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PETER W. DANIEL
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DAVID M. WOOLFE

*ADMITTED IN NEVADA &
CALIFORNIA

October 21, 2010

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a real issue which we all – citizens and policy makers – must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done an admirable job raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area. Much of the foreseeable effects are adverse, and many (if not most) of these are unnecessary.

The Amendments imply (without directly stating) that there is only one viable, one-size-fits-all response to sea level rise, which must, therefore, be regional in scope, leaving little room for local adaptation. This will unavoidably – and needlessly – infringe on the ability of local governments and the business community to pursue objectives which BCDC itself embraces; for example, infill housing and preservation of facilities that provide public access to the Bay and its environs.

The person for whom I am speaking is a likely casualty of the misguided approach embodied in the current proposed Amendments. She owns and operates a marina in the 100 year inundation zone, and owns adjacent property which is admirably suited for infill housing. Yet the basic policies embodied in the proposed Amendments would presumptively eliminate her marina and preclude any use of her adjacent property for infill housing. All without any exploration of potential solutions that would reconcile the overall objectives of the Amendments with those of public access and infill housing.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners; large regional employers such as Oracle;



Will Travis
BCDC Commissioners
October 21, 2010
Page Two

governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the U.S. Army Corps of Engineers; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

Respectfully,

HANNIG LAW FIRM LLP

A large, stylized handwritten signature in black ink, appearing to read "John H. Blake". The signature is written over the printed name and firm name.

John H. Blake

RUSS ROBINSON
10825 W. ESTATES DR.
CUPERTINO, CA 95014
408-253-2529
russ1011@ix.netcom.com

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OCT 21 2010
SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

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The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of developers to supply sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Sincerely,

/s/ R. H. Robinson

Russ Robinson
Staff Commodore
South Bay Yacht Club



Western States Petroleum Association
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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Guy Bjerke
Manager, Bay Area Region & State Safety Issues

October 21, 2010
Via the Bay Planning Coalition

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

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Sincerely,

Guy Bjerke
Manager, Bay Area Region & State Safety Issues



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 San Jose, California 95110
 (408)501-7864 Fax (408)501-7861

www.svlg.net

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Working Council Chair

SHERRI SAGER

Lucile Packard Children's Hospital

Established in 1978 by

DAVID PACKARD

October 21, 2010

Will Travis

San Francisco Bay Conservation and Development Commission

50 California Street, Suite 2600

San Francisco, California 94111

RECEIVED
 OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
 & DEVELOPMENT COMMISSION

RE: Bay Plan Amendment No. 1-08, request for extension of the public comment period

Dear Mr. Travis,

On behalf of Silicon Valley Leadership Group, I am writing to request that the Commission allow more time for key stakeholders to provide feedback on Amendment No. 1-08.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents more than 325 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley.

Climate change and rising sea levels are critical issues and we deeply appreciate the Bay Conservation and Development Commission's work to address these serious challenges. However, we are concerned about the potential impact this amendment could have on our ability to meet the region's projected growth. For that reason, we respectfully request that the Commission hold off on making any decisions, allow time for impacted stakeholders to assess the proposal more thoroughly and provide constructive direction to the Commission.

Accommodating the region's growth in an environmentally preferable manner is of utmost importance to the Leadership Group. Although our organization has not yet taken a specific position on the proposed amendment, we are concerned that the proposal may result in additional delays in an already cumbersome entitlement process. It is our hope that any proposal by the Commission would address the real issue of sea level rise while ensuring that we ease the process for building in the appropriate locations.

We look forward to working with the Commission on this proposal and thank you for your consideration of our comments.

Sincerely,

Carl Guardino
 President and CEO

cc: BCDC Commissioners



October 21, 2010

Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

RECEIVED
OCT 25 2010

Re: Proposed BCDC Bay Plan Amendments

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Dear Will and Commissioners:

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Sincerely,
Bel Marin Keys Community Services District\

Ernest P. S. Ganas, President
Darrick Chase, Vice President
Vincent Lattanzio Director
Susan Leidy Director
Mark Montobbio Director



**SAN MATEO COUNTY
BUILDING & CONSTRUCTION TRADES COUNCIL**

1153 Chess Drive #206 • Foster City, CA 94404 • Tel. (650) 358-9977 • Fax (650) 358-9979

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OCT 21 2010

October 20, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

We applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

R. Sean Randolph and Will Travis
October 20, 2010
Page Two of Two

We respectfully request that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

Thank you for your consideration of this request. If the San Mateo County Building and Construction Trades Council can be of assistance to you on any matter, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "William A. Nack". The signature is fluid and cursive, with a large initial "W" and a stylized "Nack".

William A. Nack
Business Manager



October 21, 2010

RECEIVED
OCT 25 2010

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

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In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive

finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion—rather, our request---is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.


Sincerely,
Bel Marin Keys CSD

Ernest P. S. Ganas	President
Darrick Chase	Vice President
Vincent Lattanzio	Director
Susan Leidy	Director
Mark Montobbio	Director

File



East Bay Economic Development Alliance
The bright side of the San Francisco Bay

October 21, 2010

BAY CONSERVATION AND DEVELOPMENT COMMISSIONERS
c/o Will Travis
Executive Director, BCDC
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08

Dear Bay Conservation and Development Commissioners:

We write to ask you to postpone your scheduled December 2d vote on the Bay Plan Amendment regarding the rising sea level to allow reasonable and full input into this critical action from East Bay EDA and the cities, counties and other regional agencies within the Bay Area. East Bay EDA is a public private partnership between public agencies, businesses and nonprofit organizations throughout Alameda and Contra Costa County. The mission of East Bay EDA is to establish the East Bay as a world-recognized location to grow businesses, attract capital and create quality jobs. We are committed to creating sustainable communities and ensuring the environmental as well as the economic health of the East Bay.

We support and applaud the efforts of the Commission to address the issues of Climate Change and the potential impacts of a rising sea level and we appreciate that the Commission has been working on this issue for the past two years. At the same time, **we are very concerned that your process has not included sufficient outreach to local governments and other regional agencies which are assigned primary responsibility for implementing the requirements of AB32 and SB375.**

While we do have very serious concerns about the impacts of specific language in the Amendment on proposed and potential projects throughout the East Bay, we are more concerned that the actions of BCDC are being conducted independently from the cities, counties and other regional agencies which are in the process of preparing Sustainable Action Plans (and Climate Change Strategies) in order to comply with the requirements of SB375. The failure of BCDC to openly and fully coordinate with these agencies which have direct responsibility for implementing SB375 threatens the ability of all of these agencies to effectively accomplish the purposes of the state legislation while carrying out productive, lawful and important economic development and public projects. Indeed, the actions of BCDC acting independently and without careful coordination with the other jurisdictions that are responsible for land use decisions may have unintended consequences that will further endanger the environment in the Bay Area and increase rather than decrease green house gas emissions. One clear example is the cloud that this Amendment would create over a number of pending and planned

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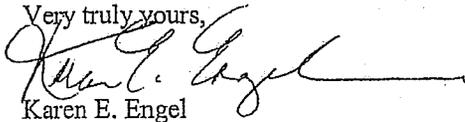
urban infill and transit oriented projects. We do not believe this is your intent – but it will be the result of your proposed action.

We are also very concerned that the Commission has failed to comply with the requirements of the California Environmental Quality Act (CEQA). The Amendment of the Plan, with its direct affects on the existing 100 foot jurisdiction of the Commission and the proposed new area potentially covered by a 55 inch rise in the sea level and guidelines which will impact CEQA evaluations by every jurisdiction affected by this new estimated high tide line, is clearly a project which requires compliance with CEQA. If the Commission adopts this proposed Amendment without complying with CEQA it is very likely that there will be litigation which may affect the Amendment and every project potentially affected by the Amendment. This is not a result that will benefit the Commission, the people of the East Bay, or the purposes of SB375.

We share your concern that the potential increase in sea level needs to be included in the CEQA evaluations and Sustainable Action Plans that will be done by the public agencies throughout the Bay Area. However, without careful coordination with the General Plans of the cities and counties within the Bay Area and the current state-required plans of other regional agencies, including the Bay Area Air Quality Management District and the Metropolitan Transportation Commission, the actions of BCDC could frustrate rather than further the important goals of SB375. They also could dilute the efficacy of the Sustainable Action Plans that many of our members and the other affected jurisdictions are in the process of adopting.

BCDC has a very important role to play in this complex set of plans and projects – but it is not appropriate for BCDC to act independently of the cities, counties and other agencies that are preparing plans that are required by state law and that are in active process now. We ask that you proceed only with full coordination with the affected public agencies in the Bay Area and in compliance with CEQA.

Very truly yours,



Karen E. Engel
Executive Director

Copies to:

Sean Randolph, President & CEO, Bay Area Council Economic Institute; Chair, BCDC
Keith Carson, Alameda County Supervisor District 5, Chair, East Bay Economic Development Alliance
Alameda County Supervisors
Susan Muranishi, County Administrator, Alameda County
David Twa, County Administrator, Contra Costa County
Mary Piepho, Contra Costa Supervisor, District III; 2nd Vice Chair, East Bay Economic Development Alliance
East Bay City Managers and Economic Development Directors

JHS Properties

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October 21, 2010

R. Sean Randolph-Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis-Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

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I am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

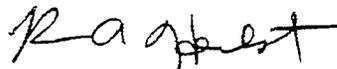
We own several developed and undeveloped commercial properties that will be negatively impacted by the proposed policies related to sea level rise. Our properties have been included, *in some cases erroneously*, in the inundation maps proposed to be included in the Bay Plan Amendment. We have both filled and levee protected properties that will not be inundated in 16 or 55 inch sea level rise scenarios, yet they are shown underwater on your inundation maps. This amendment process needs to be slowed down considerably so that mapping errors can be corrected and the many affected stakeholders can weigh in. We have informed BCDC staff of these errors but have yet to receive a response. Clearly a process needs to be created to accept, analyze, and incorporate valid map changes. This will take time.

