

San Francisco Bay Conservation and Development Commission

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Agenda Item #7

July 1, 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 July 17, 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: Central Contra Costa Sanitary District
5019 Imhoff Place
Martinez, CA 94553

BCDC Permit Application No. M2025.002.00

Filed: 06/12/2025

90th Day: 09/10/2025

Location: Within the Commission's Bay and 100-foot shoreline band jurisdictions, along Central San's effluent pipeline in unincorporated Contra Costa County, north of Waterfront Road, near Martinez (parcels 159-310-031 and 159-310-030, -029; coordinates: 38.043102 latitude, -122.096989 longitude).

Description: To conduct routine maintenance and monitoring of an existing approximately 3.9-mile effluent pipeline for a five-year authorization period. Monitoring and maintenance activities may include rehabilitation or replacement of manhole hatches and risers; application of protective coatings to manhole access structures, risers, or air release valves; ballast rock stabilization for the in-Bay portion of the outfall; wooden manhole access structure repair; installation of cathodic protection and new anodes; installation of new and replacement post-mounted signs; leveling monument replacement; inclinometer casing and stickup cover maintenance and/or replacement; and measures to maintain and replace or install new bollards. Additionally, the project may involve monitoring of piles, diffuser maintenance, internal pipeline inspection, pipe joint repairs and mechanical seals installation, leveling monument maintenance, weir structure maintenance, and site surveys. For activities requiring a clear and dry work area, site preparation will involve vegetation clearing and dewatering. Fill resulting from maintenance activities includes placement of ballast rock over an approximately 2,178-square-foot area around the end of the outfall pipe in order to hold it in place. The permit will be conditioned to minimize and avoid impacts to tidal marsh habitats and special status species, including requiring any temporary impacts to tidal marsh to be restored to pre-project conditions. The project area transects existing public access at the Pacheco Marsh Public Access project, and the applicant has coordinated with the John Muir Land Trust to ensure potential impacts to public access are minimized and avoided.

Tentative Staff Position: *Recommend Approval with Conditions.*

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

Applicant: Jon Nichols
7714 English Hills Rd
Vacaville, CA 95688

BCDC Permit Application No. M2025.005.00md

Filed: 06/03/2025
90th Day: 09/01/2025

Location: Within the Commission's Managed Wetland and Bay jurisdictions, at Managed Wetland #113, Tule Farms, 345 Orehr Road, Fairfield, in Solano County.

Description: The project authorized by this permit involves the removal of an existing interior levee within a managed wetland in order to expand the wetland footprint of the property. An approximately 2,538-foot long and 3-foot-tall perimeter levee will be removed, with the material to be placed in an adjacent ditch, grading the site to restore more natural contours, and any excess material used to improve the existing exterior levee. Two small sections of an existing levee will also be realigned to improve the functioning of the project site. Additionally, a small section of a boat ditch will be filled to upland grade. Finally, four water control structures will be removed from the property and two existing culverts will be relocated. The project will result in an increase in wetland area of approximately 3.05 acres (132,985 square feet), and there will be no new fill placed in the Bay. The project will be conditioned to ensure the protection of tidal marsh habitat and Bay resources, including preventing debris and construction materials from entering the Bay or tidal marsh habitats, completing work on exterior sides of levees during low tides, and following best management practices for avoiding impacts to special status species. There are no existing public access requirements in the vicinity, and no new improvements are proposed as part of this project.

Tentative Staff Position: *Recommend Approval with Conditions.*

(Sam Fielding; 415/352-3665 or sam.fielding@bcdca.gov)

Applicant: California Department of Fish and Wildlife
2825 Cordelia Road, Suite 100
Fairfield, CA 94534

BCDC Permit Application No. M2025.007.00md

Filed: 04/24/2025
90th Day: 07/23/2025

Location: Within the Primary Management Area of the Suisun Marsh and Wildlife Priority Use Area, at Joice Island in Solano County (38.1642397, -122.0467443).



Description: Install one 36-inch-diameter, 53-foot-long steel gated drain pipe on an exterior levee. The project will result in a total of approximately 48 square feet and 4 cubic-yards of fill in the Commission's jurisdiction. The purpose of the project is to improve the managed wetland water management capabilities and meet the 30 day flood and drain cycle habitat management objectives for this property.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Rowan Yelton; 415/352-3613 or rowan.yelton@bcdcc.ca.gov)

Notice of Projects Proceeding Under Regionwide Permits

What is Being Reported Here:

The Executive Director takes action on requests by projects that apply to proceed under a [regionwide permit](#). When the Executive Director grants permission for a project to proceed under a regionwide permit, details on the project are reported here.

This update is provided for information only; there is no further action for the Commission to take.

Recent Projects Authorized to Proceed Under a Regionwide Permit:

Permittee: Mallard Cove Homeowner's Association
1061 S Eliseo Drive
Greenbrae, CA 94904

Issued BCDC Permit No. RWP-3- NOI2025.013.00

Location: In the Bay, at 1061 S Eliseo Drive, in the City of Greenbrae, Marin County.

Description: Replace a 32-inch-wide by 40-foot-long wooden gangway with a 40-inch-wide by 40-foot-long aluminum gangway.

(Rowan Yelton; 415/352-3613 or rowan.yelton@bcdcc.ca.gov)

Permittee: Reza Malek
334 Poe St.
Palo Alto, CA 94301

Issued BCDC Permit No. RWP-5- NOI2025.014.00

Location: Within the Commission's 100-foot shoreline band jurisdiction at 207 Valley Street, in the City of Sausalito, Marin County.

Description:

1. Demolish and remove first level deck, of approximately 112 square feet; and
2. Install, construct, and maintain in-kind a new first level deck, of approximately 339 square feet.

(Lisa Herron; 415/352-3654 or lisa.herron@bcdcc.ca.gov)

Permittees: East Bay Municipal Utility District
375 11th Street
Oakland, CA 94607-4240

DR Reed & Associates, Inc.
2381 Co Rd 68J
Nederland, CO 80466

Issued BCDC Permit No. RWP-2-NOI2025.015.00

Location: Within the Commission's 100-foot shoreline band jurisdiction, at the foot of Alice Street, in the City of Oakland, Alameda County.

Description: Conduct inspection of underground water pipeline, involving the following activities:

1. Excavate an approximately 10-foot by 10-foot area and backfill excavated materials;
2. Temporarily store excavated soil and water in a water tank on-site for no more than four weeks following the start of work;
3. Remove an approximately 24-inch by 20-inch portion of the pipe, conduct an inspection, and repair the pipe; and
4. Remove and replace two trees.

(Alyssa Plese; 415/352-3626 or alyssa.plese@bcdcc.ca.gov)

Permittees: Pilot Thomas
19501 S, Santa Fe Avenue
Rancho Dominguez, CA 90021

Port of San Francisco
Pier 1, The Embarcadero
San Francisco, CA 94111

Issued BCDC Permit No. RWP-2-NOI2025.016.00

Location: Within the 100-foot shoreline band, at 2950 Hyde Street, in the City and County of San Francisco.

Description: Excavate approximately 1,600 cubic yards (80 feet long, 45 feet wide, 12 feet deep) of fuel-impacted soil, dispose outside of the Commission jurisdiction and replace with clean fill within an approximately 3,600-square-foot area. Excavation will be backfilled and repaved to match existing surfaces.

(Cody Aichele-Rothman; 415/352-3641 or cody.aichele@bcdcc.ca.gov)