

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

CODY AICHELE-ROTHMAN, COASTAL PLANNER

16 JANUARY 2020

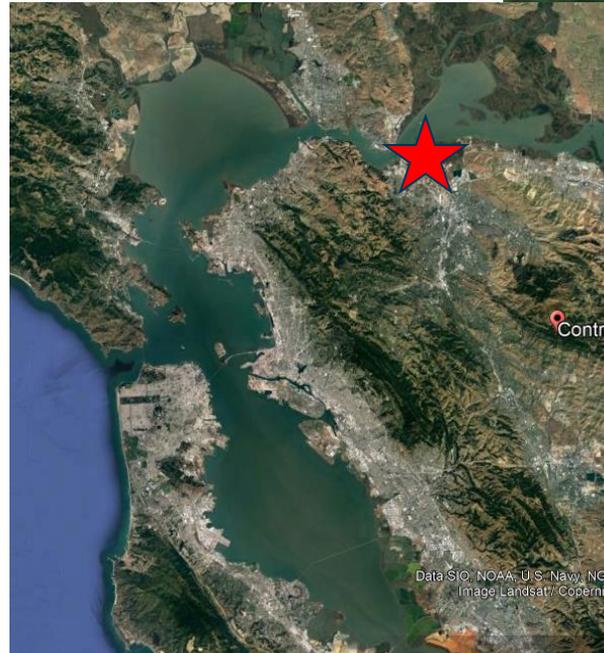
OUTLINE

Item 8

- Staff Presentation
- Public Hearing
- Commission Discussion

Item 9

- Contract Recommendation and Vote



Project Site. Source: Google Maps

BPA 5-19 TIMELINE

- Initiation – November 21, 2019
- Descriptive Notice published – November 22, 2019
- Staff report published – November 27, 2019
- Public hearing – January 16, 2020
- Staff recommendation published – February 14, 2020 (tentative)
- Vote – February 20, 2020 (tentative)
- BCDC permit process TBD

BACKGROUND ON THE SITE

- First designated as Water-related Industry PUA in 1969
- Site features:
 - Access to intermodal transportation: highways, rail lines, ship access
 - Existing pipelines nearby
 - Adjacent deep-water channel
 - Use of similar sites around the Bay

BACKGROUND ON THE SITE (2)

- BPA 3-87 analysis of water-related industry PUAs:
 - Access to intermodal transportation: highways, rail lines, ship access
 - Existing pipelines nearby
 - Deep water channel silted in
 - Soft soils and high ground water unsuitable for heavy development
 - Sand mining activities at the north end of the site

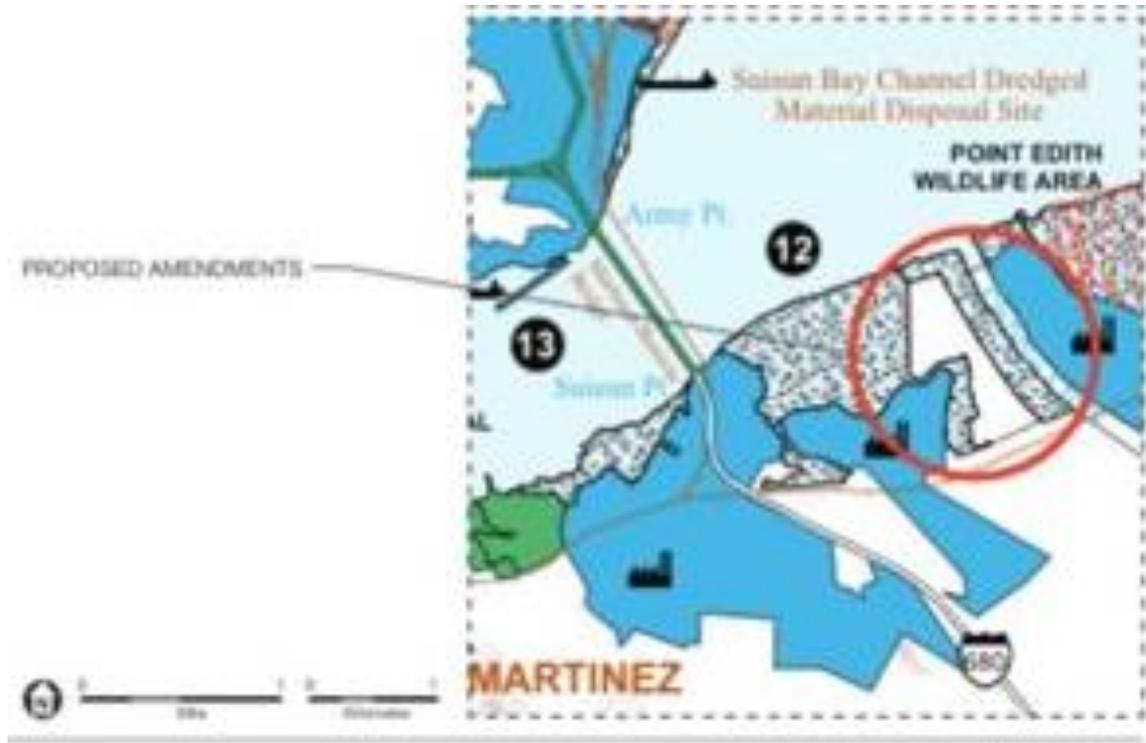
BACKGROUND ON THE SITE (3)

