



2024 ANNUAL REPORT

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION



*The San Francisco Bay Conservation and
Development Commission protects and
enhances San Francisco Bay and advances
the Bay's responsible, productive, and
equitable uses for this and future generations
as we face a changing climate and rising
sea levels.*

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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2024

ANNUAL REPORT

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LETTER FROM THE CHAIR

Aug. 18, 2025

The Honorable Gavin Newsom, governor of California, and the honorable members of the California State Legislature



▲ BCDC Chair R. Zachary Wasserman.

SUBJECT: 2024 ANNUAL REPORT

I am pleased to provide the San Francisco Bay Conservation and Development Commission (BCDC) 2024 Annual Report, which describes the activities that BCDC carried out in 2024 to implement the McAteer-Petris Act, the Suisun Marsh Preservation Act, the federal Coastal Zone Management Act, the California Oil Spill Prevention and Response Act, and Senate Bill 272 (2023).

BCDC is a regional state agency whose 27 commission members include private citizens and representatives from all levels of government. Since its inception 60 years ago, the commission has administered the San Francisco Bay Plan, designed to protect and promote the wise use of the Bay. BCDC is empowered to regulate work in the Bay and along its shoreline to minimize fill, maximize public access, protect its resources, and encourage productive development that is consistent with its preservation.

As BCDC continues its core planning and regulatory work, the commission is responding to rising sea levels driven by global climate change that threaten waterfront communities, Bay natural resources, businesses, and critical infrastructure. The San Francisco Bay represents a third of the California coastline, but projections show that if adaptation measures aren't taken, the region will bear two-thirds of the economic damage caused by sea level rise.

A 2023 report by the Metropolitan Transportation Commission, Association of Bay Area Governments, and BCDC estimated that inundation caused by rising sea levels in the Bay Area would exceed \$230 billion by 2050. To avoid this catastrophe, the Bay Area would need to invest \$110 billion regionally by that year.

BCDC took a first step to meet this challenge by adopting in December the Regional Shoreline Adaptation Plan, a framework to help cities create sea level rise adaptation plans. We look forward to collaborating over the next decade with the state and local governments to achieve a resilient San Francisco Bay.

Sincerely,



R. Zachary Wasserman

Commission Chair

San Francisco Bay Conservation and Development Commission



< Photographs courtesy of BCDC.

COMMISSION MAKE UP IN 2024

COMMISSION MEMBERS

Chair Zack Wasserman
Vice Chair Rebecca Eisen
Mark Addiego
Eddie Ahn
Stephen Benson
 Matt Almy, alternate
Dr. Tessa Beach
 Tommy Williams, alternate
Ellen Blake
Pat Burt
 Larry Klein, alternate
Jenn Eckerle
 Justine Kimball, alternate
Pat Eklund
 Nancy Kemnitzer, alternate
Dina El-Tawansy
 David Ambuehl, alternate
John Gioia
 Federal D. Glover, alternate
Susan Gorin
 David Rabbitt, alternate
Andy Gunther
 Letty Belin, alternate
Otto Lee
 Yoriko Kishimoto, alternate
Karl Hasz
Jennifer Lucchesi
 Sheri L. Pemberton, alternate
Mitch Mashburn
 John Vasquez, alternate
Stephanie Moulton-Peters

Aaron Peskin
 Catherine Stefani, alternate
Dave Pine
 David Canepa, alternate
Belia Ramos
 Joelle Gallagher, alternate
Sanjay M. Ranchod
 Barry Nelson, alternate
R. Sean Randolph
 Lenny Mendonca, alternate
Patricia Showalter
 Stephen Lefkovits, alternate
Lena Tam
 Marie Gilmore, alternate
Cesar Zepeda
 Soheila Bana, alternate

LEGISLATIVE APPOINTEES

Sen. Nancy Skinner
Assembly Member Philip Ting
 Alicia John-Baptiste, alternate

EXECUTIVE DIRECTOR

Lawrence J. Goldzband

DEPUTY ATTORNEY GENERAL

Shari Posner

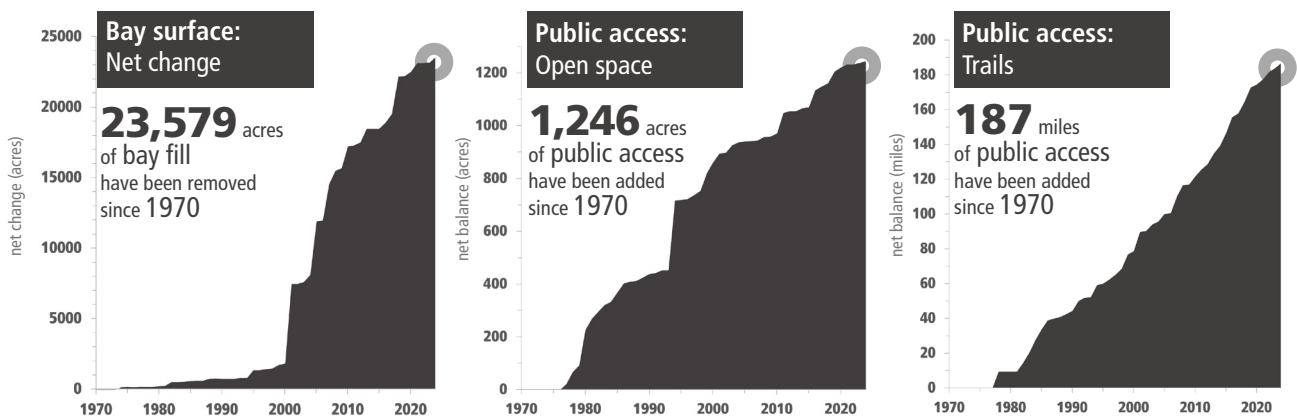
2024 HIGHLIGHTS

BCDC made significant progress in 2024 to implement its 2023-2025 Strategic Plan and other cross-agency initiatives. These are some of BCDC's most important accomplishments in 2024:

- Adopted the Regional Shoreline Adaptation Plan, the first regional plan for adaptation measures to combat rising sea levels in the Bay.
- Permitted a variety projects including wetland habitat restoration that increased the Bay's surface area by about 394 acres and added three miles of public access trails and nearly seven acres of open space.
- Completed a mission-based review of BCDC's regulatory program and began to implement a roadmap to streamline adaptation permitting in the Bay.
- Hosted the first Rising Together: The Bay Adapt Summit, a dynamic and immersive sea level rise summit that engaged the public with inspiring panels, keynotes, tours, activities, and workshops designed to forge partnerships and drive action.
- Launched a new website with easy-to-understand language and permitting guidance.

