

# **Proposed amendments to BCDC permitting regulations**

September 4, 2025

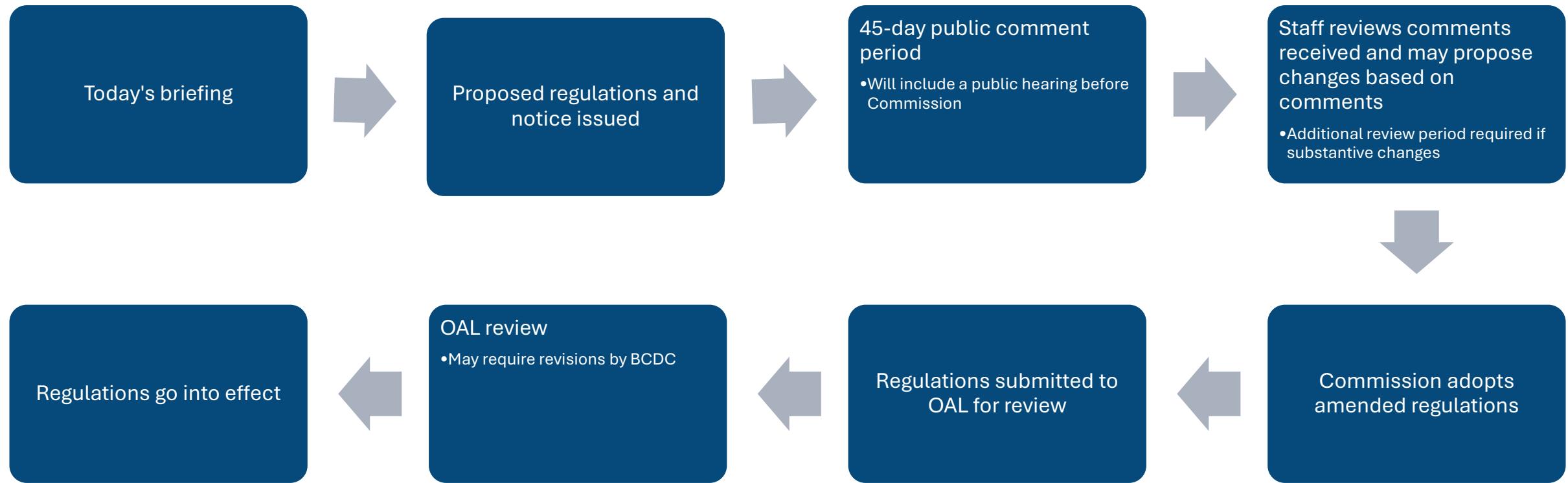
Ethan Lavine, Assistant Regulatory Director for Climate Adaptation

Marc Zeppetello, Retired Annuitant Staff Counsel

# What are regulations?

- Rules and standards adopted by an agency to implement, interpret, or make specific the laws it administers
- The Commission has adopted a set of regulations that are codified at Title 14, Division 5 of the California Code of Regulations
- The Commission's permitting regulations cover a range of topics including:
  - Major permit procedures
  - Administrative and emergency permits
  - Amendments to permits
  - Regionwide permits and abbreviated regionwide permits
- Regulations are changed through a process called rulemaking

# Rulemaking process



# Overview of proposed amendments

1. Streamline and improve the regionwide permit program
2. Reduce permitting burdens for straightforward and routine activities
3. Make other targeted updates to clarify and improve permitting regulations

