



2025 ANNUAL REPORT

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

< Ponds used for salt production in south San Francisco Bay. Credit: Sundry Photography/Adobe Stock

The San Francisco Bay Conservation and Development Commission protects and enhances San Francisco Bay and advances the Bay's responsible, productive, and equitable uses for this and future generations as we face a changing climate and rising sea levels.

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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2025

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LETTER FROM THE CHAIR

April 22, 2026

The Honorable Gavin Newsom, governor of California, and the honorable members of the California State Legislature



▲ BCDC Chair R. Zachary Wasserman.

SUBJECT: 2025 ANNUAL REPORT

I am pleased to provide the San Francisco Bay Conservation and Development Commission (BCDC) 2025 Annual Report, which describes the activities that BCDC carried out in 2025 to implement the McAteer-Petris Act, the Suisun Marsh Preservation Act, the federal Coastal Zone Management Act, the California Oil Spill Prevention and Response Act, and Senate Bill 272 (2023).

BCDC is a regional state agency whose 27 commission members include private citizens and representatives from all levels of government. Since its inception 60 years ago, the commission has administered the San Francisco Bay Plan, designed to protect and promote the wise use of the Bay. BCDC is empowered to regulate work in the Bay and along its shoreline to minimize fill, maximize public access, protect its resources, and encourage productive development that is consistent with its preservation.

As BCDC continues its core planning and regulatory work, the commission is responding to rising sea levels driven by global climate change that threaten waterfront communities, Bay natural resources, businesses, and critical infrastructure. The San Francisco Bay represents a third of California's coastline, but projections show that if adaptation measures aren't taken, the region will bear two-thirds of the state's economic damage caused by sea level rise. A 2023 report by the Metropolitan Transportation Commission, Association of Bay Area Governments, and BCDC estimated that inundation caused by rising sea

levels in the Bay Area would endanger 75,000 households and exceed \$230 billion in damages by 2050. To avoid this catastrophe, the Bay Area would need to invest \$110 billion regionally by that year.

BCDC is leading the region toward a resilient shoreline. Pursuant to Senate Bill 272, which authorized BCDC to require subregional adaptation plans, local governments initiated five sea level rise planning efforts in 2025. We look forward to collaborating over the next decade with the state and local governments to achieve a resilient San Francisco Bay and Bay shoreline.

Sincerely,



R. Zachary Wasserman
Commission Chair



▲ Credit: Viktoria Kuehn

COMMISSION MAKEUP IN 2025

Chair Zack Wasserman

Vice Chair Rebecca Eisen

Mark Addiego

Eddie Ahn

Dr. Tessa Beach

Tommy Williams, alternate

Stephen Benson

Matt Almy, alternate

Ellen Blake

Matt Dorsey

Matthew Dumlao, Ph.D.

Sheri L. Pemberton, alternate

Jenn Eckerle

Justine Kimball, alternate

Pat Eklund

Vacant

David Ambuehl

Lisa Gauthier

David Canepa, alternate

John Gioia

Shanelle Scales-Preston, alternate

Juan Gonzalez

Andy Gunther

Alexis Hacker-Strauss, alternate

Karl Hasz

Rebecca Hermosillo

David Rabbit, alternate

Otto Lee

Yoriko Kishimoto, alternate

Mitch Mashburn

John Vasquez, alternate

Stephanie Moulton-Peters

Joan Cox, alternate

Belia Ramos

Amber Manfree, alternate

Vacant

Barry Nelson, alternate

R. Sean Randolph

Patricia Showalter

Stephen Lefkovits, alternate

Lena Tam

Marie Gilmore, alternate

Cecelia Taylor

LEGISLATIVE APPOINTEES

Sen. Jesse Arreguin

Cesar Zepeda, alternate

Assembly Member Catherine Stefani

Frankie Falson, alternate

EXECUTIVE DIRECTOR

Lawrence J. Goldzband

DEPUTY ATTORNEY GENERAL

Shari Posner

2025 HIGHLIGHTS

BCDC made significant progress in 2025 to protect and sustainably and equitably develop the San Francisco Bay and Suisun Marsh. These are some of BCDC’s most important accomplishments in 2025:

EXPANDING HABITAT AND PUBLIC ACCESS

 +60 ACRES bay surface area added	 +76 ACRES wetland habitat restored	 +0.6 MILES new Bay Trail added	 +2.4 ACRES new public open space added
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PLANNING FOR COMMUNITIES

Implementing the Regional Shoreline Adaptation Plan

We began implementing the Bay’s first regional sea level-rise adaptation plan, helping agencies covering 15% of the shoreline begin local adaptation efforts.

Trained next-gen environmental justice advocates

BCDC trained the next generation of environmental justice advocates in the Bay by hosting a semester-long shoreline resilience leadership program for San Francisco high school students.

REGULATORY IMPROVEMENTS

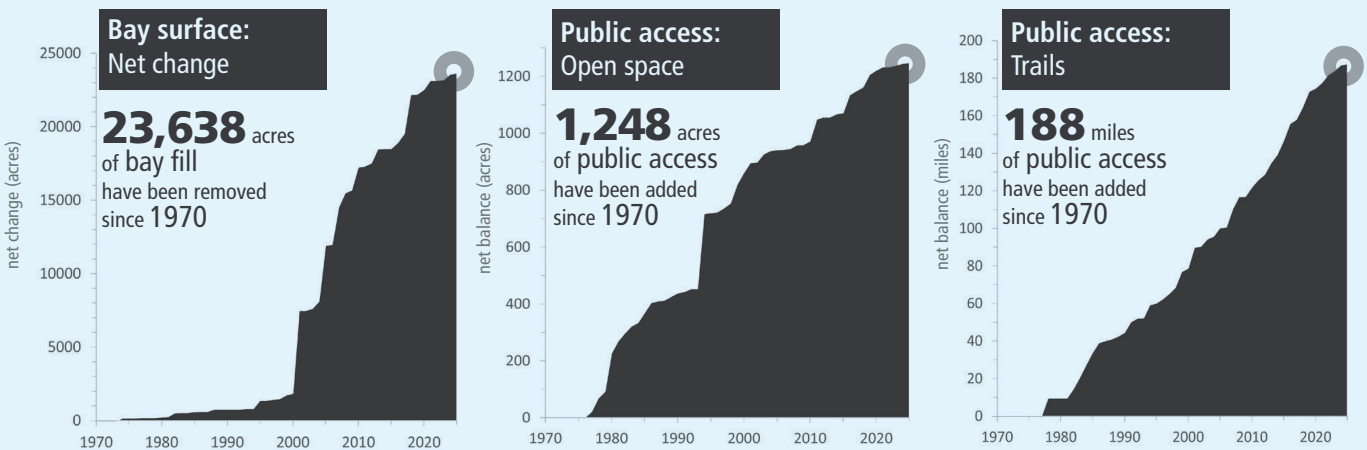
Expedited climate adaptation permitting in the Bay

In 2025 BCDC formalized a process to engage and coordinate with project proponents before they file permit applications.