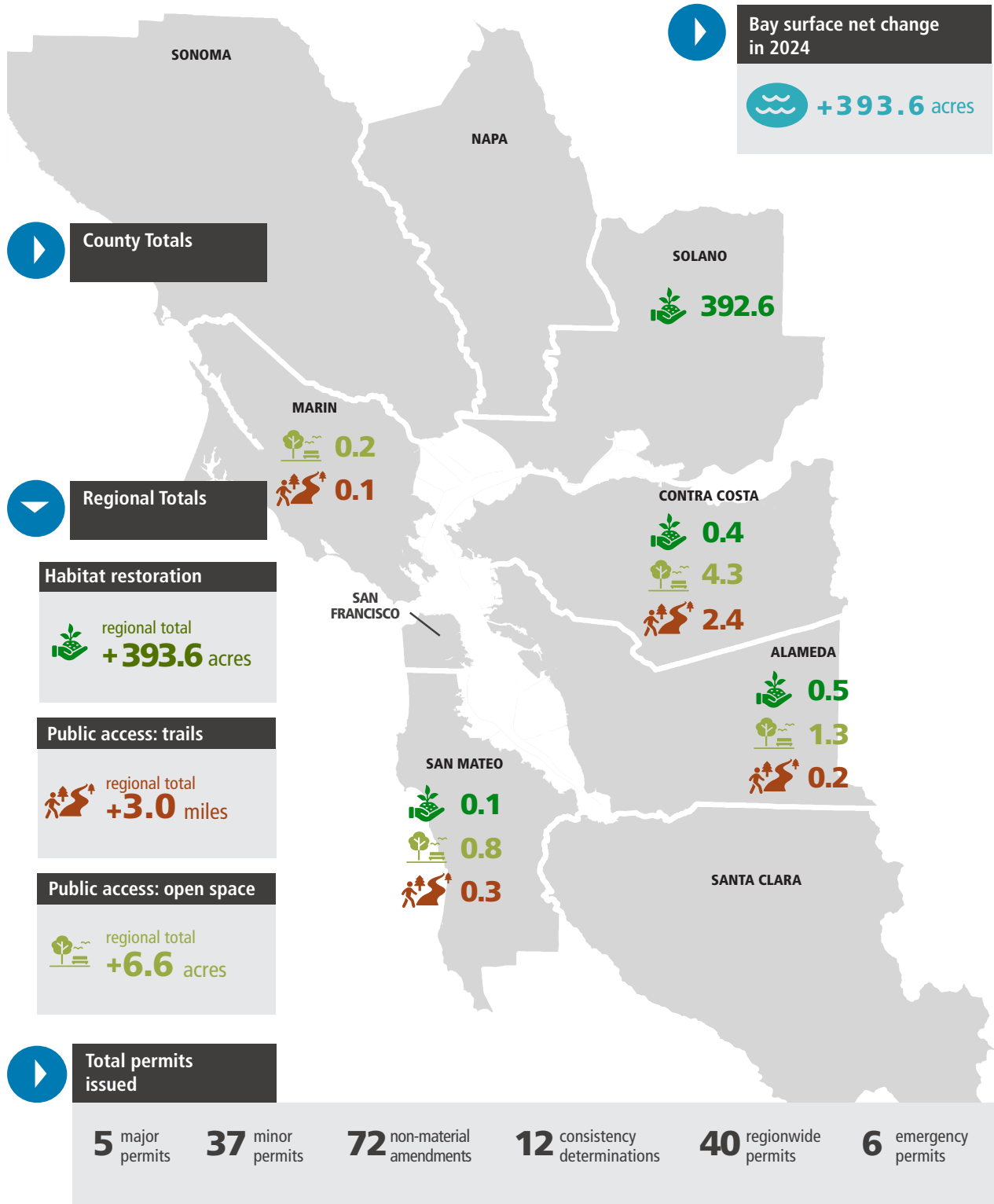
HISTORICAL TRENDS

1970-2024



▲ Historical Trends: Bay surface acreage, open space acreage, and trail mileage net change 1970 – 2024.

2024 IN REVIEW



STRATEGIC MILESTONES

PLANNING THE BAY'S FUTURE

PROGRESS TOWARD GOAL 1



ON TRACK DELAYS/ISSUES COMPLETED NOT STARTED

Goal 1: Lead regional planning efforts that result in successful and equitable adaptation, restoration, development, and public access projects for the Bay Area in light of rising sea levels

- **Adopted the Regional Shoreline Adaptation Plan, the first regional plan to address rising sea levels in the Bay.**

In December 2024, BCDC adopted the Regional Shoreline Adaptation Plan (RSAP) to guide and coordinate how the Bay Area's local governments prepare for rising sea levels. BCDC commissioners cited the need for urgent action to address rising sea levels that threaten the Bay Area's shoreline communities and natural habitats when they voted to adopt the RSAP, paving the way for local jurisdictions to take climate actions designed to protect their communities and the entire Bay shoreline.

The RSAP is a region-wide plan for the San Francisco Bay shoreline that guides how local governments will create coordinated, locally planned sea level rise adaptation measures to achieve regional resilience and a shared One Bay Vision. The RSAP's Guidelines start to fulfill the requirements of SB 272, a 2023 state law that requires local governments along the shoreline to prepare sea level rise adaptation plans by 2034. Projects with BCDC-approved plans will be prioritized for state funding.

Adopting the RSAP involved amending the San Francisco Bay Plan, including the Climate Change findings and policies, to incorporate it formally into BCDC policy (BPA 1-24).

