource agencies shall be contacted and species-specific management strategies established to ensure the protection of the particular species.
- OSC-I-4.1.b Participate with regional, state, and federal agencies and organizations to establish and preserve open space that provides habitat for locally present wildlife.



Alhambra Creek Sign

3.5 Air Quality and Pollution

Martinez is part of the San Francisco Bay Area Air Basin, one of 14 such air basins defined by the California Air Resources Board (CARB). In addition to being subject to the requirements of the federal Clean Air Act of 1970 as amended through 1990, communities within the Air Basin are subject to administrative regulations of the Bay Area Air Quality Management District (BAAQMD).

Goals, Policies, and Implementation Programs For Air Quality and Pollution Protection

Goal

- OSC-G-5 Contribute to the continued Improvement in Local and Regional Air Quality

Policy

- OSC-P-5.1 Reduce local contributions of airborne pollutants to the air basin.
- OSC-P-5.2 Cooperate with regional efforts to expand public and mass transit services.
- OSC-P-5.3 Encourage the use of non-vehicular means of



Alhambra Creek after silt removal

transportation through land use patterns and investing in pedestrian and bicycle infrastructure and as feasible support a Safe Routes to School Program.

OSC-P-5.4 Encourage efforts to improve indoor air quality and to provide a comfortable and healthy environment.

OSC-P-5.5 Continue to participate in regional efforts to meet state and federal air quality standards.

Implementation

OSC-5.1.a Minimize impacts of new development by reviewing development proposals for potential impacts pursuant to CEQA and the BAAQMD Air Quality Handbook. Apply land use and transportation planning techniques to encourage the use of non-vehicular means of transportation, and/or shared transportation where possible, with the:

- Incorporation of public transit stops;
- Pedestrian and bicycle linkage to commercial centers, employment centers, schools, and parks;
- Preferential parking for car pools and van pools;
- Traffic flow improvements; and
- Employer trip reduction programs.

3.6 Energy and Resource Use

We rely on energy and all sorts of natural resources in our daily lives. From global population boom to climate change, there is a need to make efficient use of the resources on which we depend. Since the Industrial Revolution, most of our energy has come from non-renewable sources and as we live in an ever more “plugged in” world. It is important that we ensure the continuous availability of affordable and reliable energy. While Martinez’s role may not directly contribute to innovative, sustainable technologies, we can promote the use of such technologies as they become available. In Martinez it is particularly relevant to address the issues of energy, water, and raw materials use as they relate to buildings and

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transportation.

Buildings

In the US, buildings account for approximately 72% of electricity consumption, 39% of total energy use, 83% of CO2 emissions, 40% of raw materials use, and 30% of waste (by weight). By building more sustainable, the degree of these impacts is drastically reduced. Better insulation reduces the need for heating and cooling. Mixed-use infill development in the downtown preserves open space while also bringing more people downtown. Harnessing solar energy through solar panels is a practical way to generate clean energy on site.

Yards and other forms of landscaping require an incredible amount of water. Employing xeriscaping strategies (landscaping and gardening in ways that reduce or eliminate the need for supplemental water irrigation) is a great alternative to typical planting schemes. Planting native plants is the most straightforward way of doing this, as they are acclimated to the climate and provide the additional benefits of providing natural habitat and a unique and authentic sense of place. Building rating systems and programs such as LEED, developed by the U.S. Green Building Council, address these and other aspects of development by providing both guidelines and standards.

Transportation

The transportation sector is also extremely taxing on energy in natural resources. In addition to requiring a lot of space, cars contribute to nearly 50% of green house gas emissions (GHGs) in Martinez, and vehicular infrastructure is expensive to construct and maintain. Development patterns are a huge factor in determining how we move around and certain patterns encourage less driving. For example, infill construction in mixed use areas can make walking a viable means of transportation for certain activities. Also, electricity saved through energy-efficient buildings allows more of it to be available for the use of electric vehicles.

For more information on energy use in Martinez, see the City of Martinez Climate Action Plan.

Goals, Policies, and Implementation Programs For Energy and Resource Conservation



Waterfront Park Arch Bridge

General Plan



Shell Refinery

Goal

OSC-G-6 Reduce energy, water, and resource consumption.

Policy

OSC-P-6.1 Reduce Energy, Water, and Resource Consumption wherever possible as they pertain to buildings and construction.

OSC-P-6.2 Promote and encourage compliance with sustainable building standards.

