

San Francisco Bay Conservation and Development Commission

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October 1, 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 October 15, 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, and a majority of the Commissioners present and voting decide that the Commission should process the permit application as a major permit application, the Executive Director will send a letter to the applicant within five working days denying the administrative permit application and informing the applicant on how to proceed with a major permit application submittal.

New Administrative Permit Applications:



Applicant: **Mark Conroe & Scott Robertson**
310 – 312 Beach Road
Belvedere, CA 94920

BCDC Permit Application No. M2026.020.00

Filed: September 24, 2026

90th Day: December 23, 2026

Location: Within the Commission’s Bay jurisdiction at 310 – 312 Beach Road, in the City of Belvedere, Marin County.

Description: Extend the existing, shared overwater dock with an approximately 270-square-foot area, install twelve new in-water piles, wrap eight existing timber piles in fiberglass, install two boat lifts on the bay-side of the overwater dock, replace the gangway and 500-square-feet of existing wood decking with artificial decking material. A preliminary site survey identified eelgrass beds within the vicinity of the project area; therefore, the project will be conditioned to avoid and minimize impacts to these habitats, including required pre- and post-construction and surveys and compensatory mitigation if project activities result in impacts to these subtidal resources.

Tentative Staff Position: *Recommend Approval with Conditions.*

(Rebecca Neill; 415-352-3621 or Rebecca.Neill@bcdcc.ca.gov)

Applicant: **Emory Williams**
296 Beach Road
Belvedere, California 94920

BCDC Permit Application No. M2026.030.00

Filed: October 7, 2026

90th Day: January 5, 2027

Location: Within the Commission’s Bay and shoreline band jurisdictions, at 296 Beach Road, in the City of Belvedere, Marin County.

Description: Remove and replace the existing boat lift adjacent to an existing dock off the shoreline of a residential waterfront property. The new boat lift will consist of two new 14-inch steel pilings and two I-beams tracks, spaced approximately 14-feet apart, replacing the existing one-piling and approximately 9-foot-wide boat lift. The pilings and I-beams will be installed using a vibratory hammer, and all work is expected to be installed from the existing dock and is not anticipated to require the use of a barge. Installation is anticipated to be completed in approximately four days to be conducted within the environmental work window of June 15 through November 30. A preliminary site survey identified eelgrass beds within the vicinity of the project area; therefore, the project will be conditioned to avoid and minimize impacts to these habitats, including required pre- and post-construction and surveys and compensatory mitigation if project activities result in impacts to these subtidal resources.

Tentative Staff Position: *Recommend Approval with Conditions.*

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

Notice of Recently Issued Administrative Permits, Emergency Permits, Non-Material Amendments to a Major or Administrative Permit, and Projects Proceeding Under Regionwide Permits

What is Being Reported Here:

The following is a summary of recent actions by the Executive Director to approve applications for:

- Administrative permits
- Emergency permits
- Non-material amendments to a major or administrative permit
- Projects proceeding under a regionwide permit

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

Recent Projects Approved by the Executive Director:

BCDC Permit Application No. M2026.002.00md

Applicant: Joshua Shaw

Location: Within the 100-foot shoreline band and in the Primary Management Area of the Suisun Marsh, at 5404 Birds Landing Road in unincorporated Solano County.

Description: Upgrade septic system, install a new well, and perform interior renovations on a single-family home.

Date issued: September 24, 2026

BCDC Permit Application No. NOI2026.011.00

Applicant: The Endo Trust; Tama T. Koda

Location: Within the 100-foot shoreline band at 13165 Neptune Drive in the City of San Leandro, Alameda County.

Description: Installation of 626 linear feet of vinyl-coated mini mesh chain link security fencing for vacant lot per San Leandro Municipal Code 3-1-220.

Date issued: September 25, 2026