Many stakeholders are just learning of Amendment 1-08, and like us have concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

We request that you take more time to correct your maps, and also for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,



Robert Herbst



THE
MATTESON
COMPANIES

*Matteson Realty Services, Inc.
Matteson Real Estate Equities, Inc.
Matteson Management Services, Inc.
Matteson Development Partners, Inc.
JB Matteson, Inc.*

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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

OCTOBER 18, 2010

TO: WILL TRAVIS AND BCDC COMMISSIONERS:
50 CALIFORNIA STREET, SUITE 2600
SAN FRANCISCO, CALIFORNIA 94111

RE: PROPOSED BCDC BAY PLAN AMENDMENTS

DEAR WILL AND COMMISSIONERS:

SEA LEVEL RISE IS A VERY REAL ISSUE WE MUST FACE AS A REGION AND THAT WE MUST ADDRESS HEAD ON, BUT WE BELIEVE IT CAN BE DONE IN A WAY THAT ENHANCES OUR ECONOMY AND GROWTH PATTERNS. BCDC HAS DONE A GOOD JOB OF RAISING AWARENESS OF IMPENDING SEA LEVEL RISE; HOWEVER, THE RECENT BAY PLAN AMENDMENTS THAT BCDC STAFF HAS RELEASED WILL DRAMATICALLY AFFECT SMART GROWTH, URBAN INFILL HOUSING, AND ABOVE ALL, THE QUALITY OF LIFE IN THE BAY AREA.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

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Cordially,

Duncan L. Matteson
Executive Committee
Bay Area Council

One Lagoon Drive, Suite 200 | Redwood City, California 94065 | 650.802.1800 PHONE | 650.802.1811 FAX
www.mattesoncompanies.com

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21 October 2011

Sean Randolph, Chair
Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

ATT: JOE LE CLAIR

RE: PROPOSED BAY PLAN AMENDMENT FOR CLIMATE CHANGE

Dear Chairman Randolph:

Thank you for considering Audubon California's comments on proposed Bay Plan Amendment 1-08 concerning Policies and Findings on Climate Change. Sea level rise has the potential to cause devastating losses not only to public safety, shoreline protection, public access and other development, but to the Estuary's ecosystem and species that depend on it. The potential loss of tidal marshes and related habitats will have global impacts including diminished fish populations, reduced Pacific Flyway bird populations, and extinction. We urge revisions to Bay Plan Findings and Policies as discussed below in order to more effectively address anticipated ecosystem impacts of climate change:

1. Fish, Wildlife and Plants

Language should be added that more comprehensively addresses fish and wildlife that depend on the Estuary. Current Policies and Findings contain a few references to ecosystem benefits (Finding k, Policy 2.b., and Policy 4) but do not even mention the importance of tidal marshes to endangered plants, mammals and birds, and migratory birds. The new section should provide Findings on the importance of tidal marshes for plants, fish, migratory and resident birds, and particularly endangered species, including the California clapper rail, salt marsh harvest mouse, Chinook salmon, steelhead and other native fish.

One of the most critical changes resulting from sea level rise will be the loss of high and mid marshes and of adjacent uplands. All of the tidal marsh dependent species, California clapper rail, salt marsh harvest mouse and plants, addressed by the recently-released "Draft Tidal Marsh Ecosystem Recovery Plan for Central and North Coast California" depend on high marshes. Uplands adjacent to tidal marsh provide essential refugia for rails and harvest mice during high tide event from avian and other predators.

In addition to ensuring high and mid marshes can move landward, the Climate Change Findings and Policies should recognize the distinction between high tide refugia habitat, which is an essential part of the tidal marsh habitat for endangered rails and mice, and buffers, which are needed to protect both marsh and refugia habitat and should be landward of the refugia habitat.

We agree with Policy #4 and suggest that it be expanded to clarify that undeveloped lands suitable for refugia and buffer habitats be protected from development and also be acquired to facilitate ecosystem protection and restoration.

2. California Climate Adaptation Strategy.

Sections of the Adaptation Strategies and Actions (Executive Order S 13-08) should be included as policies. We find the following specific strategies important to include:

Strategy 1: Avoid Future Hazards and Protect Critical Habitat

a. Hazard Avoidance Policy: ...prohibit development of undeveloped, vulnerable shorelines containing critical habitat or opportunities for habitat creation”

c. Habitat Protection: “The state should identify priority conservation areas and recommend lands that should be considered for acquisition and preservation. The state should consider prohibit(ing) projects that would place development in undeveloped areas already containing critical habitat and those containing opportunities for tidal wetland restoration, habitat migration or buffer zones. The strategy should likewise encourage projects that protect critical habitats, fish wildlife and other aquatic organisms and connections between coastal habitats. The state should pursue activities that can increase natural resilience, such as restoring tidal wetlands...and related habitats;...and maintain upland buffer areas around tidal wetlands.

These strategies prohibit development and support acquisition of undeveloped shorelines that provide opportunities for habitat creation. We emphasize that is not sufficient to protect existing habitat. Protecting lands that “provide opportunities for restoration” are critical to allow marshes to migrate landward. We encourage BCDC to consider expanding jurisdiction for the purpose of protecting suitable shoreline areas for ecosystem protection and restoration.

3. Public Access

We are concerned that the requirement in Policy 6 that “Any public access provided as a condition of development remain viable in the event of future sea level rise.” This requirement could mean that permittees would ultimately have little choice but to relocate trails, as sea level rises, actually through tidal marshes. This requirement should be deleted in order to avoid the potential for adverse impacts to marsh habitats in the future.

Thank you for considering our recommendations.

Sincerely,

Brooke Langston
Director

October 21, 2010

RECEIVED

OCT 21 2010

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND DEVELOPMENT COMMISSION
SAN FRANCISCO BAY CONSERVATION
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing to express our objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

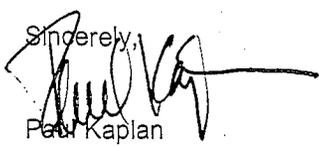
Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

We applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,


Peter Kaplan

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Jane Day, Mayor Pro-Tem
Sam Derting
Michael J. Hudson
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

RECEIVED
OCT 21 2010

October 20, 2010

San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

RE: Proposed Amendments to the Bay Plan

Dear Commissioners:

The City of Suisun City is one of many local communities affected by the Bay Plan and BCDC's involvement in the review of local projects. We understand that a process is underway to adopt certain amendments to this Plan. While we recognize that climate change and sea level rise may have a major impact in our community at some time in the future, it is critical that stakeholders and all levels of government collectively address this issue. Further policies should not foreclose protection or development without consideration for innovation and engineering that may address concerns.

The impact and scope of what is proposed is truly incredible. As I understand from information provided by BCDC's staff, \$62 BILLION in existing development along with 270,000 people and 213,000 acres are involved. Much of this area is well outside the Commission's existing geographic and policy jurisdiction.

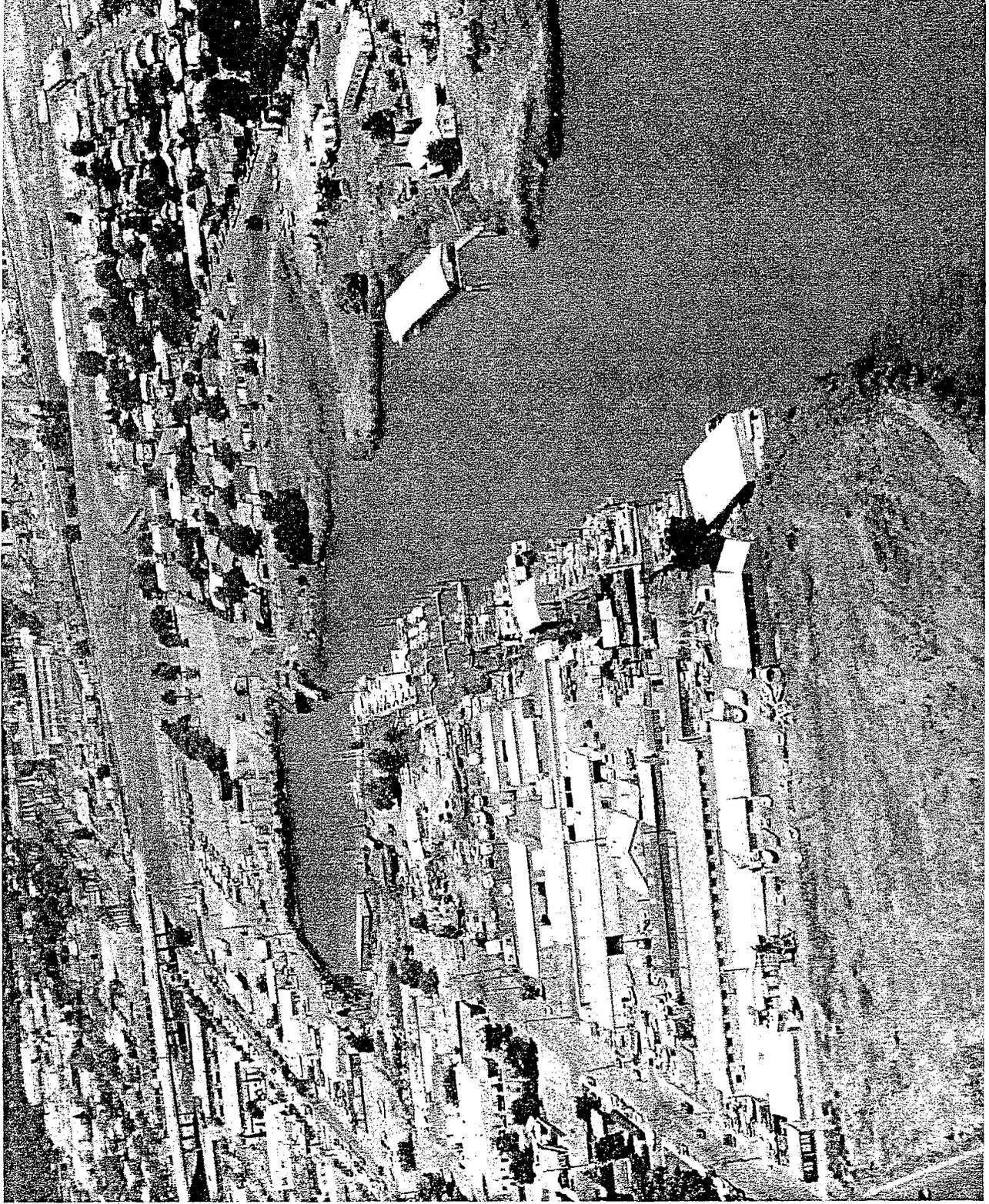
The real question is the hurried nature of this process. Climate change and sea level rise are not imminent. No people or properties are threatened with immediate or irreparable harm. The implications of the proposed amendments are gargantuan. Consequently, the only appropriate response to the concerns being raised by a broad group of local governments, agencies, districts, regulatory authorities, labor, economic development groups, housing advocates and development companies is to SLOW this process down and provide for a comprehensive and transparent process, with a full vetting of the implications for public scrutiny.

