San Francisco Bay Conservation and Development Commission
375 Beale Street, Suite 510, San Francisco, California 94105 tel 415 352 3600
State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

October 29, 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 Additional Administrative Matters**
(For Commission consideration on November 5, 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: **City of Menlo Park**
701 Laurel Street
Menlo Park, CA 94025

BCDC Permit Application No. M2026.017.00
Filed: 10/22/2026
90th Day: 1/20/2027

Location: Within the Commission's 100-foot shoreline band, salt pond, and Bay jurisdictions at Bedwell Bayfront Park, located at 1600 Marsh Road in the City of Menlo Park, San Mateo County.

Description: The project consists of improvements to public access at Bedwell Bayfront Park through alteration and construction of parking areas and public access paths. Project activities include the construction of a 21-stall public parking area at the Bedwell Bayfront Park entrance and a 675-foot-long, 10-foot-wide pedestrian and bicycle multi-use path. Additionally, the project will reconfigure an informal parking area into a 16-stall public parking area and realign 360 linear feet of an existing 10-foot-wide path along Bayfront Expressway to accommodate the new amenities.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Olivia Ilsley; 415-352-3660 or olivia.ilsley@bcdc.ca.gov)

Applicant: **Fritz Harrold**
2100 Mar East Street
Tiburon, CA 94920

BCDC Permit Application No. M2026.025.00
Filed: 10/22/2026
90th Day: 1/20/2027

Location: Within the Commission's 100-foot shoreline band jurisdiction at 2100 Mar East Street, in the Town of Tiburon, Marin County.

Description: The project consists of the installation of a 7-foot-tall seawall to replace a failed seawall at a private residence. The project includes foundational work, including drilled piers, to support the new seawall. Project activities will occur entirely outside of BCDC's Bay jurisdiction.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Olivia Ilsley; 415-352-3660 or olivia.ilsley@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 Emergency Permit No. E2026.005.00

Applicant: Caltrans District 4

Location: Within the Commission's Bay and 100-foot shoreline band jurisdictions, at State Route 37 post mile 6.7-7.0 in the City of Vallejo, Solano County.

Description: In-kind repairs of rock slope protection embankment and placement of cellular concrete to raise road elevation 3 feet in between mile markers 6.7 and 7.0 (approximately 1500 linear feet). No fill material will be placed outside the footprint of the existing rock slope protection embankment.

Date issued: October 26, 2026

BCDC Emergency Permit No. E2026.004.00

Applicant: BBRRBR, LLC Carneros River Ranch

Location: In the Commission's certain waterway jurisdiction, in the tidal marsh between the east shore of the Petaluma River and Carneros River Ranch, and along Carneros River Ranch's 3,926-foot-long western facing earthen levee, located in the City of Petaluma, Sonoma County.

Description: Temporary continuation and completion of levee maintenance by dredging up to 622 cubic yards from the tidal marsh to reinforce and raise 1,400 linear feet of the existing levee.

Date issued: October 20, 2026

BCDC Application Permit No. M2006.008.03

Applicant: East Bay Regional Park District

Location: Within the 100-foot shoreline band, at 4675 Tidewater Avenue in the City of Oakland, Alameda County.

Description: Construct an 8-acre regional park adjacent to the Tidewater Boating Center, with picnic areas, trails, lawns, and upland habitat areas, as well as a nature play area and space for outdoor education programs.

Date issued: October 15, 2026

BCDC Application Permit No. 1998.008.09

Applicant: City of South San Francisco

Location: In the Bay and within the 100-foot shoreline band, at 2900 Utah Avenue and near the South San Francisco-San Bruno Water Quality Control Plant (WQCP) located at 195 Bel Air Road, in the City of South San Francisco, San Mateo County.

Description: Install a 24-inch-diameter sanitary sewer force main beneath San Bruno Canal.

Date issued: September 25, 2026

BCDC Application Permit No. M2025.041.00

Applicant: Kashiwa Fudosan America

Location: Within the 100-foot shoreline band at 400 Oyster Point Boulevard in the City of South San Francisco, San Mateo County.

Description: Install a redundant, approximately 8-foot-wide paved section to the existing San Francisco Bay Trail. The new section of paved trail will measure approximately 331 feet in length and will be located on an existing mound area that provides a higher elevation by approximately 1 foot.

