

San Francisco Bay Conservation and Development Commission

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May 21, 2026

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 June 4, 2026)

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: Alameda County Flood Control & Water Conservation District
399 Elmhurst Street
Hayward, CA

BCDC Permit Application No. M2026.005.00

Filed: March 27, 2026

90th Day: June 25, 2026

Location: In a waterfront park priority use area in the Bay and shoreline band at Sulphur Creek, 37.656405, -122.157228 in the City of Hayward, Alameda County.

Description: Rebuild a 2,650 linear-foot section of a failing levee on the south side of Sulphur Creek with rock riprap and woody debris. The project will also widen the gravel road on top of the levee, which is used for vehicular access and as a public trail, from 6-feet to 150 feet wide. The project will result in 13,068 square feet of fill in the Bay, which is compensated for by the creation of a 5-foot-wide tidal marsh plant terrace on the creekside of the levee. The terrace will be actively planted and managed with a 10-year monitoring plan to ensure restoration success.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Rowan Yelton; rowan.yelton@bcdc.ca.gov)

Applicant: Halo Ranch, LLC
4551 Lakeville Highway
Petaluma, CA

BCDC Permit Application No. M2021.017.00

Filed: March 19, 2026

90th Day: June 17, 2026

Location: Within the Commission's Certain Waterway jurisdiction, at 4551 Lakeville Highway, in the City of Petaluma, Sonoma County.

Description: Restore tidal marsh to agricultural land at Halo Ranch, which is connected to the Bay through Wheat Creek, a tidal creek off the Petaluma River. The purpose of the project is to restore tidal and seasonal wetlands and streams to use as a mitigation bank. The work in BCDC jurisdiction includes the removal of a flap gate to restore tidal action, and the excavation of Wheat Creek to increase tidal flow capacity. The tidal wetlands would be monitored for at least 10 years to ensure that the restoration is successful.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Rowan Yelton; rowan.yelton@bcdc.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:

Permit Application Number: NOI2025.030.00

Applicant: Encinal Yacht Club
1251 Pacific Marina
Alameda, CA 94501

Location: In the Commission's Bay jurisdiction, at the Encinal Yacht Club at 1251 Pacific Marina in the City of Alameda, Alameda County.

Description: Replace the pile-supported concrete foundation below the Encinal Yacht Club jib crane:

1. Remove a 100-square-foot portion of the existing concrete pier;
2. Remove five (5) existing 14-inch-diameter timber piles and replace them with four (4) W14X211 steel piles;
3. Weld a 72-square-foot, 2.5-inch-thick steel plate to the top of the four (4) steel piles;
4. Bridge the gap between the 72-square-foot metal plate and existing concrete dock using small metal plates.

Date issued: May 18, 2026
(Lia Bobay; lia.bobay@bcdca.gov)

Pending Requests to Certify Minor Amendments to Suisun Marsh Local Protection Programs

What is Being Reported Here:

The Executive Director acts to certify or deny "minor" amendments that local governments create for their element of the certified Suisun Marsh local protection programs. These amendment requests are reported here in case Commissioners or the public have questions, or if they have concerns about the Executive Director's determination that an amendment is "minor" in scope.

The Commission has two options on how to proceed:



- If two or more Commissioners object to the classification of the amendment as “minor,” and a majority of Commissioners agree, a hearing will be scheduled for the Commission to hear and vote on the amendment request; or,
- If the Commission takes no action, or if less than two members of the Commission object to the classification of the amendment as “minor,” the Executive Director will act to certify or deny the amendment request.

New Requests to Certify a Minor Amendment to a Suisun Marsh Local Protection Plan:

Applicant: Suisun Resource Conservation District
2516 Grizzly Island Rd
Suisun City, CA 94585

Description: **Minor Amendment to the Suisun Marsh Local Protection Program (BPA 2-26).** On March 11, 2022, the Commission certified a major amendment to the Suisun Resource Conservation District (SRCD) Component of the Suisun Marsh Local Protection Program (LPP). The amendment included 121 updated Individual Ownership Adaptive Habitat Management Plans (IOAHMPs) for each privately-owned managed wetland within the Primary Management Area of the Suisun Marsh. To ensure these plans remain current, SRCD tracks modifications to operations and updates plans on an ongoing basis. Annually, SRCD will submit these minor amendments to the LPP for Commission certification. This listing is to notify the Commission that the Executive Director intends to certify a minor amendment to the SRCD component to the LPP, submitted on May 1, 2026. The amendment submitted by SRCD includes minor repairs and improvements to facilities and operations on 22 privately-owned managed wetlands. The activities described in the minor amendment include, but are not limited to, minor repairs and replacements of water control structures, and updates and corrections to existing structures, and the rearranging and re-labeling of duck blinds. These activities consist of minor repairs and improvements and meet the requirements of Title 14 of the California Code of Regulations (CCR) Sections 11210-11215.

Tentative Staff Position: *Recommend Certification.*
(Kathryn Riley; kathryn.riley@bcdc.ca.gov)