Sincerely,

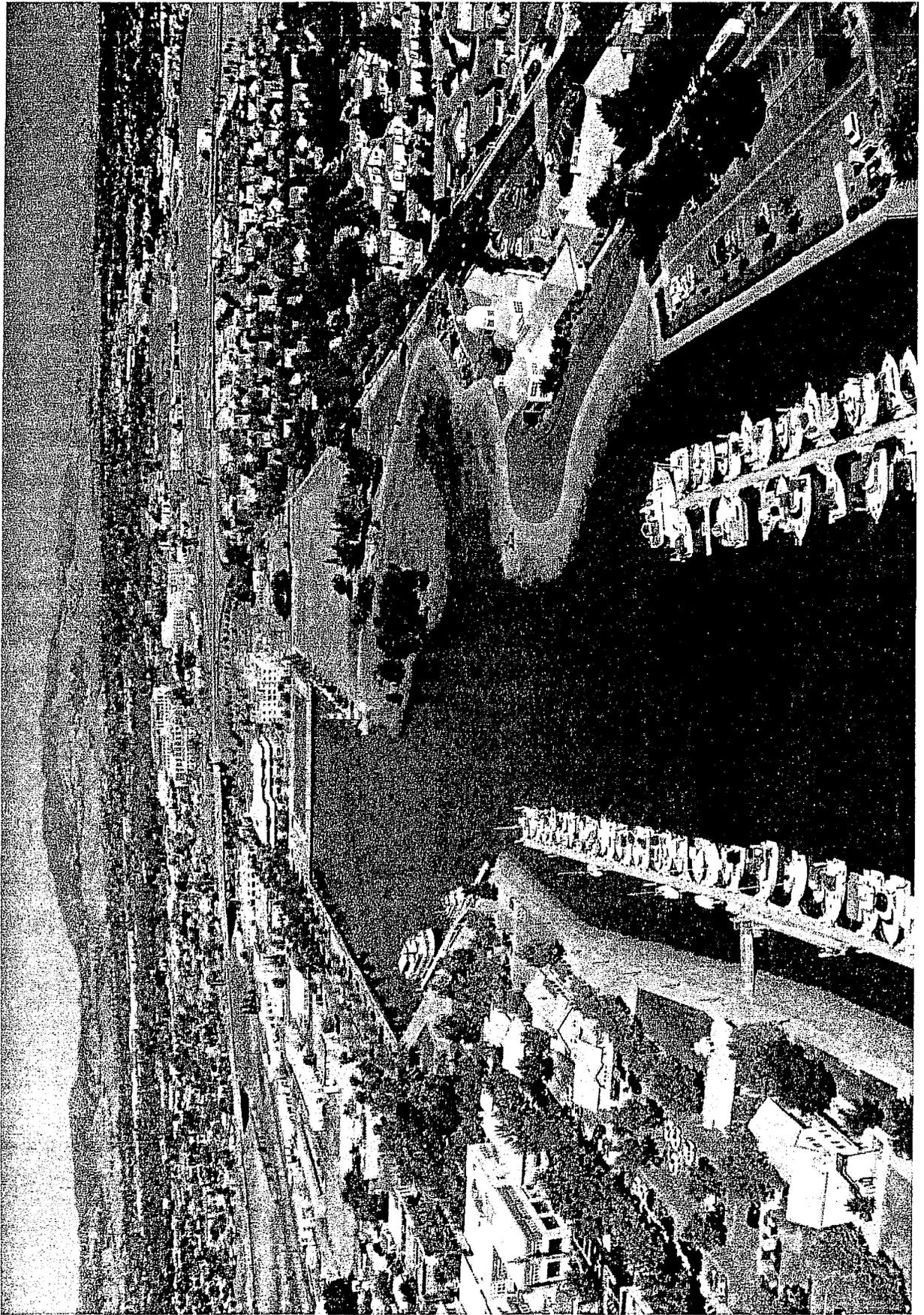
Suzanne Bragdon, City Manager

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
REDEVELOPMENT AGENCY 421-7309 FAX 421-7366



SUISUN CITY WATERFRONT DISTRICT 1987

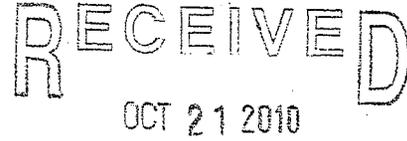


SUISUN CITY WATERFRONT DISTRICT 2009



Santa Clara & San Benito Counties Building & Construction Trades Council

2102 Almaden Road Suite 101, San Jose, CA 95125-2190 · Phone 408.265.7643 · Fax 408.265.2080



Neil M. Struthers
Chief Executive Officer
Josué García
Deputy Executive Officer
Robert Baldini
President

October 19, 2010

- Asbestos Workers 16
- Boilermakers 549
- Brick & Tile 3
- Northern California
Carpenters Regional Council
Carpenters 405
- Carper & Linoleum 12
- Cement Masons 400
- Drywall Lathers 9144
- Electricians 332
- Elevator Constructors 8
- Glaziers 1621
- Iron Workers 377
- Laborers 270
- Laborers 67
- Millmen 262
- Millwrights 102
- Operating Engineers 3
- Painters District Council 16
- Painters 507
- Plasterers 300
- Plumbers & Steamfitters 393
- Roofers & Waterproofers 95
- Sheet Metal Workers 104
- Sign, Display 510
- Sprinkler Fitters 483
- Teamsters 287

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION
Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

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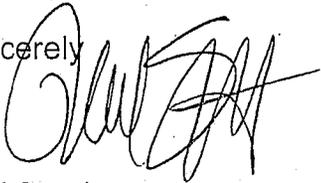


R. Sean Randolph and Will Travis
October 19, 2010
Page Two

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In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely



Neil Struthers
CEO





OPERATING ENGINEERS LOCAL UNION No. 3

1620 South Loop Road, Alameda, CA 94502 • (510) 748-7400 • FAX (510) 748-7401
 Jurisdiction: Northern California, Northern Nevada, Utah, Hawaii, and the Mid-Pacific Islands

Business Manager Russ Burns

October 21, 2010

Will Travis and BCDC Commissioners
 50 California Street, Suite 2600
 San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

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Sincerely,

Russell E. Burns
 Business Manager
 IUOE General Vice President

REB:smcd:iuoe3/afj-cio

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 OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
 & DEVELOPMENT COMMISSION

Michael R. Walker
President, Northern California
One California Street, Suite 2100
San Francisco, CA 94111
415 273-4524 direct
415 273-4549 fax

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

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Sincerely,



Michael R. Walker



BUILDING · SUSTAINING · LEADING

BRIDGE HOUSING
CORPORATIONBRIDGE PROPERTY
MANAGEMENT COMPANY

BAY AREA SENIOR SERVICES INC

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

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OCT 21 2010

October 18, 2010

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

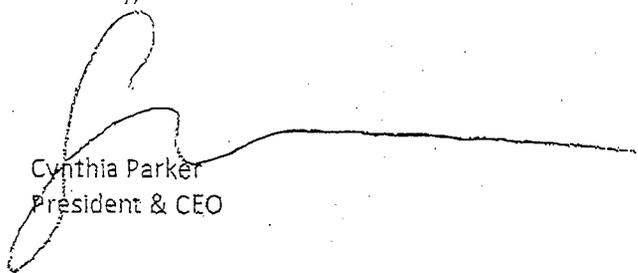
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Sincerely,



Cynthia Parker
President & CEO



October 18, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

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Sincerely,

BAC Member

Andrew J. Ball
President/CEO

Webcor Builders



GRUBB & ELLIS.
From Insight to Results

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OCT 21 2010

Grubb & Ellis Company
One Bush Street, Suite 800
San Francisco, CA 94104

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

415.433.1050 main
415.956.5996 fax
www.grubb-ellis.com

October 18th, 2010

Will Travis & BDDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

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Sincerely,

BAC Member
Mark Geisreiter
Executive Vice President, Regional Managing Director
Grubb & Ellis Company
One Bush Street, 8th Floor
San Francisco, CA 94104



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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 20, 2010

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

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Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Witkay'.