✓ Panoramic view of San Francisco Bay from Yerba Buena Island. Credit: BCDC





▲ San Mateo Supervisor and BCDC Commissioner Dave Pine, Climate Resilience Communities Founder and Executive Director Violet Wulf-Saena, and Pathways Climate Institute Founder and CEO Kris May accept BCDC's 2024 Bay Adapt awards. Credit: Karl Neilson

- **Hosted the first Bay Adapt Rising Together Summit to celebrate climate changemakers.**

In August, BCDC hosted its first Rising Together, a dynamic sea level rise summit. With BCDC's Bay Adapt Joint Platform in action, hundreds of sea level rise practitioners, scientists, activists, and others gathered at the Exploratorium to celebrate sea level rise adaptation throughout the Bay Area. The event included panels, keynotes, tours, and workshops designed to forge partnerships and drive action.

The summit also inaugurates the Bay Adapt Awards, which honor visionaries who are helping to build a shoreline that better protects communities from the impacts of rising sea levels. The 2024 awardees included San Mateo Supervisor and BCDC Commissioner Dave Pine, Climate Resilience Communities Founder and Executive Director Violet Wulf-Saena, and Pathways Climate Institute Founder and CEO Kris May.

- **Signed a sea level rise adaptation memorandum of understanding with regional agencies.**

Seven regional and state agencies, including BCDC, executed a memorandum of understanding committing each to a joint work program to address the increased threat of floods tied to sea level rise in the nine-county San Francisco Bay Area region. The partners, to be coordinated by the interagency Bay Area Regional Collaborative, committed to:

- » Speed the implementation of adaptation projects to mitigate the impacts to communities, businesses, infrastructure, and the environment from flooding caused by sea level rise.
- » Increase the Bay Area's ability to compete for state and federal funds.
- » Help cities, counties and special districts plan and fund climate adaptation projects.
- » Build consensus on project priorities through a strategic, data-driven and equitable approach that incorporates local sea level rise adaptation plans.
- » Support multi-jurisdiction partnerships to advance multi-benefit projects at scale.
- » Create a cooperative environment in which various agencies and municipalities support each other's goals and climate adaptation projects.

- **Bay Adapt implementation group focused on funding.**

BCDC's Bay Adapt Implementation Coordinating Group, a leadership group charged with advancing the Bay Adapt Joint Platform, met three times in 2024 with a focus on sea level rise funding. In addition to tracking progress on various tasks in the Joint Platform, the group discussed shared priorities, opportunities to align and boost public and private funding, and areas for joint advocacy. Specifically, the group provided input on how to effectively implement tasks focused on funding; discussed on how to better align grant programs with the region's needs, which led to two larger regional workshops on the topic; informed the scoping and development of an investment strategy; and assisted in shaping targeted studies to better examine the role of private investment in adaptation.

- **Commission considered overhaul of San Francisco waterfront plan.**

At the request of the Port of San Francisco and the Exploratorium, the commission reinstituted an amendment to the San Francisco Waterfront Special Area Plan, BPA 3-17, to align BCDC's policies with the Port of San Francisco's Waterfront Plan, update the geographic-specific policies of the Fisherman's Wharf vicinity, and establish a Sea Level Rise Public Education Initiative as a public benefit.

- **Advanced the beneficial reuse of dredged sediment and excavated upland soil for wetland restoration and adaptation.**

In January and February, staff conducted a two-day stakeholder workshop to better understand the actions necessary to increase the beneficial reuse of sediment that has been dredged from the Bay and soil excavated from upland construction projects. BCDC synthesized stakeholder feedback into a draft regional action plan to boost the beneficial reuse of this sediment and soil to restore wetlands and help them adapt to rising sea levels.

Staff coordinated with a core team of regional partners, including the US EPA, the State Coastal Conservancy, the San Francisco Bay Regional Water Quality Control Board, the San Francisco Estuary Institute, and the San Francisco Bay Joint Venture, as well as a Sediment and Beneficial Reuse Commissioner Working Group.



▲ Workers place a layer of sediment dredged from Novato Creek to raise the elevation of Deer Island in Marin County. Credit: Roger Leventhal

- **Prepared to launch the Bay Adapt Currents Dashboard.**

In 2024, BCDC staff made substantial progress toward launching Bay Adapt Currents, an interactive dashboard aimed at informing decision makers and the public about adaptation planning, funding and knowledge. The Adapting to Rising Tides Data & Science team identified, gathered, and visualized data for 11 initial metrics to include on the dashboard.

The team worked to provide summaries that would make the data easily understandable and visually compelling for all audiences. Among the metrics in the dashboard are information on hundreds of sea level rise policies in 55 Bay Area cities' general plans; completed adaptation projects in the Bay; and programs to help build knowledge of sea level rise adaptation measures and the capacity to carry them out.

✓ Visit the Bay Adapt Currents Dashboard at <https://www.bayadapt.org/bay-currents/> Credit: BCDC

BAY ADAPT CURRENTS
PICTURES THAT MOVE WITH THE TIDES

Bay Adapt Currents Dashboard

An Implementing Program of the Bay Adapt Joint Platform

[RETURN TO BAYADAPT.ORG](#)

Category	Metric 1	Metric 2	Metric 3
PEOPLE	Public Opinion on Climate Change	Perception of Local Action on Climate Change	Community Awareness and Readiness
INFORMATION	Research on Sea Level Rise in the Bay	Media Coverage of Sea Level Rise in the Bay	
PLANS	Sea Level Rise in General Plans	Time Horizons used in Sea Level Rise Planning	
PROJECTS	Dredged Sediment used for Wetland Restoration	Funding for Shoreline Adaptation Projects	Completed Adaptation Projects
PROGRESS	Regional Environmental Health Metrics		

PROTECTING AND ENHANCING THE BAY AND ITS SHORELINE

PROGRESS TOWARD GOAL 2



● ON TRACK ● DELAYS/ISSUES ● COMPLETED ● NOT STARTED

Goal 2: Improve BCDC's regulatory and planning functions to create a more unified and consistent regional-scale approach to managing the Bay and its shoreline in light of the uncertain future caused by rising sea levels

- **Conducted a mission-based review of BCDC's permitting.**

BCDC completed a mission-based review to evaluate and suggest improvements for how the agency processes permit applications. BCDC staff, the Department of Finance's Research and Analysis Unit, and stakeholders examined various aspects of the permitting program, identified areas of improvement, and brainstormed potential solutions. The review recommended using new project management techniques and harnessing new technological solutions, which BCDC is working to implement over the next few years.

