San Francisco Bay Conservation and Development Commission
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February 26, 2026

TO: Enforcement Committee Members

FROM: Isabel Chamberlain, Enforcement and Compliance Manager (415-352-3605; isabel.chamberlain@bcdc.ca.gov)

SUBJECT: Approved Minutes of February 26, 2026, Enforcement Committee Meeting

1. Call to Order. The hybrid meeting was called to order by Chair Gilmore at 9:33 a.m. The meeting was held with a primary physical location of 375 Beale Street, San Francisco, California, and online via Zoom and Teleconference.

Instructions to all attendees on procedures for participating in the meeting were given.

2. Roll Call. Ms. Malan called the roll. Chair Gilmore and Commissioners Eisen and Zepeda were present. A quorum was achieved.

Staff in attendance included Enforcement & Compliance Manager Isabel Chamberlain, Legal Secretary Margie Malan, Senior Enforcement Analyst Anne Usher, and Enforcement Attorney Sean Wagner-McGough.

Deputy Attorney General Shari Posner was also in attendance.

Chair Gilmore stated a quorum was present and the Committee was duly constituted to conduct business.

3. Public Comment Period. Chair Gilmore invited the general public to comment on items not on the day's Agenda.

No members of the public addressed the Committee.

4. Approval of Draft Minutes from the January 14, 2026, Enforcement Committee Meeting.

MOTION: Commissioner Eisen moved approval of the January 14, 2026, Meeting Minutes; Commissioner Zepeda seconded the motion.

VOTE: The motion carried with a vote of 3-0-0 with Commissioners Eisen, Zepeda and Chair Gilmore voting, "YES", no "NO" votes, and no "ABSTAIN" votes.

5. Enforcement Report. Chair Gilmore called on Enforcement & Compliance Manager Isabel Chamberlain to provide the Enforcement Report.

Ms. Chamberlain provided updates on the Oakland Estuary and ongoing cases with the city of Oakland and the Port of Oakland.

These consist of the Cease-and-Desist Order at Union Point Park and a new enforcement case addressing anchor-outs at the Jack London Aquatic Center.

- The Oakland Estuary has always been challenging due to abandoned derelict vessels, environmental harm, and ongoing impacts to public access.
- Over time it has become clear that traditional enforcement alone was not producing lasting results.
- The same or similar problems kept recurring.
- Enforcement has made a deliberate decision to shift our approach.
- Beginning in October of 2025, the BCDC Enforcement Team initiated a grassroots, coordination-based model.
- We have engaged over 30 stakeholders in addressing the Estuary holistically.
- Many of the solutions have been community driven.
- These community-driven solutions have strengthened trust, improved coordination, and increased follow-through.
- This work would not be occurring without BCDC's sustained coordination and leadership from our Enforcement Team.
- Violations are still occurring and there is much work left to do.
- Updates on Union Point Park and the Jack London Aquatic Center will occur during Enforcement Committee meetings.
- The city of Oakland's Management Plan for Union Point Park still exists and Enforcement is staying engaged encouraging.
  implementation as much as possible.

Chair Gilmore emphasized that a balance insofar as stipulated management plans for private landowners and what the city of Oakland is held to needs to be established, fair, and workable.

Ms. Chamberlain then presented the Enforcement and Compliance Strategy for 2026-2029.

- The strategy focuses on stabilizing and standardizing systems from 2025-2026 and expanding capacity and becoming more proactive from 2027-2029.
- Key goals include building an efficient, data-driven, transparent, and proactive enforcement and compliance program.
- The strategy includes improving record-keeping, data tracking, and compliance standards, as well as increasing on-site and on-water presence

Chair Gilmore encouraged Enforcement staff to voice any asks and needs before presentation to the full Commission. Specificity is crucial to this endeavor.

Commissioner Eisen noted the situation of individuals not getting permits due to not being aware that a permit was needed and what might be done to improve this situation.

6. Public Hearing and Vote on the Executive Director's Recommended Enforcement Decision to Resolve Enforcement Case ER2023.063.03. Chair Gilmore introduced Item 6.

Enforcement Attorney Sean Wagner-McGough presented the case, detailing the violation and the Proposed Stipulated Cease and Desist and Civil Penalty Order.

Mr. Wagner-McGough concluded by asking the Committee to adopt the Recommended Enforcement Decision as its recommendation to the full Commission.

The Committee discussed the case, including the effectiveness of a written management plan and the potential for severe civil penalties if the order is not complied with.

Mr. Wagner-McGough explained the challenges and potential solutions, including building a fence and working with the city of Vallejo.

Commissioner Zepeda suggested focusing on city cooperation to ensure property owners can clean up their properties.

The Committee discussed the broader issue of managing trash and pollution in the Bay, including the role of individual property owners and cities.

The public hearing was closed after no public comments were received.

MOTION: Commissioner Zepeda moved to close the public hearing, seconded by Commissioner Eisen. The motion carried by a voice vote with no abstentions or objections.

MOTION: Commissioner Zepeda moved to adopt the Executive Director's Recommended Enforcement Decision, including the Proposed Stipulated Cease and Desist and Civil Penalty Order, seconded by Commissioner Eisen.

VOTE: The motion carried with a vote of 3-0-0 with Commissioners Eisen, Zepeda and Chair Gilmore voting, "YES", no "NO" votes, and no "ABSTAIN" votes.

7. Adjournment. There being no further business, upon motion by Commissioner Zepeda, seconded by Commissioner Eisen, the Enforcement Committee meeting was adjourned at 10:40 a.m.