Paul Witkay
Founder & CEO

BAC Member

100 Pringle Avenue
Suite 233
Walnut Creek, CA 94596

925-942-2400
925-942-2406 fax
www.AllianceofCEOs.com

SAMCEDA

San Mateo County Economic Development Association

RECEIVED BUSINESS | ECONOMY | POLICY
OCT 21 2010

OFFICERS

Steve Mincey
Chairman of the Board
DES Architects • Engineers, Inc.

Elna Breeze
Past Chairman of the Board
Urban Housing Group

Paul Caslat
Vice Chair of Finance
My-Business-Advisor LLP

JoAnn Kemist
Vice Chair
Sequoia Hospital/CHW

John Adams
Vice Chair
Wells Fargo

Todd Adair
Secretary
BKF Engineers

October 21, 2010

R. Scan Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION
WILLIAM TRAVIS

Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: *Proposed Bay Plan Amendment 1-08 concerning climate change*

DIRECTORS

Norman Book, Jr.
Carr, McClellan, Ingersoll,
Thompson & Horn

Jim Comstock, M.Ed., CEAP, C.A.S.
Seton Medical Center/Coastside

Steve Dworetzky
United American Bank

Era Garrett
Pacific Gas and Electric Company

John Hamilton
Embarcadero Capital Partners, LLC

Max Keech
KEECH Properties, LLC

Rich Lamb
Webcor Builders

Bill Maher
San Francisco International Airport

Janine McCaffery
Heffernan Insurance Brokers

Stephen J. Plich
Stockbridge Real Estate Funds

Randy Okamura
AT&T

Randy Smith
Oracle USA, Inc.

Kenneth Young
Equity Office Properties

Robert Webster
Bohannon Development Company

T. Jack Foster, Jr.
Foster Enterprises
Emeritus Advisor to the Chairman

Paul Shepherd
Cargill Salt
Emeritus Advisor to the Chairman

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SAMCEDA STAFF

Rosanne Foust
President & CEO

Christine Madrigal
Manager, Operations & Research

SAMCEDA

San Mateo County Economic Development Association

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OCT 21 2010

BUSINESS | ECONOMY | POLICY

OFFICERS

Steve Mincey
Chairman of the Board
DES Architects + Engineers, Inc.

Elna Breaze
Past Chairman of the Board
Urban Housing Group

Paul Casias
Vice Chair of Finance
My-Business-Advisor LLP

JoAnn Kemist
Vice Chair
Sequoia Hospital/CHW

John Adams
Vice Chair
Wells Fargo

Todd Adair
Secretary
BKF Engineers

**SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION**

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we appreciate you taking the lead on this issue, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

DIRECTORS

Norman Book, Jr.
Carr, McClellan, Ingersoll,
Thompson & Horn

Jim Comstock, M.Ed., CEAP, C.A.S.
Selon Medical Center/Coastal

Steve Dworkin
United American Bank

Ezra Garrett
Pacific Gas and Electric Company

John Hamilton
Embarcadero Capital Partners, LLC

Max Keech
KEECH Properties, LLC

Rich Lamb
Wolcor Builders

Bill Mahar
San Francisco International Airport

Janine McCaffery
Heffernan Insurance Brokers

Stephen J. Plich
Stockbridge Real Estate Funds

Randy Okamura
AT&T

Randy Smith
Oracle USA, Inc.

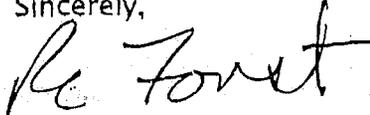
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Equity Office Properties

Robert Webster
Bahannon Development Company

T. Jack Foster, Jr.
Foster Enterprises
Emeritus Advisor to the Chairman

Paul Shepherd
Cargill Salt
Emeritus Advisor to the Chairman

Sincerely,



Rosanne Foust
President & CEO

SAMCEDA STAFF

Rosanne Foust
President & CEO

Christina Madigan
Manager, Operations & Research

Hills Plaza
2 Harrison Street, Suite 400
San Francisco CA 94105
USA

Tel 415.433.3700
Fax 415.836.4590

Gensler

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

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Sincerely,



M. Arthur Gensler Jr., FAIA, FIIDA, RIBA
Founder

MAG:bp

Sent Via Fax 415.981.6408
October 18, 2010

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

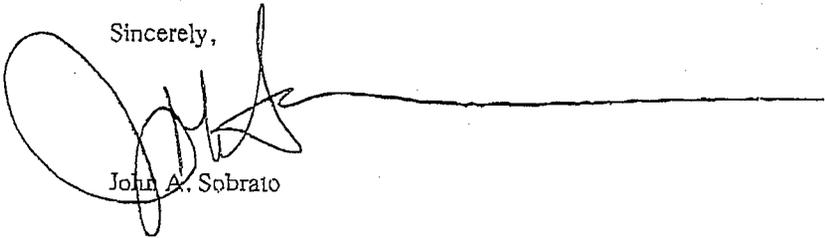
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Sincerely,



John A. Sobrato





October 18, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

RE: PROPOSED BCDC BAY PLAN AMENDMENTS

Dear Will and Commissioners:

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Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of developers to supply sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Sincerely,

BAC Member

88 Perry Street
San Francisco, CA 94107

Phone: (415) 247-7373
Fax (415) 247-7376

T U R N W E L L
D E V E L O P M E N T

RECEIVED

OCT 21 2010
Michael Tornabene
74 New Montgomery #313
SAN FRANCISCO BAY CONSERVATION
San Francisco, CA 94105
SOUTH BAY COMMISSION
October 18, 2010

Will Travis and BCDC Commissioners
BCDC
50 California St., Suite 2600
San Francisco, CA 94111

Dear Mr. Travis and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

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Sincerely,



Michael Tornabene
Owner

Addonics.
TECHNOLOGIES

October 18, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

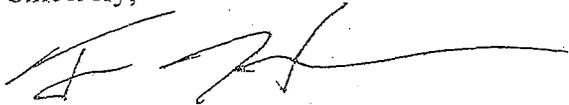
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Sincerely,



Ted Heiman
VP of Sales

David

Daniel

4379 Brlar Cliff Road
Oakland, CA 94605

Phone: 510.868.0680
gdaviddaniel@hotmail.com

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners,

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Sincerely,



David Daniel



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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 18, 2010

Mr. Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

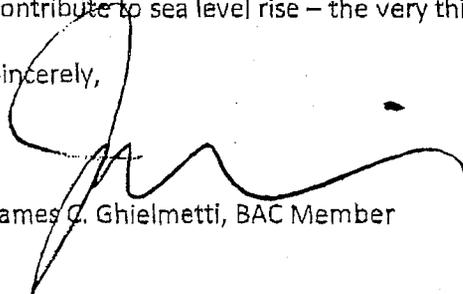
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Sincerely,


James C. Ghielmetti, BAC Member

BERG HOLDINGS

A CALIFORNIA CORPORATION

RECEIVED

OCT 21 2010

October 18, 2010

Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94114

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

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Sincerely,

Skip Berg
BAC Member

2330 Marinship Way, Suite 301
Sausalito, California 94965
415.289.4920



A Tradition of Stewardship
A Commitment to Service

RECEIVED
OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Office of Supervisor Bill Dodd
District 4

1195 Third St.
Suite 310
Napa, CA 94559
bill.dodd@countyofnapa.org

(707) 253-4386
(707) 287-7249
Fax: (707) 253-4176

October 18, 2010

Will Travis and BCDC Commissioners.
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

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Sincerely,

Bill Dodd
Napa County Board of Supervisors
District 4

EquityRock

October 18, 2010

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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

VIA FACSIMILE: 415-981-6408

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

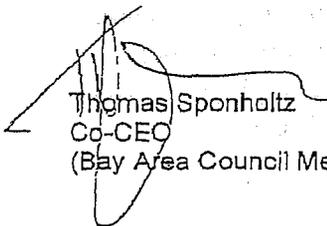
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Sincerely,



Thomas Sponholtz
Co-CEO
(Bay Area Council Member)

Matson
Navigation Company

555 12th Street
Oakland, CA 94607
rforest@matson.com
www.matson.com
Tel 510.628.4569
Fax 510.628.7379
RONALD J. FOREST
Senior Vice President

RECEIVED

October 21, 2010

OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

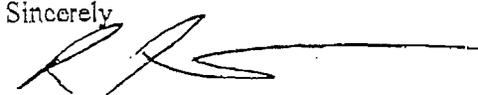
I am writing to express the objections of Matson Navigation Company, Inc. to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

Matson is a U.S. flag carrier headquartered in Oakland. We have been based in the Bay Area for over 125 years. While we appreciate the need for regional planning and coordination in response to climate change and the necessity to make prudent plans for public infrastructure and other assets within areas susceptible to flooding and inundation, we believe that BCDC has failed in its consideration of Amendment 1-08 to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

We have just learned of Amendment 1-08 and have concerns about its impact on the Port areas as well as the communities that we serve. Our request is for more time to be put in the process for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you proceed with this action.

Please feel free to contact me or Meredith Endsley at 510-628-4592, if you desire further information about Matson's concerns.

