

**BAY PLAN AMENDMENT 5-19
WATER-RELATED INDUSTRY PRIORITY USE AREA
PACHECO CREEK, MARTINEZ**

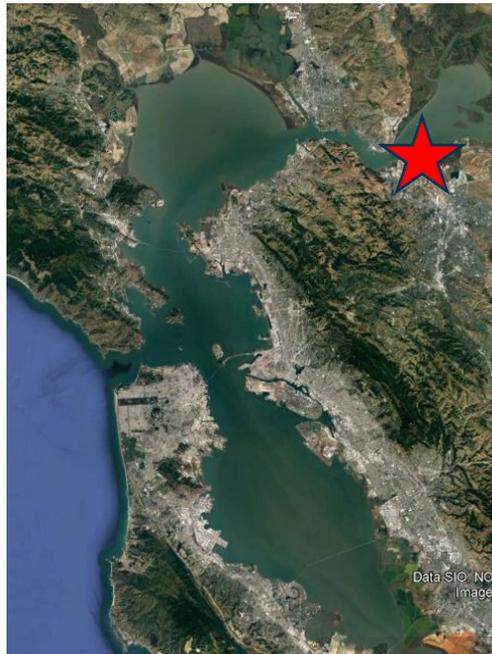
CODY AICHELE-ROTHMAN, COASTAL PLANNER

5 MARCH 2020

OUTLINE

Item 8

- Staff Presentation
- Final Recommendation
- Commission Discussion
- Vote



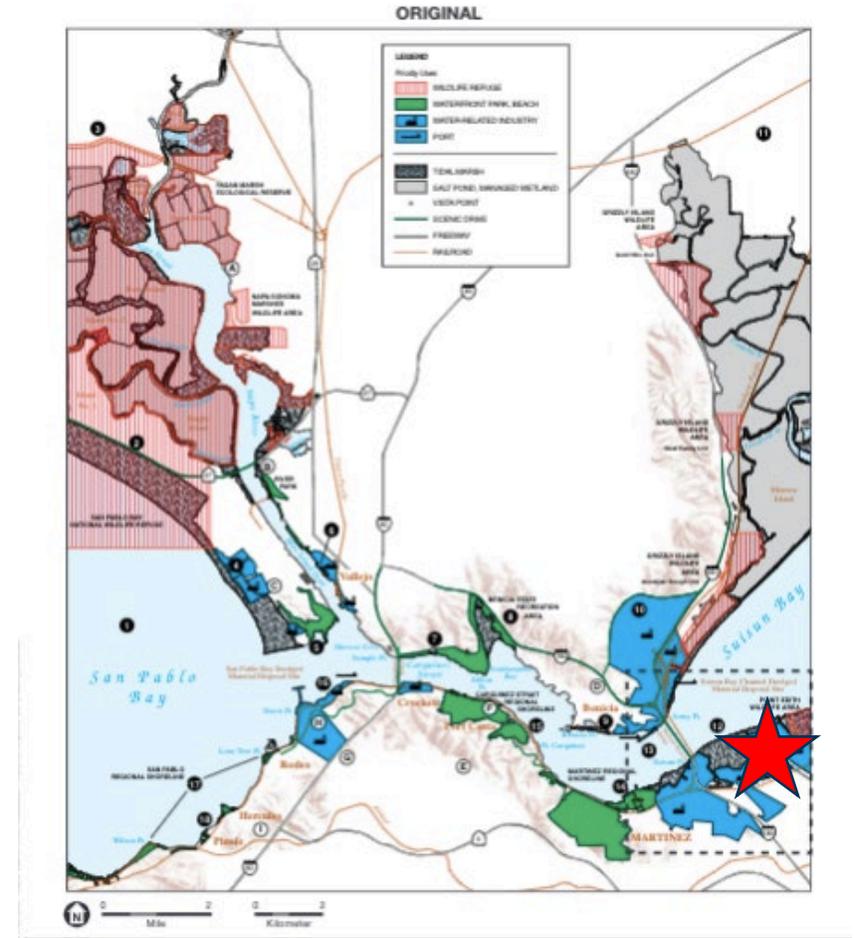
Project Site. Source: Google Maps

BPA 5-19 TIMELINE

- Initiation – November 21, 2019
- Descriptive Notice published – November 22, 2019
- Staff report published – November 27, 2019
- Public hearing – January 16, 2020
- Staff recommendation published – February 28, 2020
- Vote – March 5, 2020
- BCDC permit process TBD