- **Made the permitting process easier for applicants.**

The completion of the comprehensive review of BCDC's permitting program resulted in a roadmap for making the permitting process more effective, efficient, and transparent. The first steps included releasing updated instructions and guidance for applicants and revamping BCDC's website to add permitting resources and a tool to track the status of pending applications. BCDC also invested in training for its staff to enable them to tackle new challenges in permitting, with a particular focus on promoting nature-based solutions and other adaptation measures designed to protect critical Bay habitats.

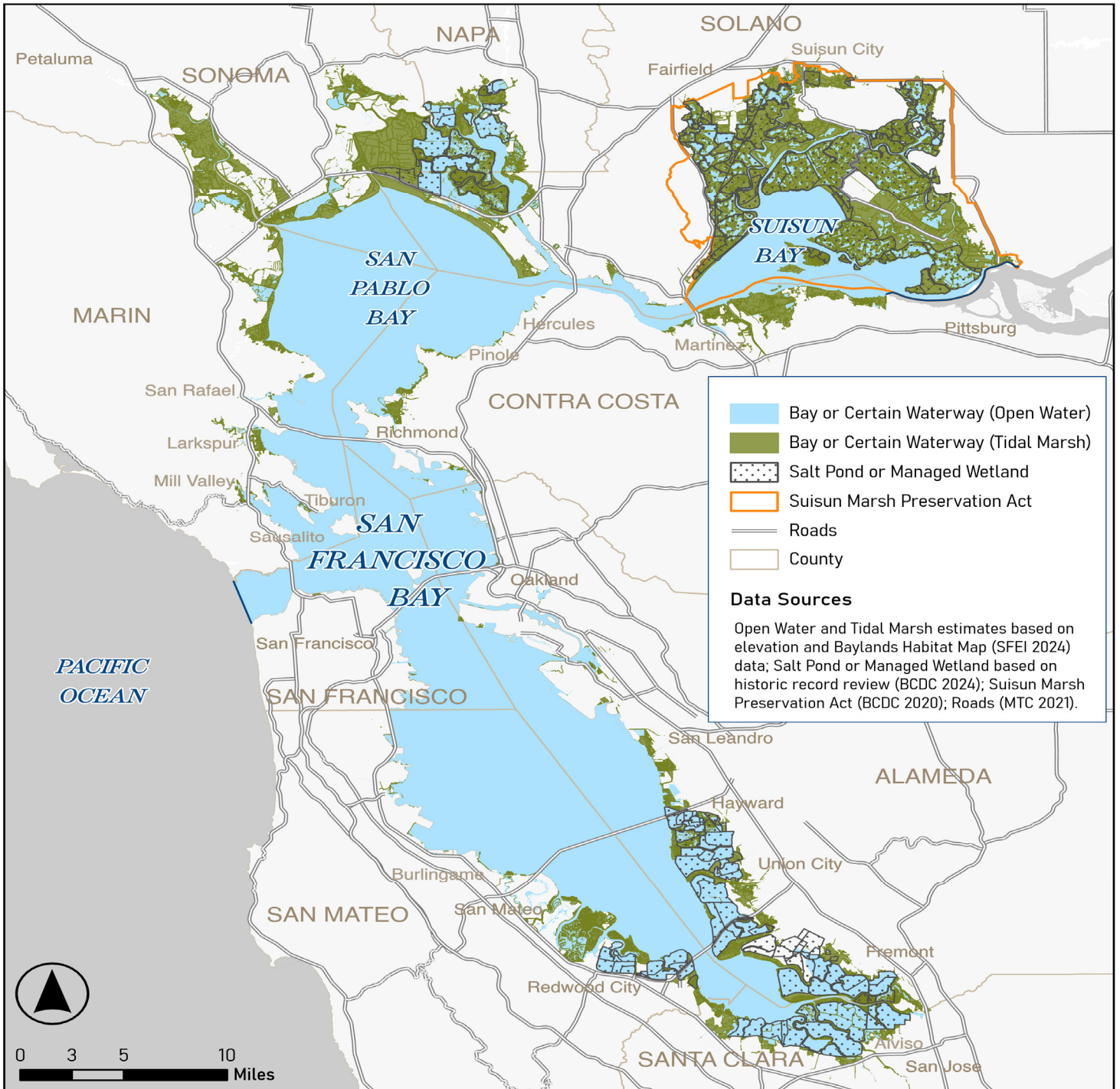
✓ Marinas and other developments extend into many parts of the Bay. Credit: uschools / iStock



- **Developed a screening map to communicate BCDC's jurisdiction.**

BCDC staff developed a regional map that shows BCDC's jurisdiction to support our ability to communicate internally and externally about BCDC's work and authority. The mapping effort took advantage of the recently released Baylands Habitat Map (SFEI 2024), which identifies marshlands and the tidal extent of waterways in the Bay.

✓ Overview of select BCDC jurisdictions. Credit: BCDC



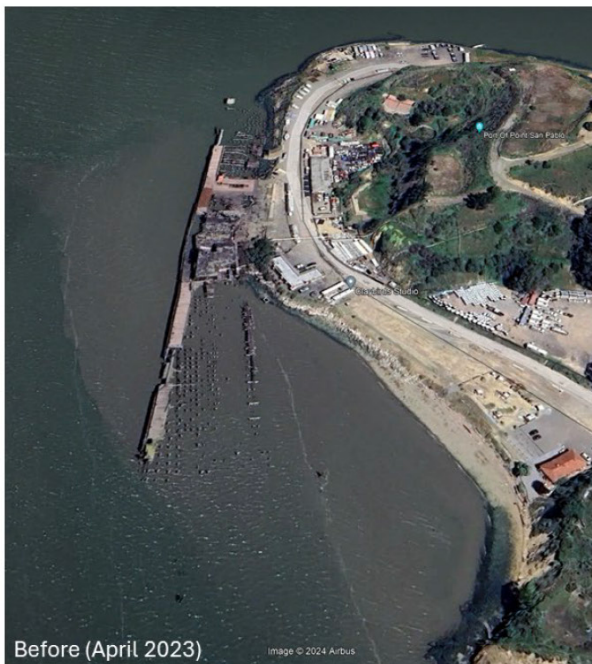
- **Restored more habitats in the Bay by collaborating with regulatory partners.**

Along with other state and federal agency members of the San Francisco Bay Restoration Regulatory Integration Team (BRRIT), BCDC helped to improve the permitting process for green infrastructure and living shorelines in the Bay. In 2024, the BRRIT had 24 projects in the permitting pipeline, with 17 in the preapplication phase and seven in the application phase.

