

# BCDC Public Hearing

June 16, 2016

## Agenda Item 9 - Application for Material Amendment No. 15

**BCDC Permit 1983.005**

Grand Marina Village Owners' Ass'n,  
Applicant

Represented by:

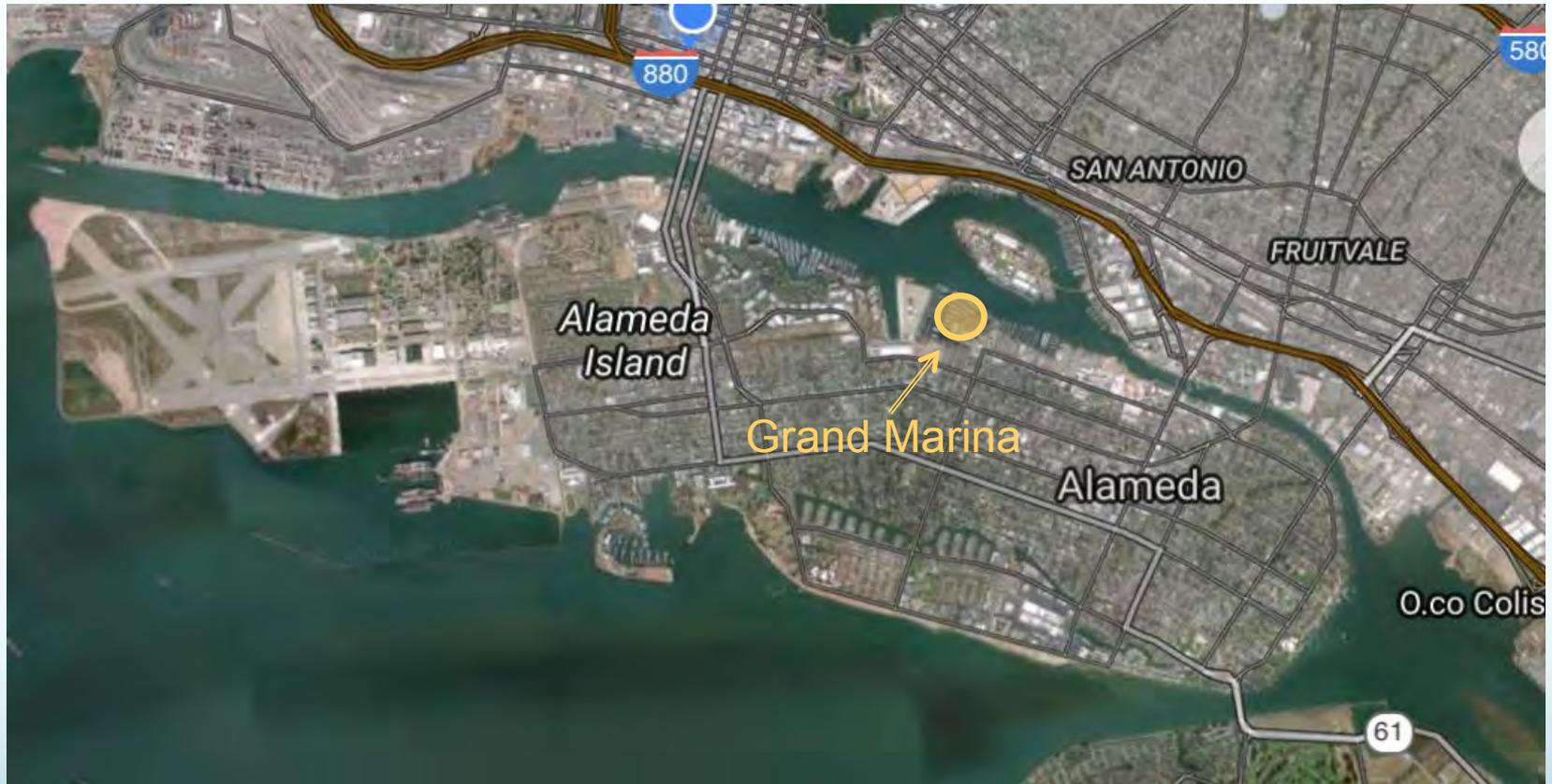
Wendy L. Manley

Bruce Flushman

Wendel, Rosen, Black & Dean LLP

**WENDEL  
ROSEN**  
BLACK & DEAN LLP

# Grand Marina





## Grand Marina Village Development (Amend 11)

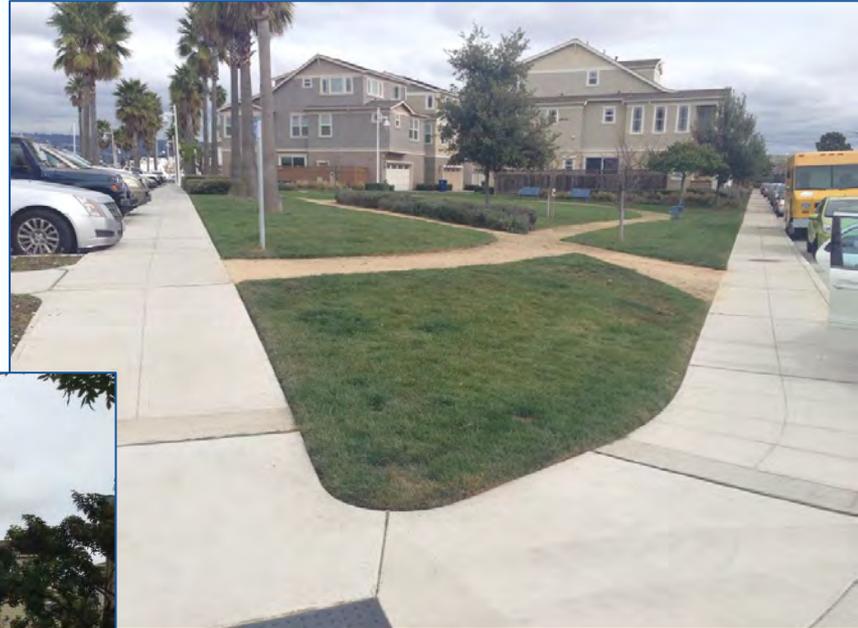
- Encinal Marina
- HOA
- Public Access Areas
- Approximate Boundary
- Limits of BCDC Jurisdiction - 100' shoreline band

*(Approximation for illustration purposes only)*

# Public Access Area Along the Shoreline



# Public Access Area HOA Triangle Parks





## Permit Areas and Boundaries

- Encinal Marina
- HOA
- Public Access Areas
- BCDC Bay Jurisdiction (MWH +3.04' (NGVD 29))
- - - Limits of BCDC Jurisdiction - 100' shoreline band

*(Approximation for illustration purposes only)*

# Example Boundary



# Reasons for Adopting Separate Permits

Separate Permits will:

- Clarify maintenance responsibility for public access to correspond to property ownership/control
- Ease BCDC permit administration and enforcement