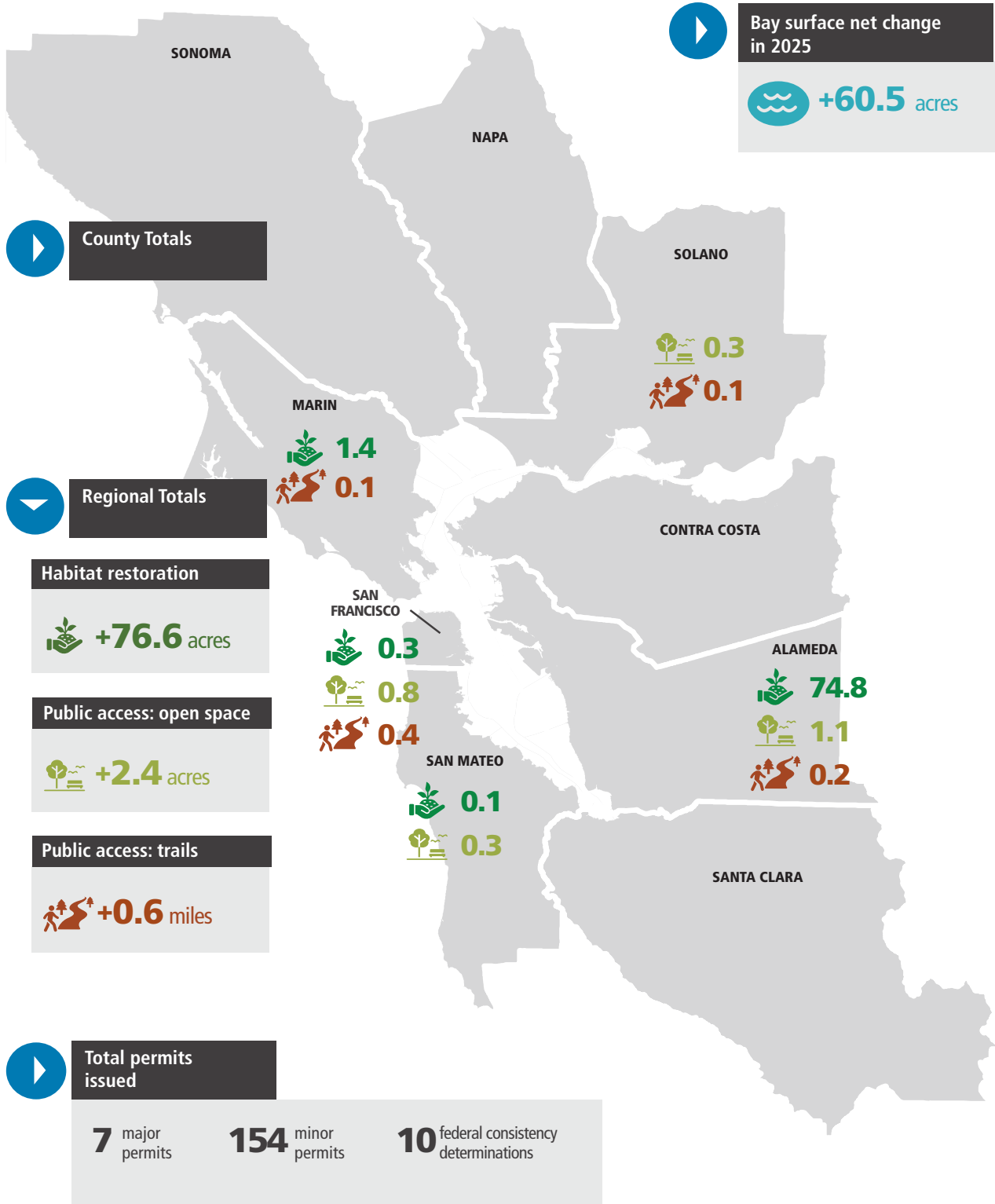
Protecting the Bay through enforcement

We strengthened enforcement against damage to the Bay, ending the year with just over 80 active cases—fewer than 20% of these dating from 2020 or earlier.

A BIGGER, MORE ACCESSIBLE BAY: 1970-2025 HISTORIC TRENDS



2025 IN REVIEW



Major permits include Major permits and permits issued as material amendments.

STRATEGIC MILESTONES

PLANNING THE BAY'S FUTURE

PROGRESS TOWARD GOAL 1



● ON TRACK
 ● DELAYS/ISSUES
 ● COMPLETED
 ● NOT STARTED

Goal 1: Lead regional planning efforts that result in successful and equitable adaptation, restoration, development, and public access projects for the Bay Area in light of rising sea levels.