OSC-P-6.3 Strongly encourage landscaping that promotes more efficient use of water and energy including an evaluation of xeriscaping (no/low water use landscaping plants), native plants in landscaping, drip irrigation and irrigation controls.

OSC-P-6.4 Encourage existing buildings and new construction to incorporate renewable energy and energy- and water-efficient technologies.

OSC-P-6.5 Cooperate with PG&E, Contra Costa County, State of California and all relevant public and private organizations efforts to retrofit existing homes with energy saving devices.

OSC-P-6.6 Support the use of Solar Power by streamlining the permitting process.

OSC-P-6.7 Encourage use of recycled-content construction materials.

OSC-P-6.8 Encourage rehabilitation and reuse of buildings whenever appropriate and feasible as an alternative to new construction.

OSC-P-6.9 Continue supporting recycling and composting programs.

OSC-P-6.10 Continue to support the use of electric and other

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alternative fuel-sourced vehicles.

- OSC-P-6.11 Promote land use patterns which minimize energy consumption.

Implementation

- OSC-I-6.1.a Identify opportunities for creating energy conservation and efficiency programs for application in all City facilities, schools and local businesses
- OSC-I-6.1.b Institute a water conservation program for all City facilities to include such features as: installation of waterless urinals and low flow toilets.
- OSC-I-6.1 c Continue to implement Zoning Guidelines for landscaping to absorb pollutants.
- OSC-I-6.1 d Continue to incorporate measures to reduce runoff and control stormwater.
- OSC-I-6.1e Continue to support the building material recycling program through education of the public, contractors and developers.

Goal

- OSC-G-7 Reduce energy use to limit air pollution and likelihood of power outages.

Policy

- OSC-7.1 Continue to support the efforts of Pacific Gas and Electric in identifying projected energy demands for residential, commercial, industrial, and other land uses and promote alternative energy such as the use of solar.
- OSC-7.2 Support incentive programs that promote reduction of energy use.



Waterfront Park



Slough at Waterfront

Implementation

- OSC-I-7.1.a Consider adoption of ordinance implementing “green” building practices that include the use of solar power.
- OSC-I-7.1b Adopt an ordinance that limits or prohibits the introduction of new wood burning stoves in new or remodeled residential buildings.

3.7 Water Resources and Watersheds

Watershed management is a necessary component of open space preservation outlined above. Defined by ridges and other high points, a watershed is a landform that contains all the land and water features that drain water to a specific geographic feature in the landscape, whether as runoff or through the soil. While the topography and related flora and fauna of a watershed can add to a city’s vibrancy, hazards like flooding and landslides can be issues of great concern if development is not compatible with the watershed’s natural systems. The policies within this section are intended to address how present and future development in Martinez relates to and affects the watershed in which it lies.

The City Limits of Martinez include portions of six watersheds. Most of Martinez (including downtown) belongs to the lower third of the Alhambra Creek watershed, which originates in Briones Regional Park. The headwaters and upper watersheds of the Hidden Lakes, Virginia Creek, Vine Hill Creek, and Peyton Creek watersheds originate within Martinez. The Shell-West watershed lies both within the City limits and on Shell property in the County and is the only watershed whose effluent receives treatment.

Goals, Policies, and Implementation Programs Water Resource and Watershed Conservation

Goal

- OS-G-8 Protection of water resource systems to maintain natural habitat within the Watershed and enhance the biological value of the City

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Policy

OSC-P-8.1 Water resources such as the Alhambra Creek Watershed, wetlands, flood plains, recharge zones, riparian areas, open space and native or natural habitat should be preserved.

Implementation

OSC-I-8.1a Require proposed projects located near watersheds or riparian areas to protect the natural resource consistent with flood management and recharge objectives.

OSC-I-8.1b Consider completion and adoption of an Alhambra Creek Watershed Management Plan

Goal

OSC-G-9 Protect high quality water from pollutants and protect the resource.

Policy

OSC-P-9.1 Protect and improve the quality of water in all of Martinez's watersheds, creeks, and water bodies.

Implementation

OSC-I-9.1a Review all projects in watershed to limit runoff and preserve quality of water insuring proper mitigation measures as part of development.

OSC-I-9.1b Manage storage of hazardous materials, especially underground tanks that may leak into existing waterways to prevent pollution.

OSC-I-9.1c Consider the establishment of buffers between development and water resources to prevent contamination of the water from urban pollutants.



Bay Trails Project



Alhambra Creek

Policy

- OSC-P-9.1 Enforce Federal State and local mandate regarding water quality such as the National Pollutant Discharge Elimination System(NPDES).