BACKGROUND ON BCDC'S PRIORITY USE AREAS

- PUAs reserve shoreline areas for water-oriented uses to minimize the need to fill the Bay in the future for such uses
- PUAs inland of BCDC's shoreline band jurisdiction are advisory only



SOURCE: San Francisco Bay Conservation and Development Commission, Amended Sept 2000

BACKGROUND ON THE SITE

First designated as Water-Related Industry Priority Use Area in 1969

- Access to intermodal transportation, such as highways, rail lines, ship access
- Existing pipelines nearby
- Adjacent deep-water channel
- Use of similar sites around the Bay

BPA 3-87 analysis of water-related industry PUAs:

- Access to intermodal transportation, such as highways, rail lines, ship access
- Existing pipelines nearby
- Deep water channel silted in
- Soft soils and high ground water unsuitable for heavy development
- Sand mining activities at the north end of the site

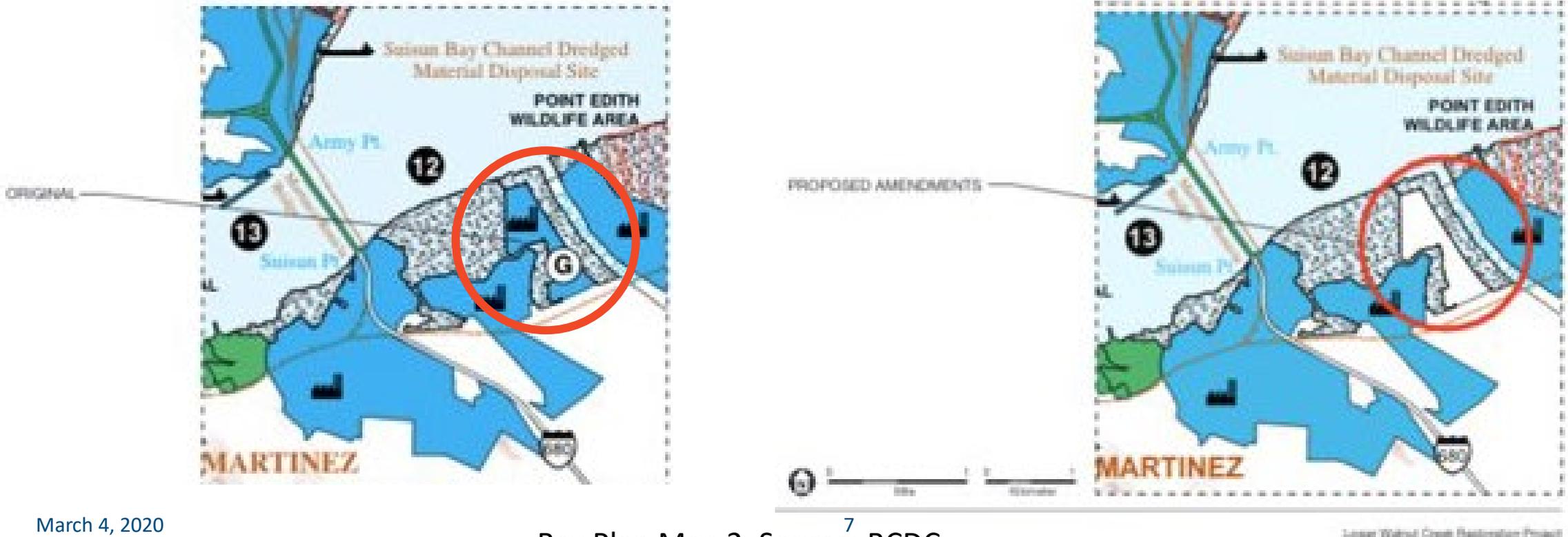
BACKGROUND ON THE SITE (2)