The commission permitted a project proposed by Palo Alto and the San Francisco Estuary Partnership to construct an innovative nature-based levee adjacent to Harbor Marsh. The project will be the first horizontal levee to be built in the San Francisco Bay that beneficially reuses treated wastewater for irrigation. The levee is designed to enhance habitat, boost resiliency to sea level rise, and improve water quality and public access.

A BRRIT-permitted project sponsored by Richmond, the San Francisco Bay Restoration Authority, and the State Coastal Conservancy completed the removal of the largest derelict creosote wharf in the Bay. The project also removed a derelict warehouse and over 2,000 toxic creosote-treated pilings at Terminal Four in Richmond and constructed shoreline protection and enhanced habitat.

✓ Before and after photos of the Terminal 4 Wharf, Warehouse, and Piling Removal Project. Richmond. Credit: BRRIT



Before (April 2023)



After (February 2024)

The BRRIT collaborated with the California Department of Fish and Wildlife Marine Region to develop an interim artificial reef framework to facilitate the authorization of artificial reefs in the Bay Area before the CDFW has an approved California artificial reef plan. The BRRIT and the Policy Management Committee are enthusiastic about BCDC regulatory improvements that will make it easier to permit restoration projects.

- **Worked with BCDC permit holders to ensure their continued compliance.**

The highlight of the year for BCDC's compliance team was its creation of an Excel-based program to better track permit holders' deliverables.

In 2024, 117 permits were brought to the Compliance team's attention because the requirements they contained weren't met. The team worked with the holders of 79 of these permits to bring them into compliance and is still working on the remaining 38 permits.

- **Investigated illegal activities and enforced laws protecting Bay resources.**

BCDC's enforcement team opened 41 cases this year, resolving 32 of them. It also resolved 30 cases from previous years, significantly reducing its backlog to only 39 cases from 2000-2023.

The team's efforts, enhanced with the addition of two enforcement analysts, resulted in BCDC collecting about \$680,420 in penalties against violators.



- **Legal staff provided expert support to the commission and staff.**

In 2024 legal staff:

- » Favorably resolved several enforcement matters.
- » Provided support to the Planning Division, including supporting planning in defining the RSAP.
- » Provided ongoing and regular support to regulatory staff, including negotiations with permit applicants' legal counsel, to craft legally defensible staff recommendations on permit applications for the commission's consideration and approval.
- » Developed updates to BCDC's regulations and obtained approval from the Office of Administrative Law for the proposed regulatory changes.

IMPLEMENTING EQUITY

PROGRESS TOWARD GOAL 3

71%

29%

● ON TRACK ● DELAYS/ISSUES ● COMPLETED ● NOT STARTED

Goal 3: Implement equity initiatives and practices throughout BCDC's policies, programs, and processes

- **Conducted a biannual assessment of the Environmental Justice Advisors Program.**

Two years after the start of the EJ Advisors program, BCDC contracted with the consulting firm MIG in 2024 to assess the program's activities and evaluate how it can best move forward. The resulting report suggested that we focus on enhancing community engagement in partnership with the EJ Advisors, make BCDC decision-making by staff and leadership more transparent, and foster a culture of collaboration, inclusivity, and equity within BCDC.

The EJ Advisors created a workplan to implement the report's suggestions and have proceeded to have more in-person meetings, training exchanges, and outreach opportunities.

- **Drafted a racial equity action plan.**

In 2024, the EJ team drafted a Racial Equity Action Plan and implemented actions, including developing a training module for new staff, creating a social media strategy, and conducting a biannual assessment of the EJ Advisors. The plan's implementation will continue into 2025.

✓ BCDC and the Watershed Project, a Bay Area nonprofit, co-host a Regional Shoreline Adaptation Plan workshop. Credit: Karl Neilson



- **Launched the Shoreline Leadership Academy for Bay Area highschoolers.**

In partnership with the Port of San Francisco and with a grant from NOAA, BCDC planned and launched the San Francisco Shoreline Leadership Academy. The program for high school juniors and seniors provides training in the eight subjects tied to the RSAP. BCDC received 175 applications for just 20 positions, demonstrating strong demand for such a program.

- **Provided translation services at public meetings.**

In 2024, BCDC provided Spanish translation at public meetings for the Cargill Salt Pond Operations & Maintenance Permit and at RSAP community outreach events. RSAP outreach materials and surveys were also translated into Spanish.

- **Developed an equity strategy for the RSAP.**

As a first step in developing the Regional Shoreline Adaptation Plan, BCDC's senior manager of climate equity and community engagement worked closely with the Regional Shoreline Adaptation Plan Equity Sub-Committee to craft an equity strategy. The strategy, a living document, outlined how equity would be incorporated into the RSAP's development and within its guidelines for local governments. The Equity Strategy includes assessments of the guidelines that will help cities assess how well they are operationalizing equity in their sea level rise plans.

- **Consulted with the Confederated Villages of Lisjan on adaptation policies and an environmental assessment.**

BCDC worked with the Native American Heritage Commission to send notices about the Cargill Salt Pond Operations & Maintenance Environmental Assessment and the RSAP to nine tribes and 19 contacts. In both cases, the Confederated Villages of Lisjan asked for a consultation. After the first, BCDC and the Lisjan Nation agreed to meet monthly and have been doing so since October 2024.