Sincerely


Ronald J. Forest

PONDEROSA
HOMES

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OCT 21 2010

October 19, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Will Travis and BCDC Commissioners:
BAY CONSERVATION & DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

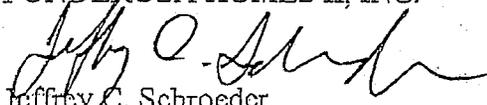
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Sincerely,

BAC Member
PONDEROSA HOMES II, INC.


Jeffrey C. Schroeder

Senior Vice President, Land Acquisition & Planning

Main Office: 6671 Owens Drive • Pleasanton, CA 94588-3398 • Tel: (925) 460-8900 • Facsimile: (925) 734-9141

Branch Office: 77-806 Flora Road, Suite E • Palm Desert, CA 92211 • Tel: (760) 360-2109 • Facsimile: (760) 360-6546



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OCT 21 2010

Cox, Castle & Nicholson LLP
555 California Street, 10th Floor
San Francisco, California 94104-1513
P 415.392.4200 F 415.392.4250

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION
R. Clark Morrison
415.262.5113
cmorrison@coxcastle.com

October 19, 2010

File No. 99999

Will Travis and BCDC Commissioners
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

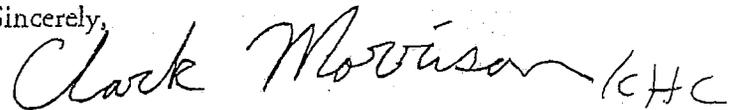
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Will Travis and BCDC Commissioners
October 19, 2010
Page 2

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Sincerely,



R. Clark Morrison

RCM/CHC/mlh



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OCT 21 2010

October 21, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning Climate Change

Chairman Randolph and Executive Director Travis:

I am writing to express our company's continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response by BCDC to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

Generally, we applaud BCDC initiative on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

More significantly, however, we fault the agency in its failed attempt to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Rather than substantive engagement and discussion of these issues and concerns, BCDC's initial response, as it appears, has been one of defensiveness and dismissive finger-pointing, with BCDC leadership claiming that stakeholders had been duped, misled and misinformed.

Our request at this point is that BCDC provide a sincere and legitimate forum for education, input, dialogue, and stakeholder consensus building around this important issue.

In closing, we applaud your intent, but request that it be channeled towards a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,

VORTEX MARINE CONSTRUCTION, INC.

Blaise Fettig
President



Vortex Marine Construction, Inc.
Livingston Street Pier, Oakland, CA 94606-5215
www.vortex-sfb.com, Ph: (510) 261-2400; Fax: (510) 261-2444
CA License No. A649452





200 CUTTING BOULEVARD • RICHMOND, CALIFORNIA 94804-2128 • (510) 232-6319
CALIFORNIA CONTRACTOR'S LICENSE #A-220319 • FAX (510) 232-4528

October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

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Sincerely,

Charles L. Gibson
Vice President and Area Manager for Northern California
MANSON CONSTRUCTION CO.

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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

SAN PEDRO OFFICE
772 Tuna Street
Long Beach, California 90731
Phone (310) 521-1302
Fax (310) 833-5657
California License # A-220319

SEATTLE OFFICE
5209 East Marginal Way S.
Seattle, WA 98134
Phone (206) 762-0850
Fax (206) 764-8595
WA License # MANSOCC032M1

JACKSONVILLE OFFICE
4309 Pablo Oaks Court, Suite 1
Jacksonville, Florida 32224
Phone (904) 821-0211



Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely

A handwritten signature in black ink, appearing to read "C. L. Gibson", written in a cursive style.

Charles L. Gibson
Vice President and Area Manager for Northern California
MANSON CONSTRUCTION CO.

Katrinka Ruk, Executive Director
tel: 510-215-9325 fax: 510-215-9029
email: colwccc@sbccglobal.net
web: councilofindustries.org

P.O. Box 70088, Pt. Richmond, CA 94807



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OCT 21 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

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Please add the Council of Industries voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle, governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

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Sincerely,
Katrinka Ruk
Katrinka Ruk
Executive Director



CONTRA COSTA
transportation
authority

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OCT 21 2010

COMMISSIONERS

October 21, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Robert Taylor, Chair

Sean Randolph

Will Travis

David Durant,
Vice Chair

Chairman

Executive Director

Janel Abelso

BAY CONSERVATION AND DEVELOPMENT
COMMISSION

BAY CONSERVATION AND DEVELOPMENT
COMMISSION

Newell Americh

c/o Bay Area Council

50 California Street, Suite 2600

Ed Balico

201 California Street, Suite 1450

San Francisco, California 94111

Susan Bonill

San Francisco, CA 94111

Jim Frazier

Subject: *Proposed Bay Plan Amendment 1-08 concerning climate change*

Federal Gover

Dear Chairman Randolph and Executive Director Travis:

Mike Metcal

Julie Pierce

I am writing on behalf of the Contra Costa Transportation Authority to express our concerns about the proposed land-use policies and guidelines contained in BCDC's proposed Amendment 1-08 to the San Francisco Bay Plan addressing climate change and sea level rise. The Authority shares BCDC's concerns about the negative impacts of climate change and the forecast rise in sea level on the ecological systems and billions of dollars in public and private investments along the Bay. Those impacts have the potential to severely affect the health of the Bay, the livability of local communities, and the vitality of the region's economy.

Maria Viramontes

We are concerned, however, that the policies and guidelines that Amendment 1-08 would impose could harm efforts within Contra Costa and the region to support development that would help achieve reductions in greenhouse gas emissions and could hinder our ability to provide affordable housing and an effective transportation system. Amendment 1-08 could severely limit our ability to develop within the Priority Development Areas (PDAs), several of which are located near the Bay, that local agencies have established in Contra Costa. Directing development to those PDAs and other locations served by transit are one of the key strategies in slowing and reversing the emission of the greenhouse gases that a major contributing factor in climate change. Similarly, the amendment could also affect our ability to deliver the transportation improvements that our voters approved through Measure J, many of which are specifically designed to support development in PDAs and along transit corridors.

Randell H. Iwasaki,
Executive Director

The Authority asks that the Commission give local agencies and stakeholders, including the Authority, time to review the proposed changes to the Bay Plan's policies and guidelines before it adopts Amendment 1-08. It would be ideal if the Commission would use this time to work with the local agencies responsible for development around the Bay. Working together, we can surely refine those proposed policies and guidelines in a

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FAX: 925.256.4701
www.ccta.net

Sean Randolph and Will Travis

October 21, 2010

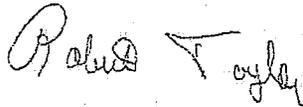
Page 2

way that achieves our mutual goals, including both maintaining a healthy Bay and creating a land use and infrastructure pattern that limits future greenhouse gas emissions.

The Authority agrees that the Commission needs to respond to climate change and predicted rises in sea level and their effects on the Bay. We hope, however, that together the Commission and the agencies can craft an approach that furthers our mutual goals and objectives.

We look forward to working with the Commission and its staff to craft policies that benefit the region's environment, economy and quality of life.

Sincerely,

A handwritten signature in black ink that reads "Robert Taylor". The signature is written in a cursive style with a large initial "R" and a stylized "T".

Robert Taylor,
Chair



GILEAD

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Improving Lives.

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October 21, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

R. Sean Randolph, Chairman
Will Travis, Executive Director
San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

Re: Proposed Bay Plan Amendments

Dear Chairman Randolph and Director Travis:

Gilead Sciences, Inc. is a biopharmaceutical company headquartered in Foster City that discovers, develops and commercializes innovative therapeutics in areas of unmet medical need. Gilead's mission is to advance the care of patients suffering from life-threatening diseases worldwide. We own approximately 800,000 sq ft of office and laboratory buildings on our campus of approximately 70 acres. All of this property lies within the area to which the proposed Bay Plan Amendments would apply. We hope to add additional buildings on our land to accommodate the growth of our research and development and corporate operations by up to 3,000 employees over the next 15-20 years.

We share your concern and the concern of many Bay Area businesses and residents over the potential of a global-warming-induced sea level rise and we are quite aware of the potential impacts to our employees, our business and our investments here.

At this time, however, we have not yet had the opportunity to carefully study the recently proposed Bay Plan Amendments and provide input on them. There are many complex issues relating to the proposal that we are just starting to study, including how this may impact future CEQA review and land use decision making authority over our projects. Importantly, we would appreciate the opportunity to consider this proposal within the context of the company's operations, current employees and the future jobs we plan to create in Foster City. We believe this is simply too important of an initiative to be rushed and respectfully request that you keep the public hearings open at least through December, so that we and the entire Bay Area Community can take part in much more informed dialogue, and offer well-considered views.

Please put us on your mailing list as a concerned stakeholder.

We look forward to hearing from you soon.

Sincerely,
Gilead Sciences, Inc.

Peter H. Durfee
Senior Director Corporate Engineering & Facilities Operations

cc: Joe LaClair (via Facsimile 415-352-3606)



CH2MHILL

CH2M HILL

155 Grand Ave STE 800

Oakland, CA 94612

Tel 510.251.2426

Fax 510.622.9000

October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of developers to supply sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Sincerely,

Terry W. Curl, PhD., P.E.
Vice President, West Coast Ports and Marine Lead



Office of the Mayor | Bob Wasserman, Mayor
3300 Capitol Avenue, P.O. Box 5006, Fremont, CA 94537-5006
510 284-4011 ph | 510 284-4001 fax | www.fremont.gov

October 26, 2010

R. Sean Randolph, Chairman
Will Travis, Executive Director
San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Bay Plan Climate Change Amendments

Chairman Randolph, Commissioners and Director Travis:

I am writing to you on behalf of the City of Fremont regarding the proposed amendments to the Bay Plan. We recommend tabling the Plan amendments at this time.