Implementation

- OSC-I-9.1a Support the Contra Costa Clean Water Program and continue to implement a stormwater clean water program to reduce pollutants according to NPDES mandates.
- OSC-I-9.1b Require new development to incorporate treatment measures, site design techniques and source controls to address stormwater runoff pollutant discharges and prevent increase in runoff rates in development projects.
- OSC-I-9.1c Reduce impervious surface areas associated with projects and encourage the design that reduces stormwater flow and volume.
- OSC-I-9.1d Enforce development guidelines that protect areas that are susceptible to erosion or other factors that would pose significant impacts to local waterways.
- OSC-I-9.1e Encourage the use of pest resistant, native species and drought tolerant landscape design and features, and promote the use of design that incorporates stormwater detention and retention in development projects.
- OSC-I-9.1f Support the use of green roofs to reduce runoff flow rates and volume, absorb and filter pollutants, supply green habitat and nesting areas and help lower urban heat island effect.
- OSC-I-9.1g Continue to strengthen the City's Water Conservation in Landscape Ordinance, update when necessary.
- OSC-I-9.1h When appropriate, utilize the Bay friendly Landscape

Guidelines and native species in order to reduce water consumption.

OSC-I-9.1i Support the efforts of Contra Costa County Sanitation District with respect to their reclaimed water management project.

OSC-I-9.1j Promote reclamation and reuse of wastewater for irrigation and to recharge aquifers.

3.8 Flood Hazard Management

Flooding is an ongoing challenge in Martinez; the relatively high flood risk in Downtown, and elsewhere, negatively affects property values and economic vitality. In response to flooding in 1997, a group of dedicated and concerned citizens, representing a wide variety of stakeholders, developed the Alhambra Creek Watershed Management Plan. The intent was to improve the creek channel to provide 100-year flood protection from Marina Vista to the Railroad Bridge as part of the Intermodal Facility improvement. In 1998, the City Council identified four projects to alleviate flooding they include : 1) Restoration of the Marsh Area; 2) Upgrade of the Union Pacific Railroad Bridge to 100-year flood level of protection; 3) Alhambra Creek channel enhancement from Marina Vista to Green Street and 4) Creek maintenance and cleaning upstream of Green Street. Aspects of this plan were largely implemented between 1997 to 2001 as part of flood control and landscape improvement projects and resulted in the daylighting of Alhambra Creek at the plaza south of Main Street.

Improvements to Alhambra Creek have reduced the frequency of events from four to one event every 10 years.

Goals, Policies, and Implementation Programs For Flood Hazard Management

Goal

OSC-G-8 Reduce Flood Hazards while Enhancing the Creekside Environment.



Martinez Marina



View of Martinez

Policy

- OSC-P-8.1 Support measures that would decrease the likelihood of flooding and/or reduce the amount of damage caused by flooding.
- OSC-P-8.2 Regulate overgrazing, clearing, burning, and other activities which could reduce vegetation cover within the Alhambra Creek Drainage Basin. Unless absolutely necessary, prohibit the construction of impermeable surfaces over permeable soil and geologic areas or the removal of permeable soils by extensive grading and scraping practices.
- OSC-P-8.3 All other waterways and their banks should be protected from encroachment and degradation and restored or enhanced visually through appropriate landscaping where deemed necessary. Integration of these into park or trail systems and other common open spaces should be required as a condition for development of adjoining lands.
- OSC-P-8.4 In all hilly areas, grading practices for drainage purposes should restore natural patterns of surface water run-off with respect to volume of flow.
- OSC-P-8.7 As funds allow and/or as a condition of approval, sites in the first and second order tributary sub-basins of the Alhambra Creek Drainage Basin should be developed for flood retention purposes and for additional recreation or livestock watering uses where appropriate. Retention dam sites should be chosen with due consideration to soil and geologic conditions related to slide hazard.
- OSC-P-8.8 Support the revegetation of watercourses and enforce the use of native vegetation, providing the type of vegetation is compatible with the watercourse's maintenance program and does not adversely alter channel capacity.

OSC-P-8.9 Where feasible, enhance watersheds and aquifer recharge areas, as funds become available.

Implementation

OSC-8.1.a Continue to enforce flood management control standards when development is proposed within flood basins or watercourses. .

3.9 Water Quality

The San Francisco Bay Conservation and Development Commission (BCDC), established to both protect and direct development of the Bay and its shoreline, recognizes that the Bay is a single body of water, in which activities or conditions affecting one part may also affect other parts. Pollutants affect both surface and ground water and compromise the quality of our drinking water, health, and the environment.

