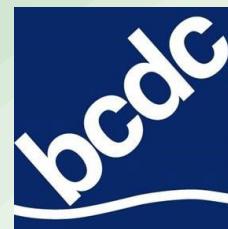


# **Modernizing BCDC's technology and permit application**

**February 19, 2026  
BCDC Commission Meeting**

Harriet Lai Ross, Regulatory Director  
Jessica Finkel, Climate Adaptation Policy Specialist



# Purpose of today's presentation

Introduction to two new projects

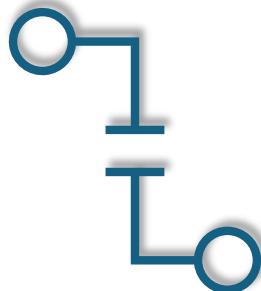
1. Investing in technology to modernize and support BCDC's regulatory and planning programs
2. Revising BCDC's permit application

# Regulatory improvements

- BCDC's plain-language website
- Revamped pre-application process
- Updates to BCDC permitting rules
- Agile project management
- Staff capacity building and training



# The problem



BCDC's current systems are outdated, inefficient, and don't work together



Applicants and the public lack access to the tools and information our partner agencies increasingly provide online

# What we need

## For applicants

- Online submission (applications, plans, reports)
- Online fee payment
- Track status in real-time

## For the public

- Searchable databases
- Map view to see what's happening in their community
- Engage on projects

## For staff

- Centralized information across all programs
- Integrated workflows
- Better data for decision-making

# A platform to manage projects through their full lifecycle



Proven platforms already exist for regulatory agencies that operate like BCDC, offering:

- Streamlined application processing
- Improved transparency and customer experience
- Enhanced compliance and reporting
- Tools to streamline workflows and help staff manage projects more efficiently

# Benefits of purchasing an existing platform

- Faster integration
- Lower long-term maintenance risk
- Generally lower cost
- Better results for users
- State IT best practice



# Progress to date

- ✓ PAL process completed → Authority delegated back to BCDC
- ✓ Legislature authorized use of Bay Fill Cleanup and Abatement Funds
- ✓ BCDC team formed to represent different business programs and technical staff
- ✓ MOU with CDT for project management assistance
- ✓ BCDC's requirements documented
- ✓ Market research conducted

# Next steps

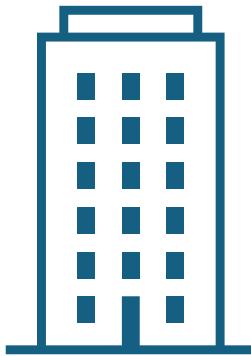
- Product selection
- Contract via a Leverage Purchase Agreement
- Begin implementation
- Go online late 2026/early 2027



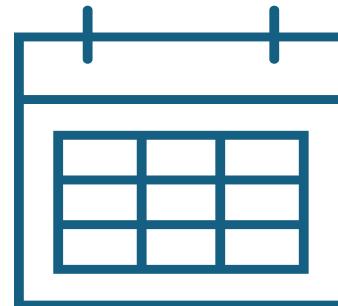
# Revising BCDC's permit application

# The problem

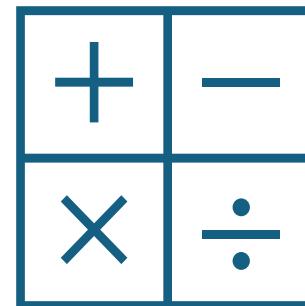
High rate of incomplete applications means wasted \$\$ and time spent gathering more information



Development-oriented



Outdated



Technical tables  
for project  
details



Unclear what  
information to  
provide

Form 1040 Department of the Treasury—Internal Revenue Service (99) U.S. Individual Income Tax Return 2021 OMB No. 1545-0074

**Filing Status**  Single  Married filing jointly  Married filing separately (MFS)  Head of household (HOH)  Qualifying widow(er) (QW)

Check only one box. If you checked the MFS box, enter the name of your spouse. If you checked the HOH or QW box, enter the child's name if the qualifying person is a child but not your dependent ►

Your first name and middle initial	Last name	Your social security number	
If joint return, spouse's first name and middle initial	Last name	Spouse's social security number	
Home address (number and street). If you have a P.O. box, see instructions.		Apt. no.	
City, town, or post office. If you have a foreign address, also complete spaces below.		State	ZIP code
Foreign country name	Foreign province/state/county	Foreign postal code	

You  Spouse

At any time during 2021, did you receive, sell, exchange, or otherwise dispose of any financial interest in any virtual currency?  Yes  No

**Standard Deduction** Someone can claim:  You as a dependent  Your spouse as a dependent  
 Spouse itemizes on a separate return or you were a dual-status alien

**Age/Blindness** You:  Were born before January 2, 1957  Are blind Spouse:  Was born before January 2, 1957  Is blind

**Dependents** (see instructions):  

(1) First name	Last name	(2) Social security number	(3) Relationship to you	(4) <input checked="" type="checkbox"/> if qualifies for (see instructions): Child tax credit	Credit for other dependents

If more than four dependents, see instructions and check here ►

1 Wages, salaries, tips, etc. Attach Form(s) W-2	2a Tax-exempt interest	2b Taxable interest	3a Qualified dividends	3b Ordinary dividends	4a IRA distributions	4b Taxable amount	5a Pensions and annuities	5b Taxable amount	6a Social security benefits	6b Taxable amount
7 Capital gain or (loss). Attach Schedule D if required. If not required, check here ►	8 Other income from Schedule 1, line 10	9 Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, and 8. This is your <b>total income</b>	10 Adjustments to income from Schedule 1, line 26	11 Subtract line 10 from line 9. This is your <b>adjusted gross income</b>	12a Standard deduction or itemized deductions (from Schedule A)	12b Charitable contributions if you take the standard deduction (see instructions)	13 Qualified business income deduction from Form 8995 or Form 8995-A	14 Add lines 12a and 12b	15 Taxable income. Subtract line 14 from line 11. If zero or less, enter -0-	

**Standard Deduction for—**  

- Single or Married filing separately, \$12,550
- Married filing jointly or Qualifying widow(er), \$25,100
- Head of household, \$18,800
- If you checked any box under Standard Deduction, see instructions.

