



The
Policies for a Rising Bay
Project

Economic Interests Meeting

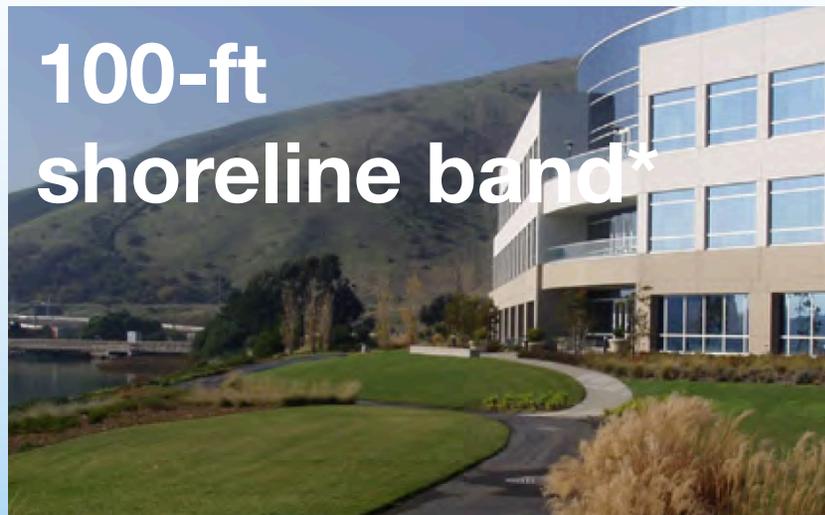
July 15, 2015

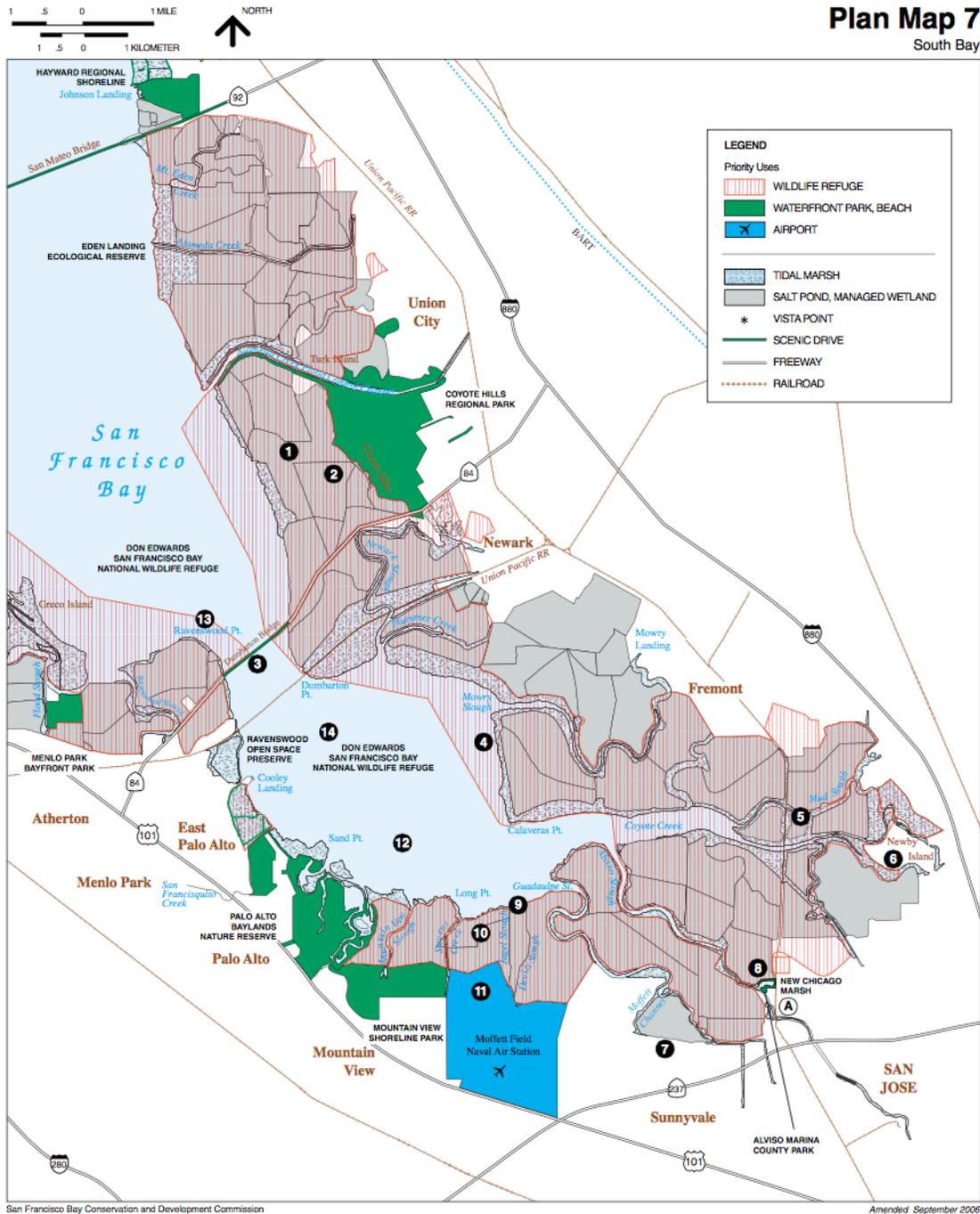
Project Goal



Collaboratively evaluate BCDC's fill policies in light of sea level rise and develop guidance for the Commission, staff and project proponents to promote shoreline resilience

Jurisdiction





Within shoreline band in priority use areas, proposed use must be consistent with the designation and be consistent with all applicable policies.