- **Hosted a NOAA coastal management fellow.**

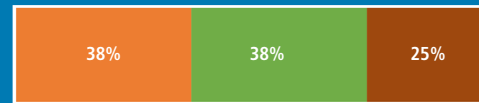
In August, BCDC welcomed a NOAA coastal management fellow. The fellow helped to develop a guidance document on how to engage communities in a meaningful way and an EJ checklist for the permitting staff.



▲ Shoreline Leadership Academy students tour the Southwest Wastewater Treatment Plant. Credit: Luiz Barata, Port of San Francisco

COMMUNICATING SUCCESSFULLY

PROGRESS TOWARD GOAL 4



ON TRACK DELAYS/ISSUES COMPLETED NOT STARTED

Goal 4: Communicate more successfully externally with stakeholders and internally among divisions

- Launched a new website.**

BCDC was able to secure funding to develop a new website to replace a decades-old one that was hosted by an external vendor. Launched in summer 2024, the website has far more functionality and is more readable for the public.

- Hired a director of legislative and external affairs.**

In 2024, BCDC created and filled a senior staff-level position focused on legislative and external affairs. The person in this position serves as BCDC's public information officer and is tasked with developing more effective internal and external communications. They are also BCDC's legislative director, allowing for better communication and collaboration with the Legislature and the administration in Sacramento.

- Boosted BCDC's social media presence.**

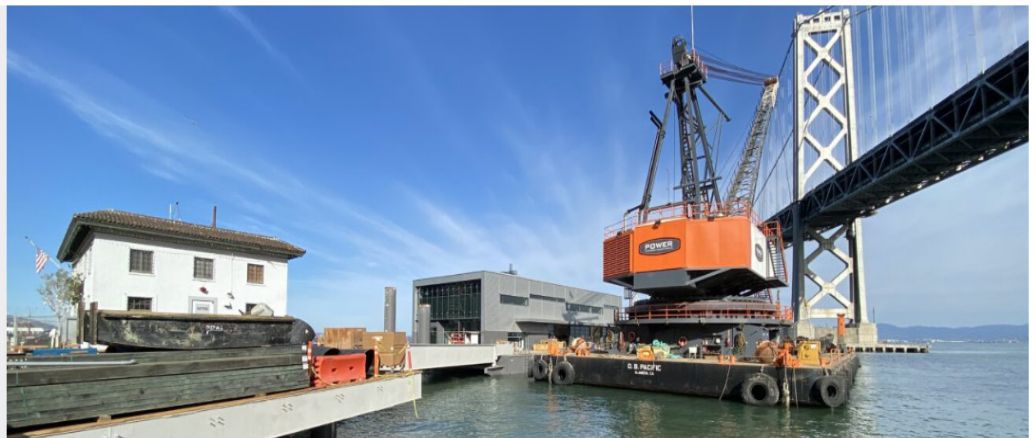
With the help of interns from the California Conservation Corps, BCDC expanded its presence on Instagram, X (Twitter), and LinkedIn. The social media team worked to enhance transparency in regulatory and planning processes, heighten awareness of BCDC, and educate the public on the Bay's value. Throughout 2024, BCDC provided quality educational content on sea level rise action and many other important issues in the Bay.

✓ BCDC's new website. Credit: BCDC

Planning a project?

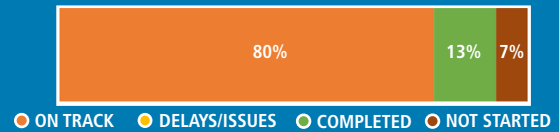
Schedule a pre-application meeting for guidance on applying for a BCDC permit.

Find out more



BUILDING A HEALTHY ORGANIZATION

PROGRESS TOWARD GOAL 5



Goal 5: Build and maintain an adequately resourced, responsive, and diverse organization that can meet its growing challenges more effectively and sustainably

- Hired Bay Area students as paid interns.**

BCDC hosted five interns through its summer and legal internship programs in 2024, each of whom received a college internship credit. The programs offer a chance to develop a foundational understanding of San Francisco Bay coastal science, policy, and management work. The interns worked on projects that directly affected the Bay, its shoreline, wetlands, and surrounding communities. They also participated in events with stakeholders and public meetings. BCDC staff and mentors provided support for resume writing and interview preparation.



▲ Steve Goldbeck, a BCDC staff member for almost 40 years and its chief deputy director for many of those, retired in June 2024. We miss his wisdom, experience, wry humor, leadership of BCDC's bocce team, and unfailing devotion to the success of the San Francisco Bay! Credit: BCDC

- Budgeted through uncertain times.**

BCDC participated in two budget drills in the fall to help address the state's budget shortfalls. The commission cut its general fund spending by nearly \$1 million and eliminated an environmental scientist position that would have come to BCDC as result of SB 272. However, through strategic management of its financial resources, BCDC preserved all its core functions and is implementing the Sea Level Rise Adaptation Planning program that SB 272 mandated. BCDC is leveraging its own funding and grants agreements with partners to fulfill its traditional regulatory role in the bay and meet the challenges of a changing climate.

BUDGET AND EXPENDITURES SUMMARY

	FY 22-23*	FY 23-24*
TOTAL FUNDING (APPROPRIATIONS & REIMBURSEMENTS)	\$11,679	\$12,662
General Fund (General Tax Revenues)	8,403	8,467
Actual Expenditures	8,403	8,467
Special Dedicated Funds	2,030	2,063
Bay Fill Clean-Up and Abatement Fund Authority	100	208
Greenhouse Gas Reduction Fund	1,930	1,855
Reimbursements	1,205	1,988
Grants & Interagency Agreements	1,205	1,988
Federal Trust Fund	41	144
Environmental Protection Agency	41	144
TOTAL SPENDING	\$11,679	\$12,662
Total Salaries, Wages, and Benefits	7,566	8,506
OE&E	4,113	4,156
Rent (Non-Add Item)	1,200	1,448

*All Numbers Rounded to Nearest Thousand

MAJOR PERMITTING ACTIVITIES

BCDC issued 14 major permits, 86 minor permits, and 72 permit amendments in 2024, making the year one of the busiest and most productive for its small permitting team.