The many articulate responses already submitted to the Commission raise serious concerns about the impact of the proposed amendments. We agree with many of comments from other public agencies, in particular that (1) the amendments are designed to influence land use decisions well beyond the Commission's jurisdiction; (2) the amendments could create a de facto moratorium; (3) the amendment process has not provided for the integration of expertise in flood protection and appropriate land use decision making; and (4) the Amendment process has failed to study and make transparent the amendment's potential environmental impacts.

Many comments have noted the proposed amendment's ambiguities. The more ambiguous the language, the more likely even desirable development will be slowed or halted. Investors and lenders are already "gun shy". While we are sure it is not the Commission's goal to override other agency planning authority, the current draft will likely have that impact.

The Commission and Staff should be credited with raising a clarion call. We must plan for the potential impacts of global warming. However, having raised everyone's awareness, BCDC's proposed Plan amendment should be tabled. Rather, a summit of all interested parties should be called to develop a consensus strategy for dealing with Bay rise and potential flooding.

We believe that BCDC should recognize its limited authority and work with (as opposed to impose its views on) the agencies actually holding authority and responsibility for determining where development should be located within their jurisdictions. Likewise BCDC should not presume to oversee the work of those agencies charged with flood plan planning and construction of protections against flood water rise and sea water intrusion. The summit should include cities, counties, flood control districts, water providers; property owners and developers potentially affected; environmental and resource agencies (Federal and State); and environmental and economic development advocacy groups.

Given the diverse interests involved strong facilitative leadership will be required. On behalf of the City of Fremont, thank you for an opportunity to express our views on this matter.

Very truly yours,


ROBERT WASSERMAN
Mayor





THE COUNCIL OF INDUSTRIES
P.O. BOX 70088 Pt. Richmond, CA 94807
(510)215-9325 office (510)215-9029 fax
www.councilofindustries.org

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

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Please add the Council of Industries' voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

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Sincerely,

Katrinka Ruk
Executive Director



BAY PLANNING COALITION

10 Lombard Street, Suite 408
San Francisco, CA 94111-6205

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OCT 26 2010

- For Your Information
- For Your Comments
- Per Your Request

Date

10-25-10

☎ 415/397.2293 fax: 415/986.0694
BPCstaff@bayplanningcoalition.org
ellen@bayplanningcoalition.org
www.bayplanningcoalition.org

Trav, Joe
 Please add these letters to your record of comments on the Bay Plan amendment. They were sent to me so I could distribute to the Commission on 10-21-10. Since you ran out of time & could not bring all speakers to the podium, I did not have a chance to give them to you. Ellen

ELLEN JOSLIN JOHNGK
EXECUTIVE DIRECTOR



October 21, 2010

Mr. Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

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OCT 26 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

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The Contra Costa Council has previously indicated its concern and testified at your recent BCDC commission hearing over the proposed Bay Plan Amendments. Many other organizations, businesses and governmental entities expressed similar concerns.

The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of local communities to develop sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Please withdraw your proposed plan and instead convene a stakeholder group to help strike a balance between the competing important interests that will be affected.

Sincerely,

Linda Best, President & CEO
Contra Costa Council

Chair of the Board
George Smith
President
GBR Smith Group, LLC
Board Chair Elect

Chair Elect
David Bowlby
President
The Bowlby Group, Inc.

Vice President – Finance
Terry Bowen
Principal
Gray/Bowen

Vice President - Events
Andrew B. Sabey
Partner
Cox, Castle & Nicholson, LLP

Vice President – Task Forces
Keith Archuleta
Principal
Emerald Consulting

Vice President – Task Forces
Ron Wetter
Community & Government
Relations
Kaiser Foundation Health Plan, Inc.

Vice President – Communications
Bob Brown
Director, Corporate Affairs
AAA Northern CA, NV & UT

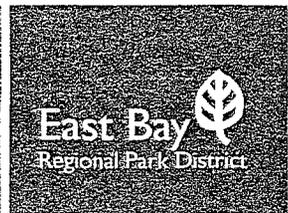
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James Brandt
First Vice President-Wealth Mgt.
Morgan Stanley Smith Barney

Chief Legal Counsel
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October 25, 2010

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R. Sean Randolph, Chair
 San Francisco Bay Conservation and Development Commission
 50 California Street, Suite 2600
 San Francisco, Ca 94111

SAN FRANCISCO BAY CONSERVATION
 & DEVELOPMENT COMMISSION

Subject: Comments on Proposed Bay Plan Amendment I-08 Regarding Climate Change

Dear Chair Randolph,

The East Bay Regional Park District ("District") is providing additional comments on the proposed amendments to the San Francisco Bay Plan regarding climate change. We are pleased to see that our comments in our letter of October 7, 2010, were carefully considered in making changes to the proposed findings and policies. The October 14, 2010, proposed findings and policies reflect a good understanding of the low risk associated with public parks and trails in comparison to other high risk developments along San Francisco Bay shoreline.

BCDC Staff has proposed several additional findings and policy statements that we support. Of particular note are the following proposals.

- Tidal Marshes and Tidal Flats Finding "n" and Policy "6(h)" regarding the need for shoreline buffers between Bay habitats and urban development
- Climate Change Finding "n" regarding the need for assistance to low income families, and elderly and disabled individuals (i.e. Environmental Justice)
- Climate Change Policy "5a" regarding the need for protection of regionally significant parks, recreation areas and trails
- Climate Change Policy "6f" regarding the need for park, restoration and enhancement projects to proceed while a regional sea level rise strategy is being developed

We support the alternative Climate Change Findings suggested by Save the Bay regarding the California Climate Adaptation Strategy. We also support proposals for infill development within existing urbanized areas. However, utilization of the Priority Development Areas identified by ABAG may not necessarily represent the best approach to determining where shoreline development should occur in the face of anticipated sea level rise.

Board of Directors

Doug Siden President Ward 4	Beverly Lane Vice-President Ward 6	Carol Severin Treasurer Ward 3	John Sutter Secretary Ward 2	Whitney Dotson Ward 1	Ted Radke Ward 7	Ayn Wieskamp Ward 5	Pat O'Brien General Manager
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There are a few statements and specific words within the proposed findings and policies that we believe require some amendment or clarification. We offer the following suggestions:

- Proposed Climate Change Policy "5h" should acknowledge that soil and groundwater contaminants are widespread along the San Francisco Bay shoreline and that it may not be possible to address "any" contaminated location. We suggest deleting this word.
- Proposed Safety of Fills Policy "4" concludes that no fill for levee widening should be placed in the Bay. This policy should acknowledge that in some cases Bay fill may be necessary to protect levees between the Bay and diked marshlands. For example, eroding shoreline levees separate several freshwater marshes and a significant Least Tern breeding colony at Hayward Regional Shoreline. Should these levees fail, these habitats will be lost. Bay fill may be necessary to widen and raise these levees.
- Proposed Public Access Policy "6" should clarify what is meant by the term "condition of development". For example, when the District develops or repairs park and trail facilities within the Commission's jurisdiction there are often conditions of approval in our permit. Would the proposed policy apply to these "conditions of approval"? Our concern is with the requirement that access should be "permanently guaranteed". As noted in our earlier comment letter our shoreline projects have an intended service life of 25 years and are not considered "permanent" nor can we assure a permanent funding mechanism for future facility replacement. How would the proposed policies apply under these circumstances?

Thank you for the opportunity to comment on these important proposed policies. We appreciate that the Commission has conducted several public hearings and has been responsive to the concerns and interests of agencies and organizations affected by the proposed policies. We urge the Commission to adopt the proposed policies so that we can all begin the important work of protecting the communities and natural resources that abut San Francisco Bay.

Please call me at (510) 544-2622 should you have any questions regarding our letter.

Sincerely,



Brad Olson
Environmental Programs Manager

cc. Board of Directors
Pat O'Brien, General Manager
Robert E. Doyle, Assistant General Manager
David Lewis, Save the Bay



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E-mail: agesbo@agc-ca.org



October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of developers to supply sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Sincerely,

AGC of California

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION



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October 21, 2010

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion---rather, our request---is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely,

A handwritten signature in black ink that reads "Thom D. Rowe". The signature is written in a cursive style with a large, prominent "D".

AGC of California





600 South 4th Street
Richmond, California 94804-3504 USA

Telephone: 510-412-5300
Facsimile: 510-412-5421
Info@simsmm.com
www.simsmm.com

October 21, 2010

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50 California Street, Suite 2600
San Francisco, California 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

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Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Shinn', written over a horizontal line.

Steve Shinn
President, West Region
Sims Metal Management



APS West Coast, Inc.
P.O. Box 315
1997 Elm Road
Benicia, CA 94510
707-745-2394

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October 21, 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

Re: Proposed BCDC Bay Plan Amendments

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

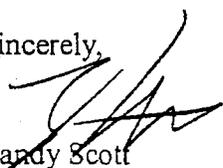
Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

The proposed amendments potentially impact \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. By implementing such strict development restrictions, BCDC's plan could seriously affect the ability of developers to supply sustainable, transit-oriented housing, prevent business expansion and threaten the Bay Area economy. The proposal could push employees further away from their jobs, increase commutes, and in turn, increase greenhouse gas emissions and contribute to sea level rise – the very thing BCDC wishes to combat.

Sincerely,


Randy Scott
General Manager
AMPORTS – Port of Benicia



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CALIFORNIA CONTRACTOR'S LICENSE #A-220319 • FAX (510) 232-4528

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OCT 26 2010

October 21, 2010

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Chairman Randolph and Executive Director Travis:

I am writing to express our continuing objections to the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise. I also want to express our disappointment at the response to concerns raised in testimony and in letters by local governments, business, labor, housing and community stakeholders to the matter.