- The Contra Costa County Flood Control and Water Conservation District (District) purchased most of the site in 2003 with the intent to restore the site to tidal influence
- At the time, the northern section was still privately owned and used for drying and storing dredged sediments from the Bay
- Dredging activities on the site ceased ~10 years ago
- The District received Measure AA funding for the restoration project in June 2019 and purchased the last parcel in December 2019



SUMMARY OF THE PROPOSED AMENDMENT

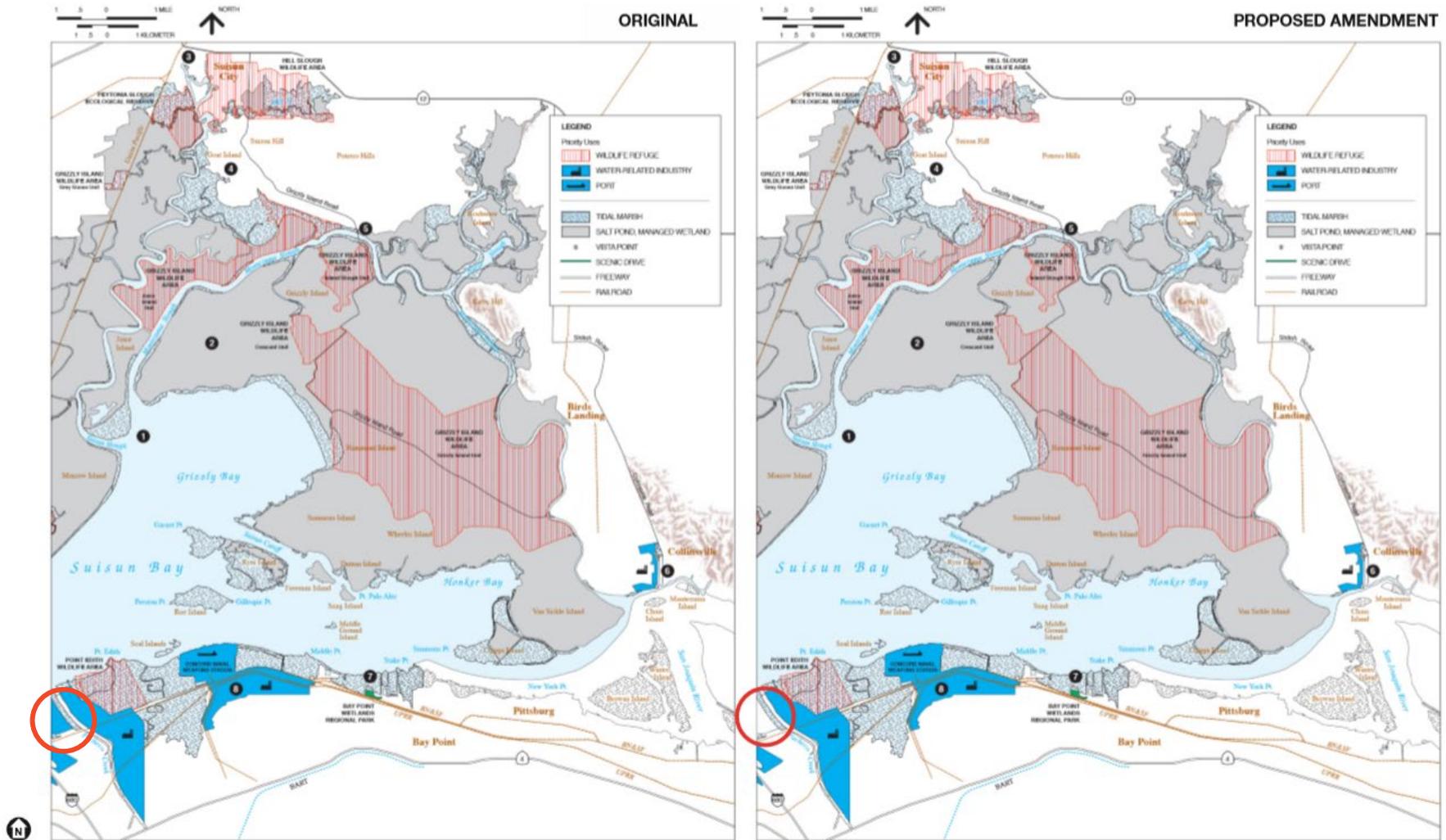
The District has requested that BCDC remove the water-related industry Priority Use Area designation from a 172-acre site to the west of Pacheco Creek near Martinez shown on Bay Plan Maps 2 and 3