Attach Sch. B if required.

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Cat. No. 11320B Form 1040 (2021)



Turbotax dashboard showing the 'Tax Home' interface. The main heading is 'Tell us about you - we'll recommend the right tax solution'. Below it, a section titled 'Select all that apply.' contains various icons and labels for different tax scenarios. At the bottom, five service plans are listed: 'Free Edition AbsoluteZero.', 'Deluxe MOST POPULAR', 'Premier', 'Self-Employed', and 'NEW turbotaxlive'. Each plan includes a description, price, and a 'Start for Free' button.

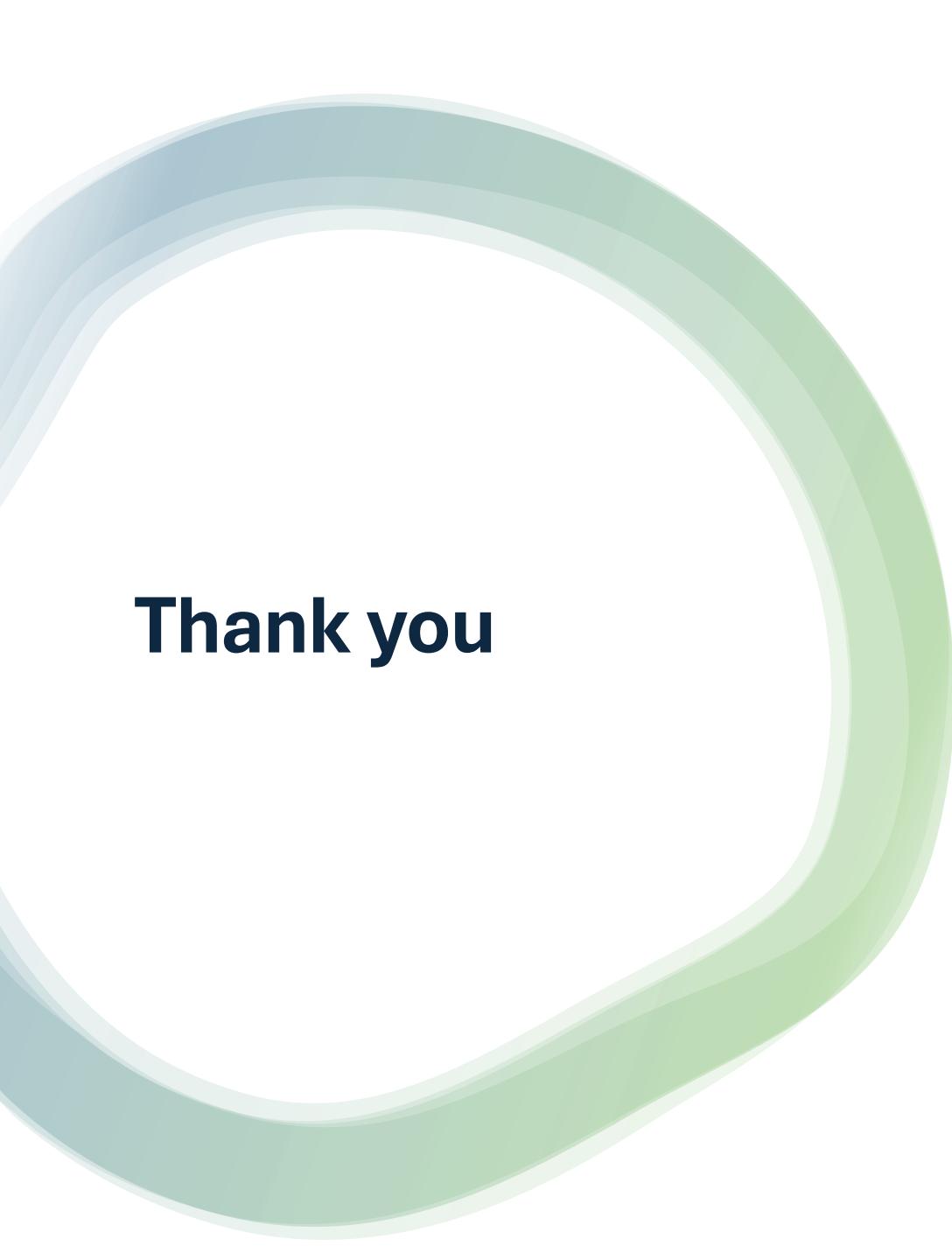
# Progress to date

- ✓ Policy audit of current application
- ✓ Human-centered design workshop with Office of Data & Innovation
- ✓ User research to understand pain points



# Next steps

- Application design
- Testing
- Rulemaking
- Publish on new BCDC application portal
- Outreach



# Thank you

Harriet Lai Ross  
Director of Regulatory  
415.352.3615  
[harriet.ross@bcdc.ca.gov](mailto:harriet.ross@bcdc.ca.gov)

Jessica Finkel  
Climate Adaptation Policy Specialist  
415.352.3614  
[jessica.finkel@bcdc.ca.gov](mailto:jessica.finkel@bcdc.ca.gov)