The commission issued the following significant regulatory permits, permit amendments, and federal consistency determinations in 2024:

- **Chipps Island Tidal Habitat Restoration Project, Suisun Marsh.**

BCDC issued a permit to the California Department of Water Resources to restore 363 acres of managed wetlands to tidal marsh and enhance 546 acres of existing tidal marsh habitat at Chipps Island within the Suisun Marsh in unincorporated Solano County.

- **Piers 39-43 ½ Sediment Remediation Project, San Francisco.**

BCDC issued a 10 year permit to Pacific Gas and Electric Company and the Port of San Francisco to remediate sediment that was contaminated with high levels of polycyclic aromatic hydrocarbons around Piers 39-43 ½ along the San Francisco waterfront and to remove or improve existing marina facilities during the cleanup process.

- **PG&E Bay Area Programmatic Maintenance Permit, Baywide.**

BCDC issued a five-year programmatic operations and maintenance permit to Pacific Gas and Electric for its existing gas and electric transmission structures throughout the commission's jurisdiction outside of the Suisun Marsh.

✓ The California Department of Water Resources' project at Chipps Island in the Suisun Marsh will transition the approximately 900-acre site from a former private duck hunting property to a tidal wetland. Credit: California Department of Water Resources Division of Integrated Science and Engineering Unmanned Aerial Vehicle Program, 2021



- **PG&E Suisun Marsh Programmatic Maintenance Permit, Suisun Marsh.**

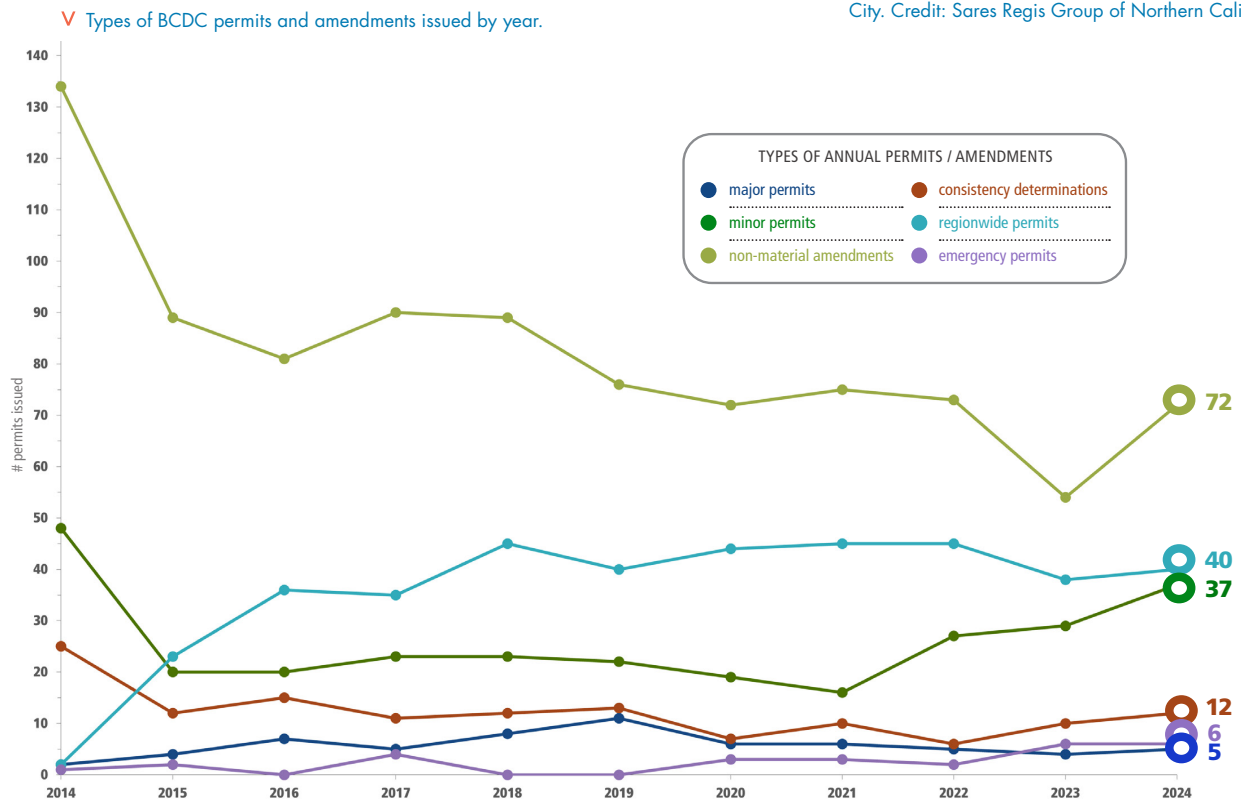
The commission issued a five-year programmatic operations and maintenance permit to Pacific Gas and Electric for its existing gas and electric transmission structures throughout the commission's Suisun Marsh jurisdiction.

- **505 East Bayshore Townhome Project, Redwood City.**

BCDC issued a permit to Regis Homes Bay Area, LLC to redevelop a 2.5-acre site with 56 residential townhomes, a pedestrian and bicycle trail, and other public access improvements.



▲ Rendering of 505 East Bayshore Townhome Project in Redwood City. Credit: Sares Regis Group of Northern California



Note: This graph shows the permits and amendments that BCDC issued 2014 - 2024, by permit type. The number of major and minor permits shown above differ from the figures displayed below in the Summary of Permits, Fill, and Mitigation figure on page 24. The Summary figures combine multiple categories for the sake of readability. Learn more about how that figure was calculated on page 23.