In the main, we applaud BCDC leadership on raising awareness and the need for regional planning and coordination in response to climate change and the implications of predicted sea level rise on the approximately 213,000 acres and tens of billions of dollars worth of property and public infrastructure and other assets within areas susceptible to flooding and inundation.

Where we fault the agency is in its process that—whatever the reason—failed to engage residents, property owners, employers, local governments, nonprofit organizations and other interested parties in the writing of a land-use plan for confronting the challenges of sea level rise.

Many who are just learning of Amendment 1-08 are raising concerns about its impact on local control, development, job creation, the region's ability to build more affordable housing, its capacity for paying for new levees and flood-control systems to protecting low-lying neighborhoods and business near the shoreline, as well as on other climate protection objectives, such as infill residential growth intended to get cars off the road and curb greenhouse gas emissions.

Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

SAN PEDRO OFFICE
772 Tuna Street
Long Beach, California 90731
Phone (310) 521-1302
Fax (310) 833-5657
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SEATTLE OFFICE
5209 East Marginal Way S.
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Phone (206) 762-0850
Fax (206) 764-8595
WA License # MANSOCC032M1

JACKSONVILLE OFFICE
4309 Pablo Oaks Court, Suite 1
Jacksonville, Florida 32224
Phone (904) 821-0211



Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely

A handwritten signature in cursive script, appearing to read 'Charles L. Gibson'.

Charles L. Gibson
Vice President and Area Manager for Northern California
MANSON CONSTRUCTION CO.

PRO-GAS



ALLIED PROPANE SERVICE, INC.



5000 SEAPORT AVE. • RICHMOND, CA 94804 • TEL: 510/237-7077 • FAX: 510/237-1565

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OCT 27 2010

October 25, 2010

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

R. Sean Randolph
Chairman
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
c/o Bay Area Council
201 California Street, Suite 1450
San Francisco, CA 94111

Will Travis
Executive Director
BAY CONSERVATION AND
DEVELOPMENT COMMISSION
50 California Street, Suite 2600
San Francisco, California 94111

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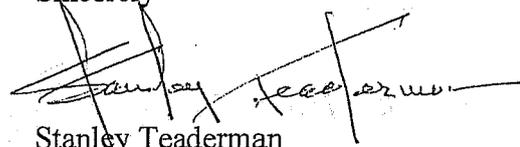
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Rather than substantive engagement and discussion of these issues and concerns, the initial response, we respectfully submit, was one of defensiveness and dismissive finger-pointing, with BCDC leadership saying objectors have been duped, misled and misinformed.

Our suggestion—rather, our request—is that you provide more time for education, input, dialogue, and an opportunity for stakeholders and interested parties to offer suggested improvements to the document before you.

In closing, we applaud your leadership, but request that it be channeled to lead a comprehensive, solution-oriented approach that respects the interests of all stakeholders.

Sincerely

A handwritten signature in black ink, appearing to read 'Stanley Teaderman', written over a horizontal line. The signature is somewhat stylized and overlaps with the printed name below it.

Stanley Teaderman
President
Allied Propane Service



October 25, 2010

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OCT 27 2010

Mr. Will Travis
Executive Director
Bay Conservation and
Development Commission
50 California Street, Suite 2600
San Francisco, CA 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed Bay Plan Amendment 1-08 concerning climate change

Dear Mr. Travis:

I am writing to request that the Commission allow more time for businesses, area agencies, property owners, and other interested parties to review the proposed land-use policies and guidelines contained in your agency's proposed amendment to the San Francisco Bay Plan on climate change and sea level rise.

According to BCDC staff reports, the proposed amendments potentially involve \$62 billion in existing shoreline development, 270,000 people and 213,000 acres. I am concerned that BCDC's proposed amendments could seriously affect the ability for existing businesses, like the Valero Refining Company, to update or expand facilities along the shoreline, including improvements that are required by regulating agencies such as the Marine Facilities Division of the California State Lands Commission, the San Francisco Bay Regional Water Quality Control Board, and the Bay Area Air Quality Management District.

By providing additional time for all stakeholders and interested parties to join in a comprehensive discussion of these proposed changes in a collaborative manner, you will foster a better understanding of the issues at hand.

Thank you for your leadership on raising awareness of the need for regional planning and coordination in response to predicted sea level rise, and thank you for your consideration of my request to slow down the decision-making process on the proposed amendments.

If you have questions, please contact me at 707-745-7534.

Sincerely,

A handwritten signature in black ink that reads 'Chris Howe'.

Chris Howe
Director – Health, Safety, Environment
& Government Affairs

CWH:ap

c - R. Sean Randolph, Chairman, Bay Conservation and Development Commission

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October 25, 2010

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OCT 27 2010

To: Will Travis and BCDC Commissioners:
50 California Street, Suite 2600
San Francisco, California 94111

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

Re: Proposed BCDC Bay Plan Amendments

Dear Will and Commissioners:

Sea level rise is a very real issue we must face as a region and that we must address head on, but we believe it can be done in a way that enhances our economy and growth patterns. BCDC has done a good job of raising awareness of impending sea level rise; however, the recent Bay Plan Amendments that BCDC staff has released will dramatically affect smart growth, urban infill housing, and above all, the quality of life in the Bay Area.

Please add my voice and concern to the multitude of entities that have already sent letters or voiced their concern at the recent BCDC commission hearing over the proposed Bay Plan Amendments, including: the Bay Area Council; the East Bay Economic Development Alliance and San Mateo County Economic Development Association (SAMCEDA); housing and development companies such as TMG Partners, large regional employers such as Oracle; governments like the City of San Jose; the City of San Francisco Mayor's Office; plus, the US Army Corps of Engineer; labor groups such as the California Alliance for Jobs; and many other local governments, agencies, and districts.

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Sincerely,

Stanley Teaderman
President
Allied Propane

RECEIVED
OCT 27 2010

LAW OFFICE
PETER MACDONALD
400 MAIN STREET, SUITE 210
PLEASANTON, CALIFORNIA 94566-7371

SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

(925) 462-0191
FAX (925) 462-0404
pmacdonald@macdonaldlaw.net

October 26, 2010

Board of Commissioners
San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111

Subject: **Proposed Bay Plan Amendment 1-08 Concerning Climate Change**

Dear Members of the Board,

I am commenting on behalf of Trumark Commercial, of Danville, California, who have been working with the City of Newark and a group of landowners to develop the Dumbarton TOD Specific Plan. Our management team believes intelligent planning is the key to building a successful future for the next generation of Californians.

Major Points:

We have two major points to make about the proposed Bay Plan Amendments:

First, the core assumption underlying the Bay Plan Amendments completely contradicts the Intergovernmental Panel on Climate Change. BCDC Staff says we should plan for a sea level rise of approximately 55 inches by the year 2100. That assumed rise in sea level is gigantically larger than the worst case scenario of about 24 inches of sea level rise set forth by the Intergovernmental Panel on Climate Change (Fourth Assessment Report) 2007.

Second, the draft Bay Plan Amendments propose the discredited adversarial approach to addressing sea level change, rather than a consensus approach. If adopted, the Bay Plan Amendments will prolong the project by project uncertainty, delay, and government gouging that have increased the Bay Area's cost of housing and lowered our living standards over the past twenty years.

Misrepresentation of Sea Level Rise

Staff materials presented to the Board and public have been almost deceptive, by citing the Intergovernmental Panel on Climate Change and then in the following paragraph stating: "*Global warming is expected to result in sea level rise in San Francisco Bay of 16 inches (40 cm) by mid-century and 55 inches by the end of the century.*" (Staff Report October 2009). The Staff Report implies that the 55 inch projected rise in sea

level came from the IPCC 2007. But, the actual table included in the IPCC 2007: Summary for Policymakers, at p. 13 shows much smaller ranges of sea level rise under a number of different scenarios (attached). Under the most extreme IPCC scenario, assuming rapid economic expansion based on fossil fuels for the rest of the century, the highest end of the range of possible sea level change is projected to be less than 24 inches. Mid-range sea level rise under the IPCC scenarios is projected at 11 to 17 inches by the end of this century, i.e. by 2100 C.E..

The contrast between the IPCC scenarios, and the BCDC single number projection of 55 inches of sea level rise is startling, which means the BCDC Staff projection ignores the best scientific consensus. That BCDC projection has been splashed across the BCDC website with a contour map showing massive areas of now dry land under water – apparently using an added assumption that massive storm forces will push that higher sea level to contours that now rest eight to ten feet (96 to 120 inches) or more above current mean sea levels.

There are extreme laissez faire partisans and a few well meaning scientists who simply deny that there will be any sea level rise. There are also extreme environmental partisans and a few well meaning scientists who believe that sea level rise will be 55 inches or greater over the next century. But, for policy making, the Bay Area should use the best scientific consensus now available, and that is the Intergovernmental Panel on Climate Change.

Smart Regulation

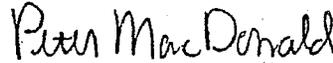
A key component of smart growth is the concept of smart regulation. Numerous economic studies demonstrate that increased costs from government regulation migrate directly into the cost of housing. An important strategy of the smart growth movement is to develop regulatory schemes which reward environmentally sensitive design with near ministerial approval processes. The developer meets generally applicable criteria rather than getting mired in multi-year approval processes in which the land use jurisdiction figures out its requirements in an adversary process on a case by case basis depending on demands from nearby special interest groups and various single issue government agencies.

