

Modernizing BCDC's technology and permit application

February 19, 2026

BCDC Commission Meeting

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Purpose of today's presentation

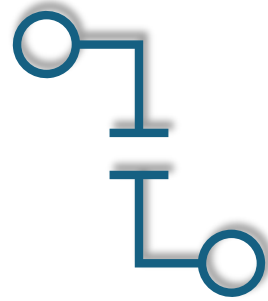
Introduction to two new projects

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BCDC's current systems are outdated, inefficient, and don't work together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

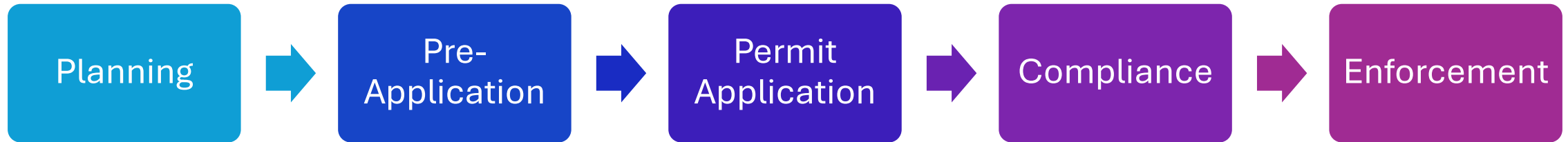
For the public

- 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

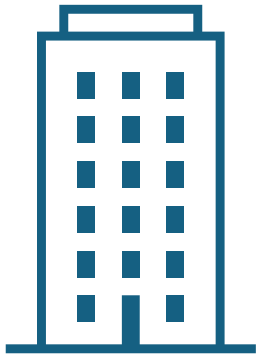
- Product selection
- Contract via a Leverage Purchase Agreement
- Begin implementation
- Go online late 2026/early 2027



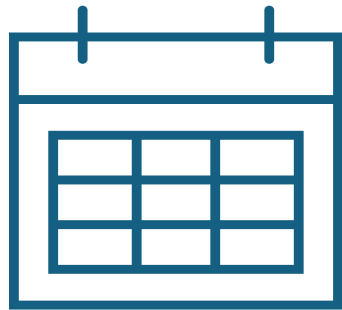
Revising BCDC's permit application

The problem

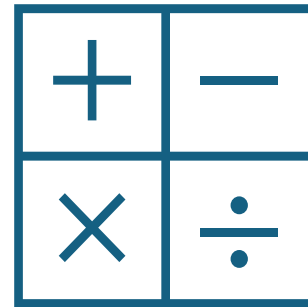
High rate of incomplete applications means wasted \$\$ and time spent gathering more information



Development-oriented



Outdated



Technical tables
for project
details



Unclear what
information to
provide

Form **1040** Department of the Treasury—Internal Revenue Service (99) **2021** U.S. Individual Income Tax Return OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

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. Presidential Election Campaign
Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. Checking a box below will not change your tax or refund.
☐ You ☐ Spouse

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

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
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

If more than four dependents, see instructions and check here ▶ ☐

Attach Sch. B if required.

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

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.

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

CloudApp File Edit Drop Tools Share Window Help

Tax Home

INTUIT INC. [US] https://myturbotax.intuit.com/app/dashboard/

Brandon

Search Help

Tell us about you - we'll recommend the right tax solution

Select all that apply.

I want to maximize deductions and credits

I have a job (received W-2)

I have children or dependents

I paid rent

I donated to charity

My life has changed and I have questions

I'm self-employed/independent contractor

I own a business

I paid out-of-pocket medical expenses

I own a home

I'd like CPA or EA assistance

I sold stock or own rental property

Am I self-employed?

Free Edition
AbsoluteZero.
Simple tax returns (1040EZ/1040A)
\$0 \$0 \$0
Fed State To File
Free to file

Deluxe
MOST POPULAR
Maximize tax deductions and credits
\$59.99*
State additional
Start for Free
Pay only when you file
More details ▼

Premier
Investments and rental property
\$79.99*
State additional
Start for Free
Pay only when you file
More details ▼

Self-Employed
Personal & business income and expenses
\$119.99*
State additional
Start for Free
Pay only when you file
More details ▼

NEW
turbotaxlive
CPA or EA advice on demand and a final review
\$179.99*
State additional
Start for Free
Pay only when you file
More details ▼

Intuit Account Sign Out

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

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