- Helped agencies representing 15% of jurisdictions along the Bay shoreline initiate local plans.**

Local agencies initiated five sea level rise adaptation plans with BCDC in 2025, covering eight Bay Area jurisdictions: Alameda, Richmond, San Mateo, Vallejo, Benicia, Suisun City, and Fairfield, the city & county of San Francisco, and Solano County. BCDC staff is providing technical assistance to local planning agencies preparing these plans.

- Received national recognition for the RSAP**

[BCDC's RSAP](#) earned several national awards in 2025, recognizing the commission's groundbreaking work on sea level rise adaptation. The American Planning Association's Award for Excellence in Sustainability in the state and regional category at the 2025 National Planning Conference recognizes our commitment to innovative, sustainable planning and resilient community development. In addition, the Floodplain Management Award awarded BCDC its 2024 Coastal Zone Management & Stewardship Award.

- ▼ Mill Valley is one of the Bay's most physically vulnerable communities to sea level rise. During King Tides, flooding at the intersection of Highway 101 and Highway 1 can force closures of this major roadway. Credit: CA King Tides Project



8 JURISDICTIONS

SUBMITTED SHORELINE ADAPTATION PLANS IN 2025



▲ This map is from Bay Adapt Currents, which tracks the status of RSAP plans across the region, in addition to 11 other metrics monitoring the region’s progress adapting to rising Sea Levels.

- **Launched an online mapping tool for planning adaptation to rising sea levels**

The new [RSAP Atlas is an online mapping](#) tool that supports local governments, communities, and consultants in creating sea level rise adaptation plans. The Atlas provides regionally consistent data on existing conditions, coastal hazards, Strategic Regional Priorities, assets at risk of flood exposure, and potential adaptation strategies.

- **Adopted a plan to restore Bay wetlands through beneficial reuse of sediment and soil**

The [San Francisco Bay Sediment & Soil Beneficial Reuse Action Plan for Wetland Restoration Adaptation](#) outlines how the Bay Area can more effectively reuse sediment and soil to sustain wetlands as sea levels rise. Between 450 and 650 million cubic yards of sediment and soil would be needed to restore and sustain the Bay's wetlands in the face of sea level rise through 2100. Developed with input from regional partners and supported by funding from the U.S. EPA, the plan provides regionwide guidance to expand the beneficial reuse. Wetlands are critical natural infrastructure and implementing the plan will help them keep pace with sea level rise, enhance habitat, and reduce flood risks for Bay Area communities.



▲ Upland soil being being beneficially reused at south bay salt ponds. Credit: Dave Halsing

- **Trained policymakers, local planners, and the public to develop sea level rise plans**

To support local planning throughout the region, BCDC led an outreach tour throughout the summer and fall of 2025. The tour included four public webinars and more than 25 presentations throughout the region, including to local elected officials, staff, and other interested parties.

- **Hired a team to assist local agencies with sea level rise plan development**

Building out the RSAP program involved hiring new staff, launching a technical assistance program, developing new management practices, and beginning to work with jurisdictions to launch subregional adaptation plans. In 2025, BCDC created a climate adaptation planning unit to lead the development and approval of the plans in compliance with the RSAP guidelines. Additional staff in permitting, legal, administration, and planning now support this work across the agency.

- **Published dashboard to track regional adaptation to rising sea levels**

In 2025, BCDC published [Bay Adapt Currents](#), a dynamic, data-driven dashboard that tracks the region's efforts to adapt to rising sea levels. The dashboard serves as a centralized monitoring component of the Bay Adapt Joint Platform, a regional, consensus-based framework for sea level rise adaptation. It tracks 11 metrics, including completed projects, beneficial reuse of sediment, public perception, and the status of RSAP plans, helping stakeholders and the public monitor progress.

- **Celebrated climate change makers at the second annual Bay Adapt Summit at the Exploratorium**

On Sept. 15, 2025, the region's sea level rise adaptation community gathered at the Exploratorium for a sold-out second annual summit to celebrate regional progress on sea level rise adaptation and highlight the latest on-the-ground actions taking place across our neighborhoods. Hosted by BCDC in partnership with Greenbelt Alliance, the event convened more than 300 practitioners, scientists, activists, and community members for panels, workshops, and field trips led by community experts from Sustainable Solano, Canal Alliance, and the Port of San Francisco.