Monitoring and regulating point source pollution, such as effluent from a refinery or municipal sewage discharges, is relatively straightforward. The Clean Water Act, adopted in 1972, has been critical and very effective in reducing the impacts of point source pollution. Now, non-point source pollutants pose the greatest threat to our water supply. Non-point sources include polluted urban runoff from streets and parking lots, erosion from construction sites, pollutants in freshwater inflow, leaching of pollutants from toxic waste sites and dumps of all kinds into the water supply, fertilizers and other agricultural runoff, direct spills of pollutants into the San Francisco Bay waters, dredging, and vessel waste discharges.

Non-source pollutants are pervasive and abundant. They are particularly dangerous because people are generally unaware of the damage they can cause, or think that their own use of these pollutants is inconsequential. Small amounts of pollutants distributed throughout a watershed can be extremely harmful once they are all flushed to the same area, like the Creek. Further, not everyone is aware of what non-source pollutants are or how they relate to water quality.

The nutrients from 1 pound of leaf clippings are enough to support the growth of 300 pounds of algae. Algae blocks sunlight, killing



Hidden Lakes



aqueous plants. Once enough plants die, not enough oxygen is produced to support animal life in the water body. Another frequently overlooked condition is the effect of relatively warm urban runoff (especially from asphalt), flowing into creeks and other bodies of water. Fish are particularly sensitive to water temperature and runoff from a storm may raise the water temperature enough (even as little as 3 degrees) to devastate an entire population.

Making small changes throughout the watershed is the most effective way to addressing this type of pollution. These changes include reducing the prevalence of pollutants, decreasing the amount of impermeable surfaces, employing best management practices for watershed management, and incorporating toxic-remedial plants throughout the watershed, but especially along impermeable surfaces and the creeks, Strait, and other bodies of water.

Goals, Policies, and Implementation Programs For Water Quality Conservation

Goal

OSC-G-9 Preserve and Enhance the Quality of Surface and Groundwater Resources.

Policy

OSC-P-9.1 Grading, filling and construction activity near watercourses shall be conducted in such a manner as to minimize impacts from increased runoff, erosion, sedimentation, biochemical degradation, or thermal pollution.

Implementation

OSC-9.1.a Continue to apply current National Pollutant Discharge Elimination System C.3 regulations, including the use of permeable surfaces.

OSC-9.1.b Continue to work in collaboration with the Contra Costa County Flood Control and Water Conservation District to develop and enact best management

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practices for storm water management.

OSC-P-9.2 Support efforts to phase out the use of long-lived synthetic compounds, such as pesticides and vehicle anti-freeze, and certain naturally occurring substances which do not biodegrade. Encourage efforts to change manufacturing processes to use biodegradable materials, recycle manufactured products, reuse by-products, and use “green” products.

OSC-P-9.3 Encourage retailers to stock nontoxic alternatives to hazardous products.

OSC-P-9.4 Continue to promote keeping our waterways clean and pollution free by eliminating non stormwater discharges to storm drains, creeks and the bay.

OSC-P-9.5 Support alternatives to impervious surfaces in new development, re-use and/or public improvement projects to reduce urban runoff into drain systems, creeks and other drainages.

OSC-9.5.a Where feasible, a requirement of project approval should be the use vegetated areas to absorb and filter the fertilizers, pesticides and other run off pollutants

Goal

OSC-G-10 Improve cooperative planning between all agencies within each Watershed-wide area.

Policy

OSC-P-10.1 Support the formation of an inter-jurisdictional group to consider issues that affect watersheds across jurisdictions.

Implementation

OCS-I-10a Continue to work with other jurisdictions, including the creation of an inter-jurisdictional group to coordinate strategies addressing preservation and



Shell Refinery

enhancement of watershed-wide water quality.