## Removed from this package

Expand the use of administrative permits for habitat projects

# **1. Streamline and improve the regionwide permit program**

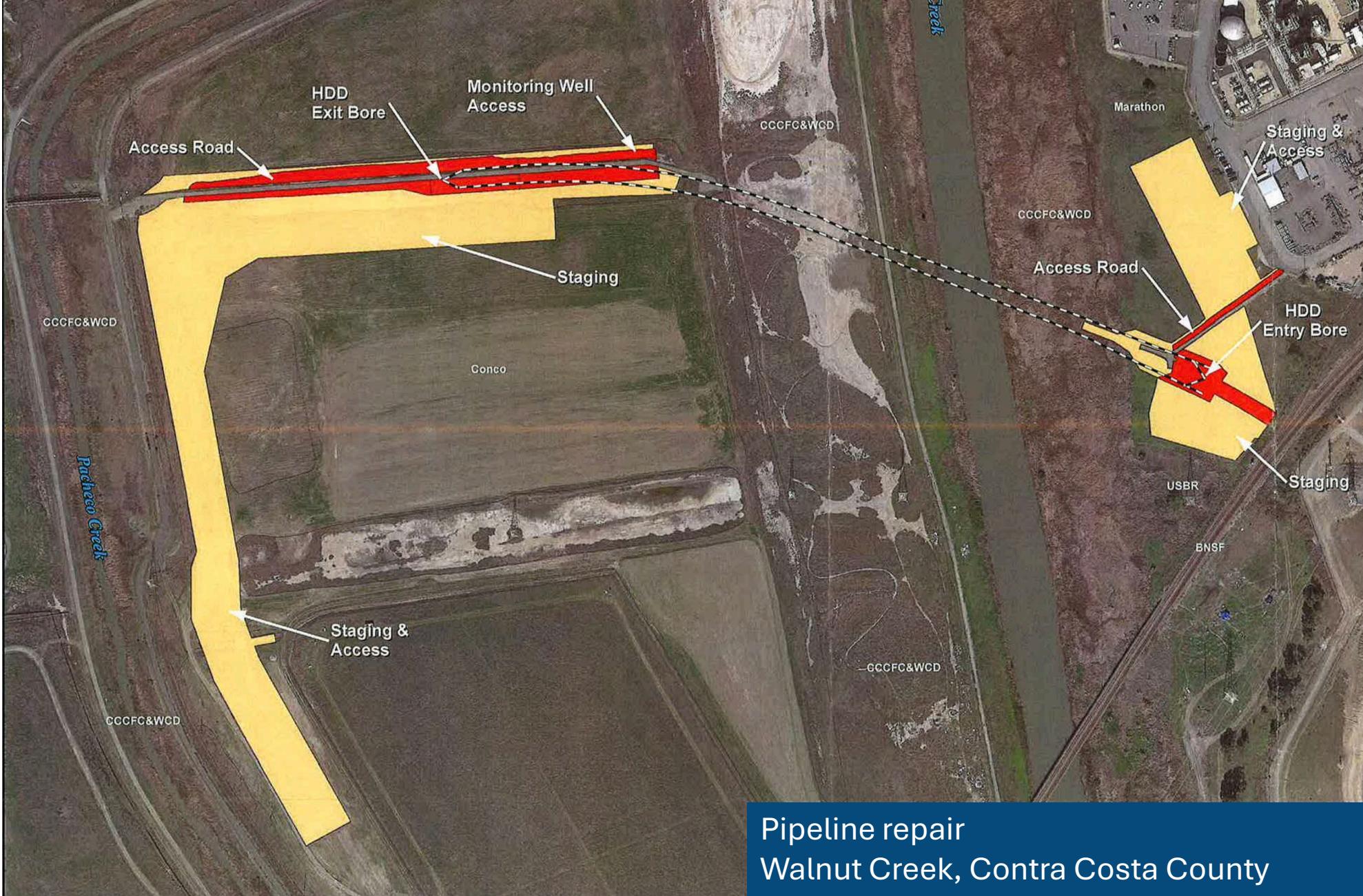


Tide gate replacement  
Shoreline Park, City of Mountain View



Residential boat dock repair  
City of Vallejo





Pipeline repair  
Walnut Creek, Contra Costa County

# 2 types of regionwide permits

## Regionwide permits

For projects the Commission has determined will have “no substantial impacts”

8 active permits

\$200 application fee

Standard BCDC application form

Processing time: 14 days

## Abbreviated regionwide permits

For projects the Commission has determined will have “no substantial impacts”

3 active permits

\$200 application fee

Separate shorter application form

Processing time: 7 “working days”

# 1. Streamline and improve the regionwide permit program

Combine into single program

10-day processing

Pave way for online application

Cover Suisun Marsh

Plain language

## 2. Reduce permitting burdens for straightforward and routine activities

De minimis activities in shoreline band

No adverse impacts to public access or views

Backfilling of small-diameter borings

### **3. Make other targeted updates to clarify and improve permitting rules**

Define categories of BCDC permits

How deadlines are calculated

Clarify terms

Clarify jurisdiction

Increase noticing requirements for certain administrative actions

## Up next: Public comment period

- Publish rulemaking materials on BCDC's website in September
- Comment period runs at least 45-days
- Comments can be made in writing or in person at scheduled Commission meeting