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

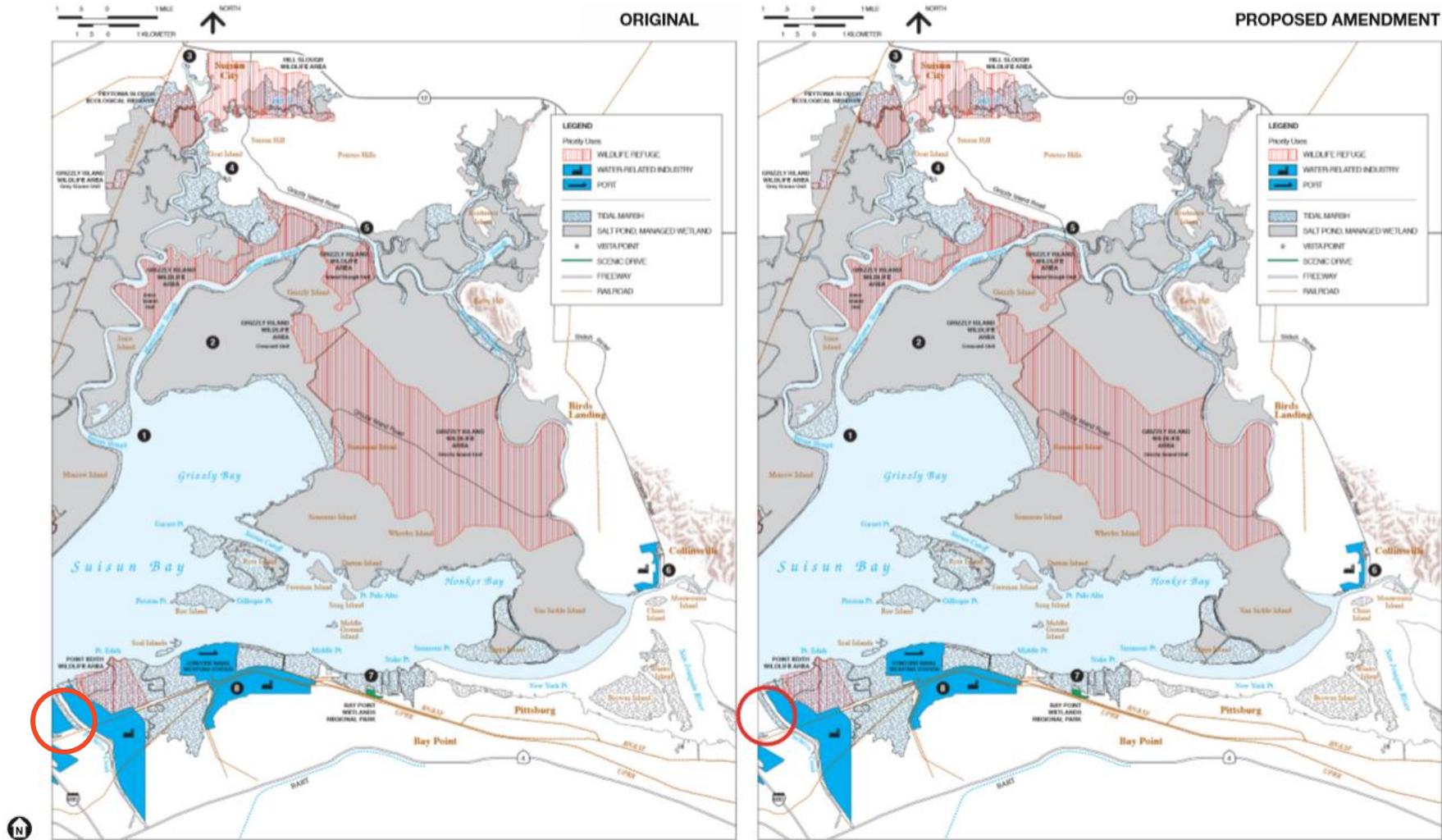


SUMMARY OF THE PROPOSED AMENDMENT

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



SUMMARY OF THE PROPOSED AMENDMENT (2)