March 4, 2020

Bay Plan Map 2. Source: BCDC

SUMMARY OF THE PROPOSED AMENDMENT (2)



STAFF ANALYSIS

Current site features:

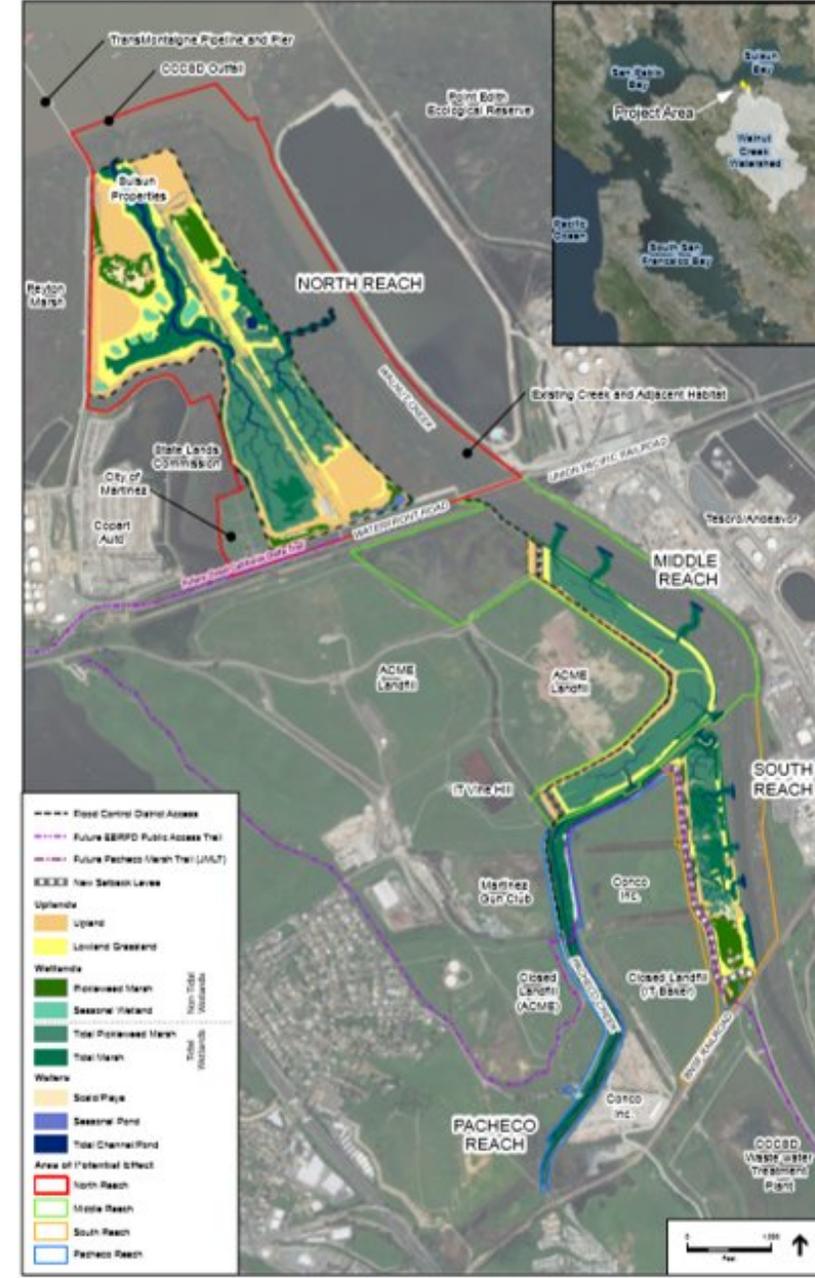
- Access to intermodal transportation, such as highways, rail lines, ship access
- Existing pipelines nearby
- Deep water channel silted in
- Soft soils and high ground water unsuitable for heavy development
- No sand mining activities on the site
- No demand for Water-Related Industry use in this Priority Use Area