Date issued: October 15, 2026

BCDC Application Permit No. 1978.032.06

Applicant: Buckwheat LLC - Marina Plaza Harbor

Location: In the Bay, at Marina Plaza Harbor, at 2310 Marinship Way in the City of Sausalito, Marin County.

Description: Expand a vessel-based sauna and plunch.

Date issued: September 30, 2026

BCDC Application Permit No. M2026.006.00

Applicant: CP Development Co., LLC

Location: In the Bay and within the 100-foot shoreline band at Candlestick Point State Recreation Area in the City and County of San Francisco.

Description: Install a stormwater outfall to support a larger, multi-stage development project.

Date issued: September 30, 2026

BCDC Application Permit No. M1983.016.10

Applicant: City of Sunnyvale

Location: Within the 100-foot shoreline band at the City of Sunnyvale Water Pollution Control Plant, at 1444 Borregas Avenue in the City of Sunnyvale, Santa Clara County.

Description: Construct perimeter wall for flood control and security.

Date issued: October 6, 2026

BCDC Application Permit No. M2025.009.01

Applicant: Town of Corte Madera

Location: Within the 100-foot shoreline band, along Paradise Drive from Westward Drive to the town limit, in the Town of Corte Madera, Marin County.

Description: Make design changes to previously authorized roadway improvements project to move the project to be entirely within the public right-of-way. The project includes a new Class I multi-use path, raising the road for flood protection, resurfacing, and utility pole relocation.

Date issued: October 6, 2026

BCDC Application Permit No. 2008.001.02

Applicant: Water Emergency Transportation Authority

Location: In the Bay, at the South San Francisco Ferry Terminal, in unincorporated San Mateo County.

Description: Add an additional 55,000 CY of maintenance dredging over a 10-year period, with in-Bay aquatic disposal at the Alcatraz Disposal Site, San Francisco Deep Ocean Disposal Site, or an authorized beneficial reuse site.

Date issued: October 8, 2026

BCDC Application Permit No. M2026.015.00

Applicant: Brendan Riley and Margaret Tracey

Location: In the Bay and within the 100-foot shoreline band, at 29 Sandy Beach Road in unincorporated Solano County.

Description: After-the-fact repairs to an existing deck, fence, gate; addition of a new second gate; and the addition of a sliding access door on an existing shed.

Date issued: October 6, 2026

BCDC Application Permit No. M2026.027.00

Applicant: Rich Epidendio

Location: Within the 100-foot shoreline band, at 319 Golden Hind Passage in the Town of Corte Madera, Marin County.

Description: Raising of house and deck 2 1/2 feet to fulfill FEMA requirements. Build 18" high, 70 foot long, 2' wide earthen berm on fence. Landscaping.

Date issued: October 15, 2026

BCDC Application Permit No. 2017.008.02

Applicant: Port of San Francisco

Location: In the Bay and within the 100-foot shoreline band, at Terry A. Francois Boulevard and 16th Street, in the City and County of San Francisco.

Description: Phase 2 of constructing a ferry landing and water taxi landing.

Date issued: October 9, 2026

BCDC Application Permit No. NOI2026.028.00

Applicant: Port of San Francisco

Location: In the Commission's Bay jurisdiction, at 530 West Cutting Boulevard, in the City of Richmond, Contra Costa County.

Description: Repair up to 50 deteriorated timber piles with fiberglass jackets. Inspect and repair up to 35 piles with existing fiberglass jackets. Install timber sister beams to stabilize the existing gangway access.

Date issued: October 19, 2026

BCDC Application Permit No. NOI2026.029.00

Applicant: Alcatraz City Cruises

Location: In the Bay, at the Alcatraz Island Ferry Float on Alcatraz Island, in the City and County of San Francisco.

Description: Maintenance and repair activities to restore the structural capacity of the Ferry Float. Replace damaged float guide piles at the ferry dock and restore full capacity and functionality.

Date issued: October 23, 2026

BCDC Application Permit No. M2026.030.00

Applicant: Emory Williams

Location: In the Bay and within the 100-foot shoreline band, 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. Installation is anticipated to be completed in approximately four days to be conducted within the environmental work window of June 15 through November 30.

Date issued: October 23, 2026

BCDC Application Permit No. M2022.024.03md

Applicant: Port of Stockton and Rich Island Duck Club

Location: Within the Primary Management Area of the Suisun Marsh and within a managed wetland or salt pond, at the southern portion of Simmons Island, in unincorporated Solano County.

Description: Time extension for M2022.024.00md.

Date issued: October 8, 2026