- Enable unencumbered amendments for future projects
- Support Public Interest by ensuring maximum feasible public access is protected and maintained
- Not alter existing public access, or require or authorize any new work

# Exhibit 15A (Encinal)



MEAN HIGH WATER ELEVATION: +3.04 (NGVD 29, PARK STREET BRIDGE)  
-0.37 (ALAMEDA DATUM)

## (PROPOSED) EXHIBIT A - PUBLIC ACCESS AREA ENCINAL MARINA, PERMIT 1983.005.12A (58,877 sq. ft.)

 Public Access Areas

 LIMITS OF BCDC BAY JURISDICTION (MWH= +3.04' (NGVD 29)

 LIMITS OF THE 100' SHORELINE BAND FOR BCDC JURISDICTION



SCALE 1" = 85'

*(Approximation for illustration purposes only)*

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# Exhibit 15B (HOA)



MEAN HIGH WATER ELEVATION: +3.04 (NGVD 29, PARK STREET BRIDGE)  
 -0.37 (ALAMEDA DATUM)

(PROPOSED) EXHIBIT A -  
 GRAND MARINA VILLAGE, PERMIT 1983.005.12B (31,657 sq. ft.)

Public Access Areas

LIMITS OF BCDC BAY JURISDICTION (MWH= +3.04' (NGVD 29))

LIMITS OF THE 100' SHORELINE BAND FOR BCDC JURISDICTION

0 85 170

SCALE 1"=85'

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(Approximation for illustration purposes only)