North Contra Costa priority use area, subject site circled in red.
Source: BCDC

LOWER WALNUT CREEK RESTORATION PROJECT

- Public benefits of the proposed amendment and the Lower Walnut Creek Restoration Project:
 - Enhance and restore ~386 acres of coastal marsh habitat along Walnut and Pacheco Creeks
 - Set back sections of the levees along the creeks
 - Expand the flood retention capacity
 - Grade existing seasonal wetlands in order to expand the tidal wetland habitat and create a migration space for tidal wetlands expansion
- Provide opportunities for public access amenities



Restoration Plans.
Source: Applicant.

ENVIRONMENTAL ASSESSMENT

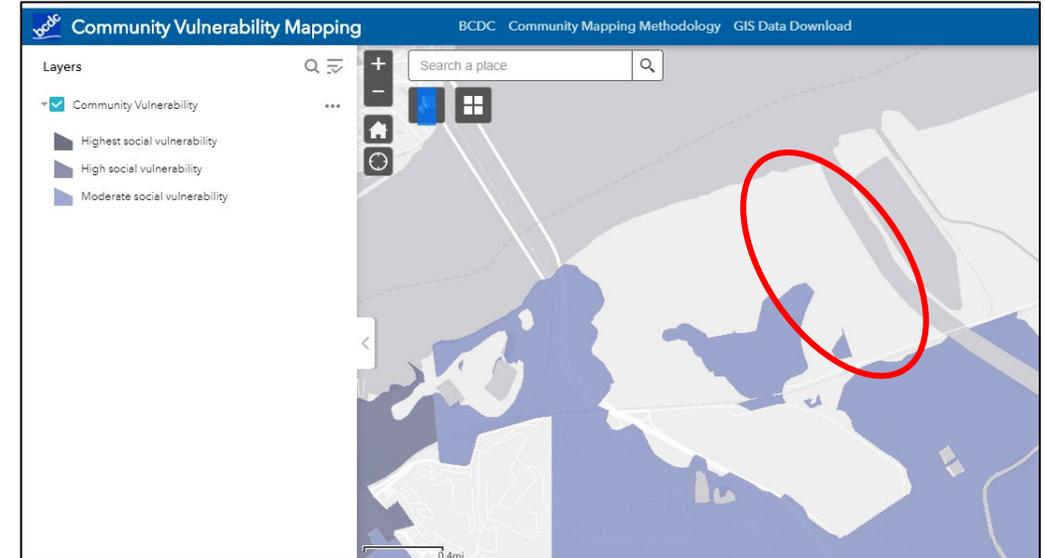
- No changes to staff's initial environmental assessment
- No direct significant adverse environmental effects from the PUA boundary modification
- Secondary or indirect effects identified in the Mitigated Negative Declaration from the overall project determined to be less than significant with mitigation



Image source: LWCRP website

CONSIDERATION OF ENVIRONMENTAL JUSTICE

- Assessment of community vulnerability
- Meaningful community involvement
- Disproportionate impacts



FINAL RECOMMENDATION

- 1) Amend the Bay Plan Maps 2 and 3 by removing the Water-Related Industry Priority Use Area designation from a 172-acre project site at Pacheco Creek, to the east of Martinez, that is a portion of the North Contra Costa WRI PUA;
- 2) Make necessary findings regarding environmental impacts outlined in the environmental assessment; and
- 3) Make necessary findings that the Bay Plan amendment conforms to all applicable policies of the McAteer-Petris Act.

THANK YOU!

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 <https://www.bcdcc.ca.gov/BPA/BPA.html>