Authority in upland areas



the Commission may deny an application for a proposed project on the grounds that the project fails to provide maximum feasible public access, consistent with the proposed project, to the Bay and its shoreline.

(McAteer-Petris Act §66632.4)



Some shoreline areas, especially where wildlife is present, benefit from simple public access improvements.

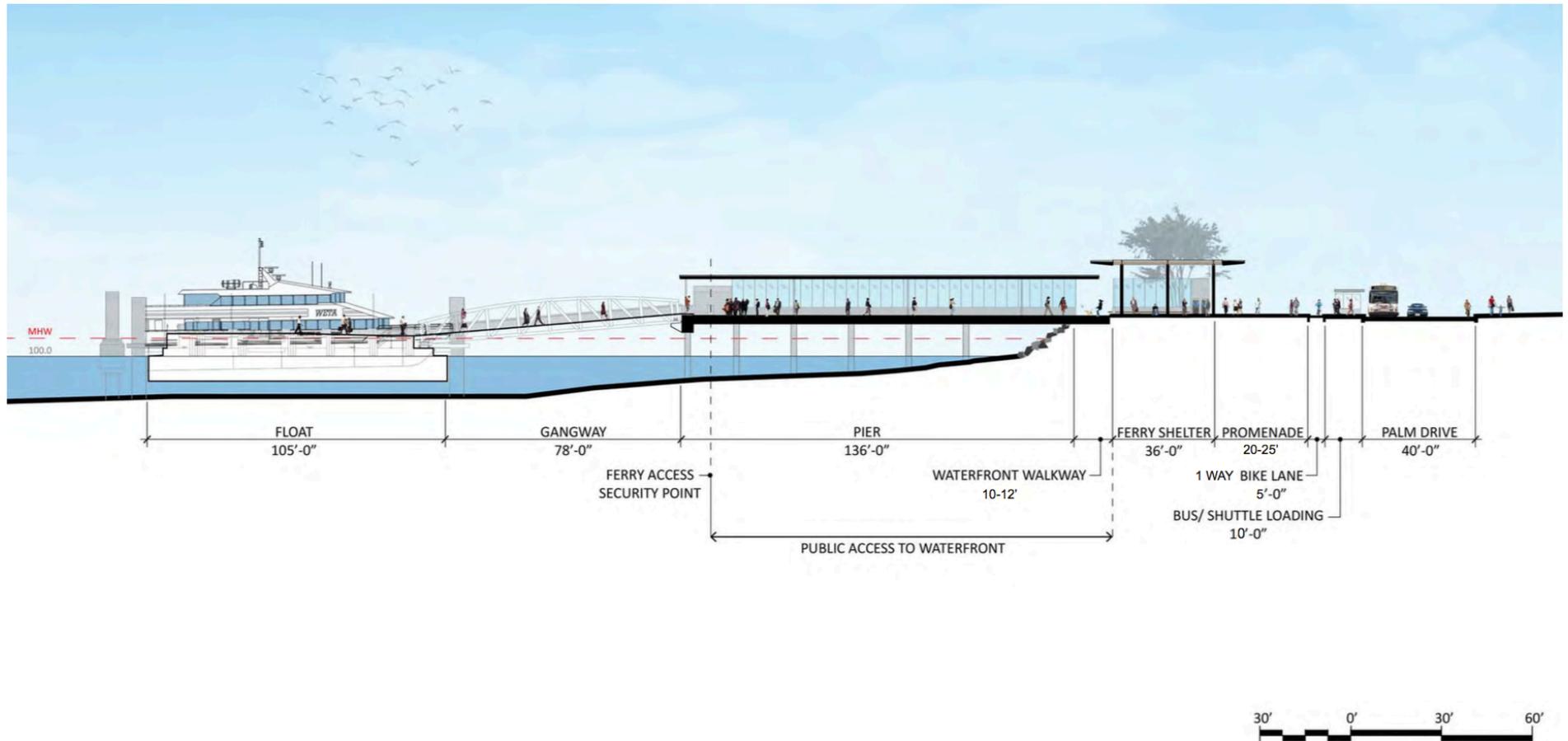
Bair Island Ecological Reserve, Redwood City



Urban settings provide opportunities for varied waterfront activities.

San Francisco Ferry Building, San Francisco

Different policies apply depending on jurisdiction and proposed project



Commission's approach to economic issues



- “Develop the Bay and its shoreline to their highest potential with a minimum of Bay filling.”

Bay Plan Objective 2

- Water-oriented uses in designated priority use areas, e.g., ports, airports, water-related industry, wildlife refuges, and water-oriented recreation
- Benefit-detriment analysis during permit review, including consideration of whether a certain threshold of activity is necessary for viability of the project

Example: AT&T Park



Example: Brooklyn Basin



Example: Dredging



Policy Analysis



How does the minimum fill requirement affect applicant's ability to protect existing and future infill development?

(McAteer-Petris Act 66605(c))

Policy Analysis



How to encourage innovative sea level rise adaptation approaches?

(Bay Plan Climate Change Policy 5)

Policy Analysis



How to implement cost-effective adaptive management plans for adaptation actions?

(Bay Plan Climate Change Policy 3)

Policy Analysis



What is reasonable mitigation for flood protection projects? Would a plan-based regional approach to flood protection fill and mitigation be more economical?

(Bay Plan Mitigation Policy 1)

Policy Analysis



How should the Commission consider fill to elevate ground transportation serving as flood protection?

(Bay Plan Transportation Policy 1)



Additional questions, comments,
and concerns?