The proposed Bay Plan Amendments fall into that adversary planning approach. The single issue agency (in this case BCDC) throws a blanket of uncertainty over a project or area by adopting a plan or policy that has no relation to reality (55 inch sea level rise). Then, project by project, that agency claims jurisdiction by law under CEQA Guidelines Section 15366, states that the proposed project conflicts with the BCDC Bay Plan, and negotiates for as much mitigation as it can extract. The resulting mitigation differs erratically based upon the jurisdiction, the desperation of the project developer, the sophistication of project opponents, threatened litigation, and other vagaries of the local political process.

San Francisco Bay Conservation and Development Commission
October 26, 2010
Page 3

The better alternative is for BCDC to really engage with the Bay jurisdictions and landowners to develop consensus regarding an approach to sea level rise and wetlands restoration based on generally applicable principles. A key principle of smart growth is that the land use pattern which minimizes CO2 generation is compact urban development at locations within existing cities, so environmental tradeoffs must be made to encourage that infill. Ideally, the resulting consensus establishes a clear dividing line and agreed mitigation approaches that make all future development near the Bay more ministerial. For example, imagine a consensus that the Bay protection line will be at the 6 foot contour line above mean sea level. Beyond that contour line urban planning and projects could proceed smoothly, subject only to ministerial fees for wetlands restoration, dikes, and an attractive border treatment at the agreed dividing line. That is the kind of consensus BCDC should be working to broker, rather than attempting to impose the Bay Plan Amendments in their current form.

Very Truly Yours



Peter MacDonald

Cc: City of Newark
Ron Winter, Trumark Commercial

Attachment: IPCC 2007: Summary for Policymakers Table SPM.3

**Excerpt from Table SPM.3
Sea Level Rise
2090-2099 relative to 1980-1999**

Case	Range in Meters			Converted to Inches*		
	Low	Mid-range	High	Low	Mid-range	High
Constant Year 2000 concentrations	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
B1 scenario	0.18	0.38	0.59	7.09	11.02	14.96
A1T scenario	0.20	0.45	0.59	7.87	12.80	17.72
B2 scenario	0.20	0.43	0.59	7.87	12.40	16.93
A1B	0.21	0.48	0.59	8.27	13.58	18.90
A2 scenario	0.23	0.51	0.59	9.06	14.57	20.08
A1F1 scenario	0.26	0.59	0.59	10.24	16.73	23.23

*.0254 meter = 1 inch

1. Data from Intergovernmental Panel on Climate Change, Fourth Assessment Report (IPCC, 2007: Summary for Policymakers. Table SPM.3 at p. 13)

2. The A1F1 scenario constitutes the IPCC worst case, assuming a future world of very rapid economic growth, and fossil intensive growth.

Continued greenhouse gas emissions at or above current rates would cause further warming and induce many changes in the global climate system during the 21st century that would *very likely* be larger than those observed during the 20th century. {10.3}

- Advances in climate change modelling now enable best estimates and *likely* assessed uncertainty ranges to be given for projected warming for different emission scenarios. Results for different emission scenarios are provided explicitly in this report to avoid loss of this policy-relevant information. Projected global average surface warmings for the end of the 21st century (2090–2099) relative to 1980–1999 are shown in Table SPM.3. These illustrate the differences between lower and higher SRES emission scenarios, and the projected warming uncertainty associated with these scenarios. {10.5}
- Best estimates and *likely* ranges for global average surface air warming for six SRES emissions marker scenarios are given in this assessment and are shown in Table SPM.3. For example, the best estimate for the low scenario (B1) is 1.8°C (*likely* range is 1.1°C to 2.9°C), and the best estimate for the high scenario (A1FI) is 4.0°C (*likely* range is 2.4°C to 6.4°C). Although these projections are broadly consistent with the span quoted in the TAR (1.4°C to 5.8°C), they are not directly comparable (see Figure SPM.5). The Fourth Assessment Report is more advanced as it provides best estimates and an assessed likelihood range for each of the marker scenarios. The new assessment of the *likely* ranges now relies on a larger number of climate models of increasing complexity and realism, as well as new information regarding the nature of feedbacks from the carbon cycle and constraints on climate response from observations. {10.5}
- Warming tends to reduce land and ocean uptake of atmospheric carbon dioxide, increasing the fraction of anthropogenic emissions that remains in the atmosphere. For the A2 scenario, for example, the climate-carbon cycle feedback increases the corresponding global average warming at 2100 by more than 1°C. Assessed upper ranges for temperature projections are larger than in the TAR (see Table SPM.3) mainly because the broader range of models now available suggests stronger climate-carbon cycle feedbacks. {7.3, 10.5}
- Model-based projections of global average sea level rise at the end of the 21st century (2090–2099) are shown in Table SPM.3. For each scenario, the midpoint of the range in Table SPM.3 is within 10% of the

Table SPM.3. Projected global average surface warming and sea level rise at the end of the 21st century. {10.5, 10.6, Table 10.7}

Case	Temperature Change (°C at 2090–2099 relative to 1980–1999) ^a		Sea Level Rise (m at 2090–2099 relative to 1980–1999)
	Best estimate	<i>Likely</i> range	Model-based range excluding future rapid dynamical changes in ice flow
Constant Year 2000 concentrations ^b	0.6	0.3–0.9	NA
B1 scenario	1.8	1.1–2.9	0.18–0.38
A1T scenario	2.4	1.4–3.8	0.20–0.45
B2 scenario	2.4	1.4–3.8	0.20–0.43
A1B scenario	2.8	1.7–4.4	0.21–0.48
A2 scenario	3.4	2.0–5.4	0.23–0.51
A1FI scenario	4.0	2.4–6.4	0.26–0.59

Table notes:

^a These estimates are assessed from a hierarchy of models that encompass a simple climate model, several Earth System Models of Intermediate Complexity and a large number of Atmosphere–Ocean General Circulation Models (AOGCMs).

^b Year 2000 constant composition is derived from AOGCMs only.

THE EMISSION SCENARIOS OF THE IPCC SPECIAL REPORT ON EMISSION SCENARIOS (SRES)¹⁷

A1. The A1 storyline and scenario family describes a future world of very rapid economic growth, global population that peaks in mid-century and declines thereafter, and the rapid introduction of new and more efficient technologies. Major underlying themes are convergence among regions, capacity building and increased cultural and social interactions, with a substantial reduction in regional differences in per capita income. The A1 scenario family develops into three groups that describe alternative directions of technological change in the energy system. The three A1 groups are distinguished by their technological emphasis: fossil-intensive (A1FI), non-fossil energy sources (A1T) or a balance across all sources (A1B) (where balanced is defined as not relying too heavily on one particular energy source, on the assumption that similar improvement rates apply to all energy supply and end use technologies).

A2. The A2 storyline and scenario family describes a very heterogeneous world. The underlying theme is self-reliance and preservation of local identities. Fertility patterns across regions converge very slowly, which results in continuously increasing population. Economic development is primarily regionally oriented and per capita economic growth and technological change more fragmented and slower than other storylines.

B1. The B1 storyline and scenario family describes a convergent world with the same global population, that peaks in mid-century and declines thereafter, as in the A1 storyline, but with rapid change in economic structures toward a service and information economy, with reductions in material intensity and the introduction of clean and resource-efficient technologies. The emphasis is on global solutions to economic, social and environmental sustainability, including improved equity, but without additional climate initiatives.

B2. The B2 storyline and scenario family describes a world in which the emphasis is on local solutions to economic, social and environmental sustainability. It is a world with continuously increasing global population, at a rate lower than A2, intermediate levels of economic development, and less rapid and more diverse technological change than in the B1 and A1 storylines. While the scenario is also oriented towards environmental protection and social equity, it focuses on local and regional levels.

An illustrative scenario was chosen for each of the six scenario groups A1B, A1FI, A1T, A2, B1 and B2. All should be considered equally sound.

The SRES scenarios do not include additional climate initiatives, which means that no scenarios are included that explicitly assume implementation of the United Nations Framework Convention on Climate Change or the emissions targets of the Kyoto Protocol.

¹⁷ Emission scenarios are not assessed in this Working Group I Report of the IPCC. This box summarising the SRES scenarios is taken from the TAR and has been subject to prior line-by-line approval by the Panel.

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Jane Day, Mayor Pro-Tem
Sam Derting
Michael J. Hudson
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

October 28, 2010

R. Sean Randolph, Chair
San Francisco Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111

RE: Bay Plan Amendment No. 1-08

Dear Mr. Randolph:

I am writing to thank you for the sentiment expressed at the Commission's last meeting of October 21, 2010, on the issue of extending the timeframe to consider the proposed Bay Plan Amendment. As I indicated during the Public Hearing, the City of Suisun City hasn't been able to completely review and digest changes contained in the proposed Bay Plan Amendment. Your inclination to provide more time to allow for public entities and stakeholders to review and comment on the proposed Amendment is appreciated. We have engaged with other impacted jurisdictions and stakeholders, and intend to provide your staff and commissioners with input that we hope will result in an outcome we all will consider favorably. Given our location immediately adjacent to the Suisun Marsh, our community has a unique sensitivity to issues related to the Marsh, but we also could be significantly impacted by the proposed Amendment.

We look forward to a process that does not require a rushed approach during the holiday season, and allows for a complete and thorough analysis by all those impacted. I'd like to reiterate the need for more time to allow all stakeholders to completely understand the issues associated with the proposed Amendment, and I look forward to working with BCDC staff on this issue.

Regards,


Suzanne Bragdon
City Manager
City of Suisun City

CC: Mr. Will Travis, Executive Director, BCDC

DEPARTMENTS: AREA CODE (707)
ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
REDEVELOPMENT AGENCY 421-7309 FAX 421-7366