Bay Trails Project Regional Shoreline

Alhambra Creek Enhancement Program

The Alhambra Creek Enhancement Program was adopted by the City Council in 1992. The Program is a vision for Alhambra Creek in which trail, habitat enhancement, and bank stabilization proposals have been designed to complement each other. A long term goal of the Program is to provide a continuous trail system would connect the neighborhoods with Downtown, schools, parks and with the regional recreational trail network. The Program was designed to encourage people to walk or bicycle in safety to Downtown, with opportunities to stop and enjoy the restored natural setting. Educational exhibits would be available to describe the natural processes of the creek, its historic importance and the process of habitat restoration and bank stabilization. The improved habitat would bring a rich biological diversity into the center of Martinez. Stabilization treatments for the channel, its banks and the adjacent properties would work in concert with habitat restoration and would accommodate trail construction. The Plan has the following objectives:

- Create a greenway corridor along Alhambra Creek which balances the community desires for public access, natural area restoration, wildlife habitat value enhancement, flood protection and bank stabilization.
- Create an access and enhancement plan which maintains the privacy and security of creekside properties and residents and the safety of those using the creek.
- Improve the habitat values for wildlife in the riparian corridor and for fish in the creek.
- Create an access and enhancement plan that maintains or improves, where possible, the existing level of flood protection along the creek.
- To the extent consistent with wildlife habitat, flood protection and public safety, create a safe route for pedestrians and bicyclists along the greenway corridor linking the neighborhoods, existing trails, public open spaces and the downtown commercial core of the City of Martinez.

Open Space and Conservation Element

- Create public, creek related educational options throughout the greenway corridor.
- Enhance the economic health of the downtown area through the creek enhancement process.

Goal

OSC-G-11 Increase Alhambra Creek's Value as a Community Asset.

Policy

OSC-P-11.1 Promote Alhambra Creek as an Integrated Greenway.

OSC-P-11.2 Limit and control public access in sensitive wildlife areas.

OSC-P-11.3 Provide natural and artificial barriers to habitat in high public use areas.

OSC-P-11.4 Maintain the privacy and security of creekside properties and residents while also permitting safe public access along portions of the creek. Develop a public access system which is easily monitored for the safety of the users.

Implementation

OSC-I-11.1a Consider the adoption of a tree planting program for streets and other open spaces along the creek in which riparian-related plants are used to enhance and expand the corridor, visually enhance the space, support wildlife and fish habitat restoration, and provide additional shade

OCS-I-11.1b Continue to implement the Alhambra Creek Enhancement Program as both public CIP projects and through condition of approval places on development adjacent to Alhambra Creek.



Arch Bridge Waterfront Park



Viano Winery

Goals, Policies, and Implementation Programs For Natural Resource Conservation

Goal

- OSC-G-12 Ensure the preservation of natural resources by determining appropriate land use and compatibility with natural resources, the built environment and open space.

Policy

- OSC-P-12.1 The City will where feasible protect and preserve open space and remaining natural areas, including, oak/woodland, riparian vegetation, creeks, saltwater and freshwater marsh, native grasslands, wildlife corridors and sensitive nesting and habitat areas.
- OSC-P-12.2 Where feasible all projects shall avoid impacts on wetlands, if not feasible appropriate mitigation measures shall be implemented consistent with Federal and State policies.
- OSC-P-12.3 Recognize the US Army Corps of Engineers as the designated permitting agency that regulates wetlands.
- OSC-P-12.4 Provide the public appropriate access to wetlands.
- OSC-P-12.5 When feasible require full restoration or replanting of vegetation as part of development adjacent to riparian habitat.
- OSC-P-12.6 Promote the preservation of wildlife corridors and habitat by including buffers and prohibition of development.
- OSC-P-12.7 Limit development in areas which support special status species.

Implementation

Open Space and Conservation Element

OCS-I-12.4a Continue to work with State and Federal agencies, and local and state agencies to promote long term sustainability of natural resources.

OCS-I-12.4b Design public access to avoid or minimize disturbance to wetlands, consistent with the appropriate mitigation standards, with necessary buffer areas, and associated wildlife habitat. While facilitating the public access and enjoyment of wetlands as an open space resource.

OSC-I-12.4c Lands adjacent to riparian areas shall be protected as public or private open space through dedication or easements.

OCS-12.4d Condition projects or modify proposals to preserve natural transitions along the edges of habitat areas, requiring that adequate buffers are maintained between sensitive habitats and development, in particular types of habitat of concern might be riparian corridors, marshlands, and oak woodlands

Goal

OSC-G-13 Provide a network of trails linking people to open space and recreation opportunities.

Policy

OSC-P-13.1 Plan for connectivity between open space through use of trails, open space corridors and development.

