

San Francisco Bay Conservation and Development Commission

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April 30, 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: Additional Listing of Administrative Matters
(For Commission consideration on May 7, 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: San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline)
1700 South El Camino Real, Suite 502
San Mateo, CA 94402

BCDC Permit Application No. M2025.008.00

Filed: April 23, 2026

90th Day: July 22, 2026

Location: Partially within the Commission's Bay and 100-foot shoreline band jurisdictions, in Belmont Creek between Industrial Road and Sem Lane in the City of Belmont, San Mateo County.

Description: The San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline) proposes to remove in-stream vegetation and sediment from Belmont Creek to maintain flood water capacity and reduce flood risk to nearby areas. The project includes two areas within BCDC's Bay and shoreline band jurisdictions. The first area is within the creek, under Highway 101 and extends 75 feet east of where Shoreway Road crosses the creek. The second area is a stormwater outfall in the marsh adjacent to the creek at the end of Sem Lane.

In conducting the project, OneShoreline would install a temporary water diversion and dewatering system, including gravel bag coffer dams in the upstream portion of the creek and downstream of the vegetation removal area; water diversion pipes between the creek and shoreline; and baker tanks. Two baker tanks will be temporarily installed in the parking lots adjacent to each work area, within the Commission's shoreline band jurisdiction. The tanks would collect water from within the coffer dam and return it to the creek. In-stream vegetation will be removed from underneath Highway 101 and 50 feet downstream of the Shoreway Road culvert to reduce water entrapment upstream of the culvert and highway. In addition, OneShoreline would dredge 50 cubic yards of sediment over five years at a stormwater outfall within the marsh adjacent to Sem Lane. The dredged sediment will be disposed of at the Ox Mountain Landfill.

Tentative Staff Position: *Recommend Approval with Conditions*
(Jaime Lopez; 415-352-3648 or jaime.lopez@bcdc.ca.gov)

Applicant: Larry Binkley
15 West Shore Road
Belvedere, California 94920

BCDC Permit Application No. M2025.035.00

Filed: February 28, 2026

90th Day: May 27, 2026



Location: Within the Commission's Bay and shoreline band jurisdictions, at 15 West Shore Road, Belvedere, in Marin County.

Description: Remove and replace an existing floating dock and gangway, repair the existing pier, and replace the decking of the existing deck of a residential waterfront property. A new 250-square-foot floating dock, made of 45% light penetrating polyethylene decking, will replace the existing floating dock in the same footprint. A new 69-square-foot gangway, made of 45% light penetrating polyethylene decking, will replace the old nontreated wood gangway in the same footprint. The existing 281-square-foot pier, made of non-treated wood, will have the existing guard rails, hardware, framing, and decking replaced. The existing 945-square-foot non-treated wood deck will have the existing decking replaced in-kind with non-treated Alaskan yellow cedar wood. The project would result in no net increase of Bay fill, and would not remove or install any pilings. There are no existing public access requirements in the vicinity, and no new improvements are proposed as part of this project. Preliminary site surveys 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 a required pre- and post-construction survey 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)

Applicant: **Kamran Ghiasi**
7 West Shore Road
Belvedere, California 94920

BCDC Permit Application No. M2025.040.00

Filed: March 3, 2026
90th Day: June 3, 2026

Location: Within the Commission's Bay and shoreline band jurisdictions, at 15 West Shore Road, Belvedere, in Marin County.

Description: Remove and replace the existing floating dock, pier decking, and boat lift of a residential waterfront property. A new 20-foot-long by 10-foot-wide floating dock (200 square feet), composed of polyethylene floats, aluminum framing and non-treated Alaskan yellow cedar decking with 40% light transmittance, will replace the existing floating dock (non-treated Alaskan yellow cedar decking and a polyethylene float) in the same footprint. The decking of the existing pier (270 square feet) will be replaced with non-treated Alaskan yellow cedar with a 40% light transmitting surface. A new 42-inch-high and 3.8-inch-thick cable guardrail system will be installed along the total length of the pier (36 feet long). The existing one-post boat lift will be removed and replaced with a new two-post, pre-engineered aluminum boat lift within the same footprint as the existing structure. A new 16-foot-long by 10-foot-wide, two-post kayak lift will be



installed. The new kayak lift platform will result in a net increase of overwater fill of approximately 160 square feet. There are no existing public access requirements in the vicinity, and no new improvements are proposed as part of this project. 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)