The summit also featured the Bay Adapt Awards honoring these leaders in shoreline resilience: Luiz Barata from the Port of San Francisco's Waterfront Resilience Program, Marquita "Keta" Price from Hood Planning Group, and Jeremy Lowe from the San Francisco Estuary Institute.

✓ KQED's Forum podcast co-host Alexis Madrigal delivered a powerful keynote address, noting the unique bioregional nature of BCDC's work. Credit: Ida Høystrup





▲ During King Tides, elevated water levels at Pier 5 threaten to inundate the public walkway—giving communities a preview of how rising sea levels will impact shoreline infrastructure. Credit: CA King Tides Project

- **Started developing a strategy to fund sea level rise adaptation projects**

In collaboration with the Metropolitan Transportation Commission and Association of Bay Area Governments, staff began developing a sea level rise funding and investment strategy. Centered on a new digital platform, the tool will provide up-to-date information on sea level rise adaptation projects, estimated costs, and funding. In 2025, BCDC staff launched a steering committee that includes representatives from organizations throughout the region. The first version of the tool is expected to be released in 2026.

- **Published up-to-date guidance for applicants adapting their projects to rising sea levels**

The Commission adopted BCDC's updated Climate Change Policy guidance, which is aligned with the Ocean Protection Council's 2024 State of California Sea Level Rise Guidance. BCDC's new guidance, which gives permit applicants information on Bay Plan Climate Change policy, updates the science, added news details from recent permits, and incorporates new policy language related to the RSAP. The update demonstrates BCDC's commitment to using the best available science on sea level rise for adaptation planning and project development.

- **Approved a public sea level rise education program and new development rules to revitalize San Francisco's Fisherman's Wharf**

Proposed by the Port of San Francisco and the Exploratorium, the free public program will use the Exploratorium's vulnerable waterfront to help Bay Area residents understand the causes and impacts of rising sea levels. It will include exhibits, field trips, and workshops for students and teachers. The commission also approved more flexible types of development at Fisherman's Wharf, the stretch of San Francisco waterfront under the Port of San Francisco's jurisdiction running from Hyde Street Pier to Pier 39. As a result, the Port will have more flexibility in how piers are redesigned to enhance public access, address seismic risk, and provide resilience to rising sea levels.

PROTECTING AND ENHANCING THE BAY AND ITS SHORELINE

PROGRESS TOWARD GOAL 2



● ON TRACK
 ● DELAYS/ISSUES
 ● COMPLETED
 ● NOT STARTED

Goal 2: Improve BCDC’s regulatory and planning functions to create a more unified and consistent regional approach to managing the Bay and its shoreline in light of the uncertain future caused by rising sea levels