SUMMARY OF PERMITS, FILL, AND MITIGATION

Year	Major permits ¹ granted	Major permits ¹ denied	Minor permits ² granted	Minor permits ² denied	Permit amendments	Net change in Bay surface ³ (acres)	Total project cost ⁴ (x \$100,000)	Public access (acres)	Public access (miles)
1970	12	1	66	0		-72			
1971	26	4	61	0		-25.1			
1972	12	3	80	0		-7			
1973	17	1	71	0		-4.4			
1974	20	0	107	1		274			
1975	10	0	87	0		5	100		
1976	14	0	110	0		-2.2	43		
1977	20	0	116	0	104	16.8	100	21.4	
1978	23	1	104	4	90	-1.9	152	46.1	9.6
1979	34	0	120	2	103	3.4	93	25.1	
1980	19	1	105	1	101	30	470	134	
1981	23	0	134	0	125	44.5	130	42.2	
1982	26	0	104	0	115	262	379	27	5
1983	23	0	105	0	131	5	395	26	6
1984	15	3	135	0	130	12	97	12	7
1985	15	1	98	0	104	60	200	35	6.3
1986	20	0	108	0	112	11	639	35	5.1
1987	16	2	108	0	104	-2	68	6	1.1
1988	17	1	119	2	137	152.2	125	3.3	0.9
1989	17	0	114	1	144	1.7	107	12.7	1.5
1990	17	1	112	0	151	-1.5	127	12.7	2
1991	8	1	61	0	163	-0.7	400	4	5.6
1992	10	1	84	0	140	-1.6	97	10.4	1.9
1993	8	1	89	0	122	50.1	26	0.2	0.3
1994	11	1	114	0	96	1.6	383	264	6.9
1995	15	0	72	0	107	549.6	136	2.8	0.9
1996	7	0	93	0	97	-1	60	3.1	2.2
1997	14	2	109	0	94	75	733	14.1	2.9
1998	15	1	109	0	130	38.5	518	16.4	3.3
1999	10	0	103	0	124	258	828	67.2	8.4
2000	21	0	85	0	141	112.4	4,640	40	1.9
2001	14	0	67	0	67	5649.3	2,770	34.8	11.1
2002	6	0	75	0	103	1.1	118	2.5	0.5
2003	11	0	59	0	79	118.7	471	28.8	3.8
2004	7	0	74	0	95	493	408	11.2	1.5
2005	9	0	106	0	140	3807	382	3.4	4.5
2006	2	0	74	0	141	70	169	0.7	0.4
2007	9	0	90	0	109	2560	459	3.5	9.7
2008	9	0	81	0	139	961	552	12.7	6.5
2009	12	0	81	0	128	174	500	1.5	0.2
2010	11	0	114	0	113	1562	251	11.5	4.8
2011	5	0	57	0	125	74	1,700	77.8	3.9
2012	2	0	73	0	110	201	362	6.7	3
2013	4	0	78	0	88	968	112	0.3	6
2014	2	0	75	0	134	13.8	935	11	4.5
2015	4	0	55	0	89	-0.1	407	4	7.4
2016	7	1	71	0	81	419.7	18,811	63.58	5.3
2017	5	1	69	0	90	603.1	1,839	14	2.15
2018	8	0	80	0	89	2672	4,945	13.1	6.67

(CONTINUED ON NEXT PAGE)

SUMMARY OF PERMITS, FILL, AND MITIGATION (CONTINUED)

Year	Major permits ¹ granted	Major permits ¹ denied	Minor permits ² granted	Minor permits ² denied	Permit amendments	Net change in Bay surface ³ (acres)	Total project cost ⁴ (x \$100,000)	Public access (acres)	Public access (miles)
2019	11	0	75	0	76	9.4	11,772	43.8	8.4
2020	6	0	70	0	72	310.8	3,640	15.2	1.5
2021	6	0	71	0	75	640.1	12,519	12.15	2.97
2022	5	0	78	0	73	-0.7	3,972	0.31	4.34
2023	4	0	83	0	54	32.77	15,787	5.7	2.2
2024	14	0	86	0	72	393.63	797	6.62	2.98
TOTAL	696	28	4,917	11	5,207	23,579	74,289	1,246	187

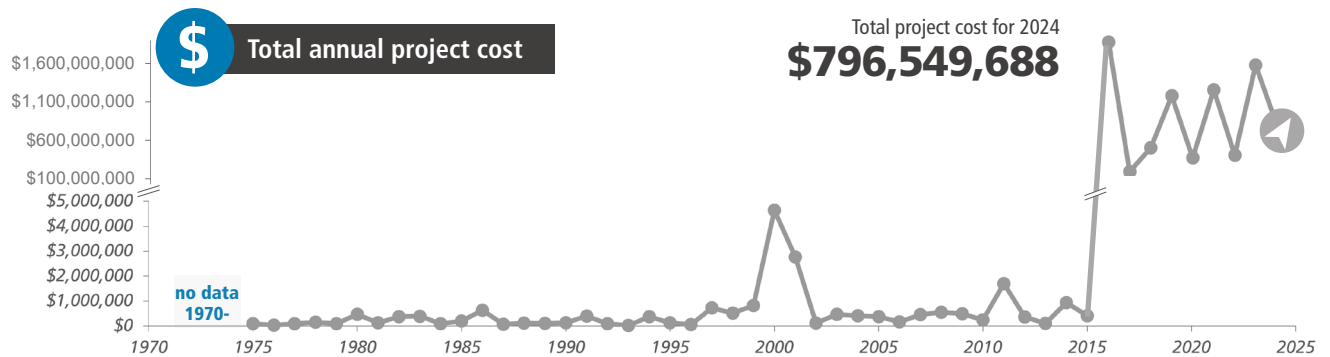
¹ Projects authorized by major permits, material amendments, and major federal consistency concurrences. Some authorized projects have not been built, and some projects may have been changed pursuant to subsequent permit amendments.

² Smaller projects including new minor permits, consistency concurrences approved administratively, and regionwide permits.

³ The area of the Bay created or restored, including salt ponds converted to tidal action, less the area of the Bay authorized to be filled pursuant to major permits and major consistency determinations through 1987. Thereafter, significant administrative permits and amendments are included in the data.

⁴ Major and minor permits only.

⁵ Permit counts from 2005 onward have been updated based on improved accounting methods in Summary of Permits Tables for Annual Reports starting in 2021.



▲ Total annual project cost 1975 - 2024. In 2024, BCDC permitted projects that totaled almost \$797 million dollars in project cost.

▼ Credit: Jason Doiy / iStock





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