

# San Francisco Bay Conservation and Development Commission

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July 13, 2018

**TO:** Commissioners and Alternates

**FROM:** Lawrence J. Goldzband, Executive Director (415/352-3653; [larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov))  
Brad McCrea, Regulatory Program Director (415/352-3615; [brad.mccrea@bcdc.ca.gov](mailto:brad.mccrea@bcdc.ca.gov))

**SUBJECT:** **Listing of Pending Administrative Matters**  
(For Commission consideration on July 19, 2018)

This report lists the administrative permit applications, federal consistency actions, marsh development permits in the Secondary Management Area of the Suisun Marsh, regionwide permit actions, minor amendments to the Suisun Marsh Local Protection Program, and emergency permits that are pending with the Commission. The staff members to whom the matters have been assigned are indicated at the end of the projects' description. Inquiries should be directed to the assigned staff member prior to the Commission meeting.

## Administrative Permits and Federal Consistency Actions

The following administrative permit applications have been filed and are presently pending with the Commission. The Executive Director will take the action indicated on the matters unless the Commission determines that it is necessary to hold a public hearing.

**Applicant:** Montezuma Duck Club  
12885 Alcosta Blvd.  
San Ramon, CA 94517

**BCDC Permit Application No. M2018.013.00md**

Filed: 06/27/18

90th Day: 09/25/18

**Location:** In the Primary Management Area of the Suisun Marsh, at the Montezuma Duck Club (Club #503), located adjacent to Grizzly Bay in unincorporated Solano County.

**Description:**

1. Install a 24-inch-diameter high density polyethylene (HDPE) drain pipe and stainless-steel flap gate, resulting in approximately 10 square feet and 0.74 cubic yards of fill;
2. Install a 15 foot long, 9/16-inch-wide metal sheet pile bulkhead wall on the exterior side of a levee, resulting in less than one-square-foot and two cubic yards of fill;
3. Install a 9 foot long, 9/16-inch-wide metal sheet pile bulkhead wall on the interior side of a levee, resulting in less than one-square-foot and 1.2 cubic yards of fill in a managed wetland; and

4. Install a 95 foot long, 1/2-inch-wide metal sheet pile bulkhead wall on the exterior side of a levee, resulting in approximately four square feet and 12.4 cubic yards of fill.

The project will not result in new public access. The staff recommends that conditions of approval be incorporated for marsh protection, including use of best management practices and protection of special status species and water quality.

*Tentative Staff Position: Recommend Approval with Conditions.* (Rebecca Coates-Maldoon, 415/352-3634 or rebecca.coates-maldoon@bcdc.ca.gov)

**Applicants:** Bob Bozek and James Bozek  
42 Mary Court  
Danville, CA 94526

**BCDC Permit Application No. M2018.014.00md**

Filed: 07/12/18

90th Day: 10/10/18

**Location:** In the Primary Management Area of the Suisun Marsh, at the Cygnus Gun Club (Club #418), located adjacent to the Southern Pacific railroad tracks in unincorporated Solano County.

- Description:**
1. Install a 24-inch-diameter high density polyethylene (HDPE) drain pipe and stainless-steel flap gate, resulting in approximately four square feet of fill;
  2. Install a 15 foot long wooden bulkhead wall on the exterior side of a levee, resulting in approximately 9.5 square feet and 2 cubic yards of fill; and
  3. Install a 15 foot long wooden bulkhead wall on the interior side of a levee, resulting in approximately 9.5 square feet and two cubic yards of fill in a managed wetland.

The project will not result in new public access. The staff recommends that conditions of approval be incorporated for marsh protection, including use of best management practices and protection of special status species and water quality.

*Tentative Staff Position: Recommend Approval with Conditions.* (Rebecca Coates-Maldoon, 415/352-3634 or rebecca.coates-maldoon@bcdc.ca.gov)

**Applicant:** Stuart Ryan  
172 Beach Road  
Belvedere, CA 94920

**BCDC Permit Application No. M2018.017.00**

Filed: 06/22/18

90th Day: 09/20/18

**Location:** Within the Commission's Bay jurisdiction, at 172 Beach Road, in the City of Belvedere, Marin County.

- Description:** Conduct the following work at a residential pier: (1) replace and maintain in-kind an approximately 159-square-foot section of deck, including four piles; (2) install and maintain in-kind a mechanical boat lift; and (3) remove four creosote wood pile stubs.

The project would result in approximately eight square feet of net new fill cantilevered over the Bay, and less than one cubic yard of net solid Bay fill. To minimize potential impacts to eelgrass that may be present at or nearby the project site, the replaced

section of the pier would be constructed with light transmitting decking material and at an elevation approximately two feet higher than the original pier, allowing for increased transmission of light beneath the pier deck. In addition, staff proposes to condition the project to require construction best management practices to avoid water quality or habitat impacts as a result of construction activities. Surveys of eelgrass habitat by a qualified biologist would be required within 60 days prior to construction and again post-construction. If surveys find that significant adverse impacts on eelgrass coverage occur as a result of the project, the permittee would be required to implement restoration work and submit to additional monitoring to ensure the density and coverage of eelgrass at the site is restored to pre-project conditions.

*Tentative Staff Position: Recommend Approval with Conditions.* (Walt Deppe, 415/352-3622 or walt.deppe@bcdc.ca.gov)

### Permits in the Secondary Management Area of the Suisun Marsh

Solano County has issued the following marsh development permit:

**Applicant:** Verizon Wireless  
c/o Complete Wireless Consulting, Inc.  
2009 V Street  
Sacramento, CA 95818

**Permit:** **Marsh Development Permit No. MD-17-02**  
**(Use Permit Application No. U-17-09)**

Received by Commission Staff: 07/03/18  
20 Working Days from Receipt: 08/01/18

**Description:** On June 21, 2018, Solano County approved Use Permit No. U-17-09 and Marsh Development Permit No. MD-17-02 for the installation of a 50-foot-tall slimline monopole with associated ground equipment as part of a wireless telecommunications facility at a 2.8-acre parcel off Marshview and Goodyear Road, as they intersect with Interstate 680, approximately 1.5 miles southeast of the City of Fairfield, in unincorporated Solano County.

Solano County found that the project was consistent with its Local Protection Program for the Suisun Marsh. Among other things, the County found that the facility blends in with its existing environment and will not have significant visual impacts. The County Planning Commission made its findings on the basis of a visual analysis prepared for the project. A Negative Declaration was prepared and circulated for the project which found no significant impacts associated with the project.

Final Notice of County approval of the project was received at the Commission's office on July 3, 2018. Anyone who wishes to file an appeal with BCDC of the County decision must do so by 5:00 p.m. on August 1, 2018, at the Commission's office.

(Ethan Lavine, 415/352-3618 or ethan.lavine@bcdc.ca.gov)