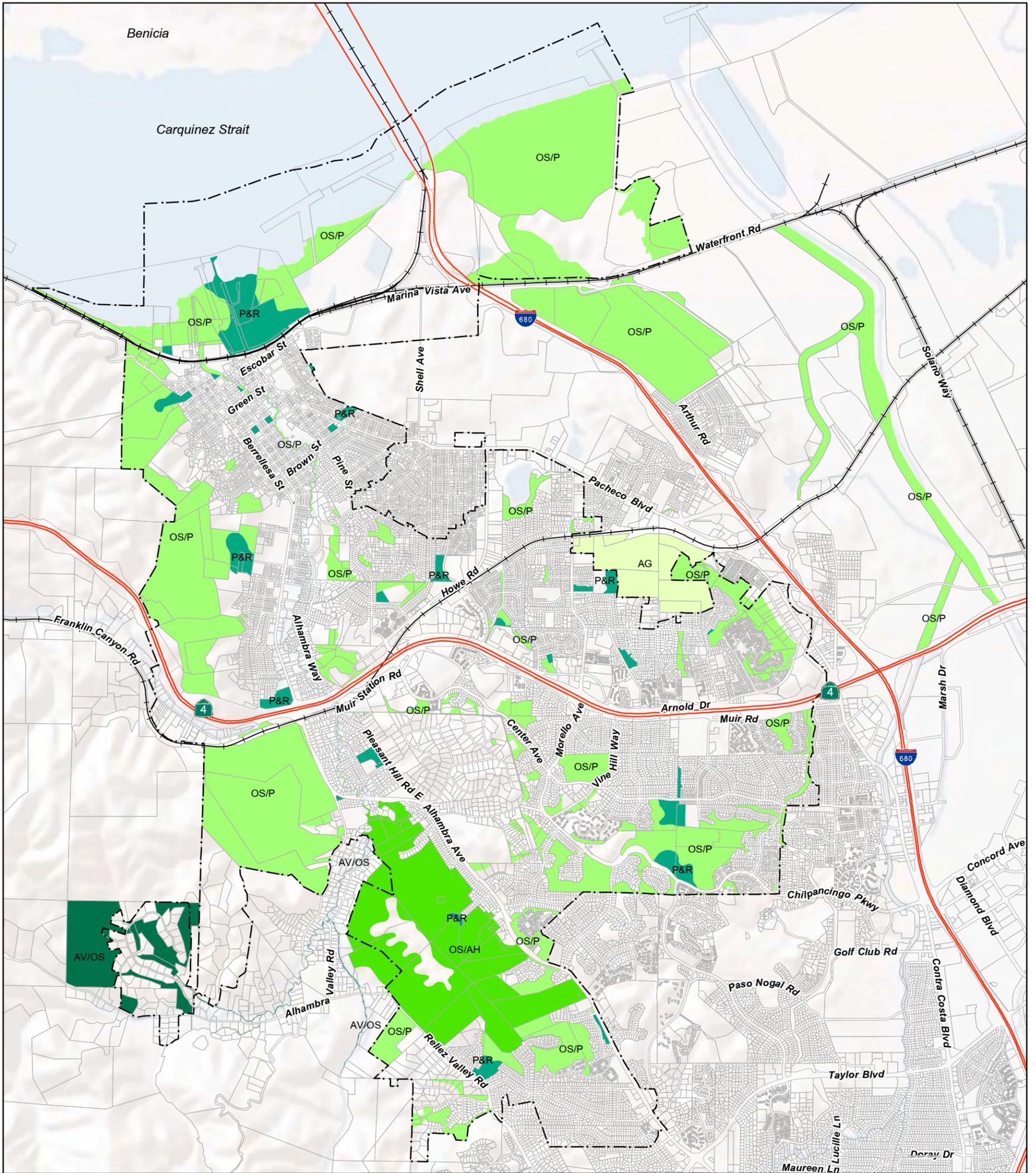
Implementation

OCS-13.1.a Encourage and coordinate efforts with the EBRPD, CCWD and the Contra Costa County Flood and Water Conservation District for the implementation of: trails as shown on the adopted Parks Master Plan. Where applicable, require, as a condition of project approval, installation of trail segments within project boundaries and/or links to adjacent regional trails.



Snowy Egret

Open Space Map - Figure 3.0



Martinez California Planning Department

Open Space 2015



This map was developed for general planning usage. The City of Martinez is not responsible nor liable for use of this map beyond its intended purpose.

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Open Space Land Use

- AG - Agricultural Lands
- AV/OS - Alhambra Valley Open Space
- OS/AH - Open Space Alhambra Hills
- OS/P - Open Space - Preservation
- P&R - Parks & Recreation

Visual Open Space

- VSL - Visually Sensitive Lands
- City Limits
- Rail Lines

