San Francisco Bay Conservation and Development Commission
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October 2, 2025

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415-352-3653; larry.goldzband@bcdc.ca.gov)
Harriet Lai Ross, Regulatory Director (415-352-3615; harriet.ross@bcdc.ca.gov)

SUBJECT: **Listing of Administrative Matters**
For Commission consideration on October 16, 2025

Purpose of This Report

The purpose of this report is to inform the Commission about new administrative matters.

- The Commission's rules allow the Executive Director to take action on various administrative matters on behalf of the Commission. This report is provided for Commissioners and the public to learn about actions the Executive Director proposes to take or has recently taken.

- This report also details new planning and permitting matters taken by local governments in the secondary management area of the Suisun Marsh.

Pending Administrative Permit Applications

What is Being Reported Here:

The Executive Director acts on administrative permit applications. Pending administrative applications are reported here to inform Commissioners and the public and to answer any questions or concerns about the Executive Director's determination that a project is "minor" in scope.

The Commission has two options regarding how to proceed:

- If the Commission takes no action, the Executive Director will act on these pending applications within the deadlines established by state law; or,
- If a Commissioner objects to the classification of the project as "minor," and a majority of Commissioners agree, a hearing will be scheduled to decide on the proper classification of the project.

New Administrative Permit Applications:

Applicant: Milton S. and Mary-Jane McDonogh Trust
PO Box 901
Tiburon, CA 94920

BCDC Permit Application No. M2025.018.00
Filed: September 11, 2025
90th Day: December 10, 2025

Location: Within the Commission's Bay jurisdiction, at the Angel Island-Tiburon Ferry Terminal, located at 21 Main Street, Tiburon, in Marin County.

Description: The proposed project involves the replacement of an existing dock, gangways, and pilings at the Angel Island-Tiburon Ferry Terminal, as part of efforts to update the facility and support electric ferries across the Bay, through the following activities:

1. Remove an existing approximately 10- to 14-foot-wide and 120-foot-long, cedar and pressure-treated wood dock;
2. Remove an existing 4-foot-wide by 73-foot-long, aluminum gangway/ramp;
3. Remove nine existing 16-inch-diameter, (6) creosote-treated wood and (3) steel pilings;
4. Install nine new 16-inch-diameter, steel pilings;
5. Install a new approximately 10- to 14-foot-wide by 120-foot-long, aluminum frame with composite decking dock; and,
6. Install a new approximately 4-foot-wide by 63-foot-long, aluminum gangway/ramp.

The replacement dock and gangway will occupy the same footprint as the existing structures, with no net increase in overwater coverage (approximately 1,477 square feet). No project components will occur within the Commission's Shoreline Band jurisdiction, and all construction will be conducted from a barge. The project will be conditioned to minimize any potential impacts to Bay resources, including eelgrass habitats near the project vicinity. Existing public access areas adjacent to the project site will remain fully accessible throughout the construction period, with no equipment, materials, or closures planned for the public access pathway.

Tentative Staff Position: *Recommend Approval with conditions.*

(Sam Fielding; 415-352-3665 or sam.fielding@bcdc.ca.gov)

Applicant: City of Benicia
250 East L Street
Benicia, CA 94510

Benicia Harbor Corporation
226 East B Street
Benicia, CA 94510

BCDC Permit Application No. M2025.027.00

Filed: August 25, 2025
90th Day: November 3, 2025

Location: Within the Commission's 100-foot shoreline band jurisdiction, at 266 East B Street, in the City of Benicia, Solano County.

Description: Construct, use, and maintain a new fuel storage tank and associated improvements, including:

1. Installing a new 10,000-gallon above-ground fuel storage tank on a new concrete pad and engineered fill slope.
2. Repaving an approximately 988-square-foot area and restriping 10 parking stalls, including one ADA accessible parking stall.
3. Installing a new approximately 280-foot-long decomposed granite public access pathway.
4. Removing the existing vent structure and vent lines connecting to the existing underground fuel storage tanks.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Alyssa Plese; 415-352-3626 or alyssa.plese@bcdc.ca.gov)