STAFF ANALYSIS

Current site features:

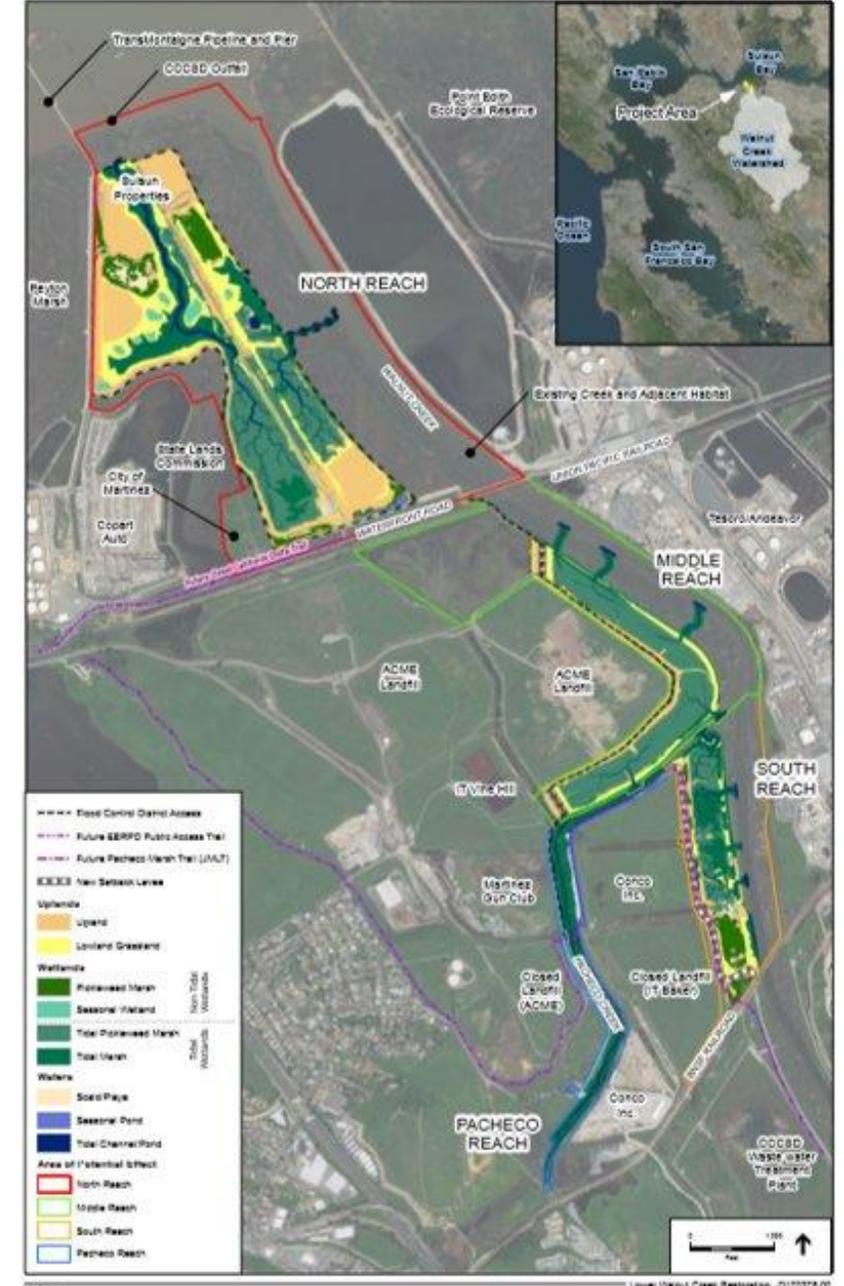
- Access to intermodal transportation: highways, rail lines, ship access
- Existing pipelines nearby
- Deep water channel silted in
- Soft soils and high ground water unsuitable for heavy development
- No sand mining activities on the site
- No demand for Water Related Industry use in this Priority Use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



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

STAFF ANALYSIS (2)

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



Restoration Plans.
Source: Applicant.

ENVIRONMENTAL ASSESSMENT

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



PUBLIC HEARING

 415-352-3641

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



BAY PLAN AMENDMENT 5-19 CONTRACT

CODY AICHELE-ROTHMAN, COASTAL PLANNER

16 JANUARY 2020

CONTRACT: RECOMMENDATION AND VOTE

Staff recommends that the Commission authorize the Executive Director to:

- 1) execute a contract with the Contra Costa County Flood Control and Water Conservation District to provide the Commission with up to \$8,400 for costs to process proposed amendments to the San Francisco Bay Plan; and
- 2) amend the contract, as long as the amendment does not involve substantial changes to the scope of the contract.