- Invested in staff to help lead the way on innovative adaptation approaches**

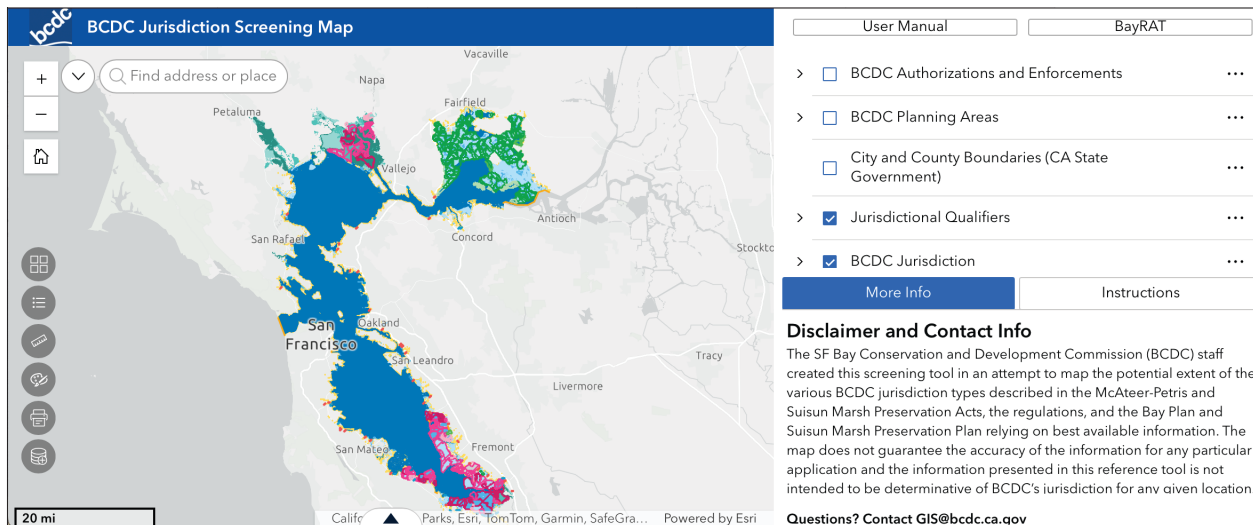
BCDC invested in training, resources, and capacity building for staff to support innovative adaptation approaches in permitting. This includes a stronger focus on promoting nature-based solutions and other adaptation measures designed to protect critical Bay habitats and lessen climate impacts.

- Formalized a pre-application process to help projects get permits on time.**

BCDC strengthened its pre-application process to make early coordination with applicants more consistent, straightforward, and productive. New online guidance explains the goals and purpose of pre-application meetings, how to schedule and prepare for them, and expectations for both applicants and BCDC staff. The regulatory team began implementing the process in the fall of 2025 and will continue refining it based on feedback from applicants and staff.

- Started developing an interactive map to communicate BCDC’s jurisdiction.**

BCDC staff initiated development of a web-based map application with draft jurisdictional layers to help staff quickly assess jurisdictional boundaries. The map incorporates data from the San Francisco Estuary Institute’s 2024 Baylands Habitat Map, which identifies marshlands and the tidal extent of waterways in the Bay. Refinements to the map based on 2025 ground conditions will be implemented in 2026, with a public version planned for release in 2027.



▲ BCDC staff have been testing the Jurisdiction Screening Map throughout 2025 to prepare it for public release.

- **Restored more habitats in the Bay by collaborating with regulatory partners.**

Working with state and federal partners through the San Francisco Bay Restoration Regulatory Integration Team (BRRIT), BCDC continued to streamline permitting for green infrastructure and living shoreline projects in the Bay. As part of this work, BCDC approved several major habitat and shoreline resilience projects in 2025:

- **Town of Tiburon — Greenwood Beach restoration:** A 1.4-acre project along the Richardson Bay shoreline to restore and enhance Greenwood and Brunini beaches using nature-based, living shorelines to reduce rates of shoreline erosion, improve shoreline habitat and recreational opportunities, and boost resilience to sea level rise.
- **City of San Leandro — Wastewater basin conversion:** A 6.9-acre project converting a former wastewater storage basin into a multi-benefit freshwater treatment wetland designed to reduce nutrients and contaminants entering the Bay, improve habitat, and enhance public access along the Bay Trail.

- **Celebrated groundbreakings of several BCDC-permitted restoration projects**

- **Pacheco Marsh Opened to the Public:** In May 2025, Pacheco Marsh — a 237-acre restored salt marsh along Suisun Bay — opened to the public at a ceremony attended by more than 1,000 people. Previously permitted in phases through the BRRIT, the project restored tidal action to a former industrial site and later added public access improvements, including 2.5 miles of trails, viewing areas, interpretive signage and a kayak launch. The site now provides wildlife habitat, flood protection and expanded recreation opportunities.
- **City of Palo Alto — Horizontal Levee pilot project:** Construction began in late 2025 on the Bay Area’s first horizontal levee. The 500-foot shoreline levee at Harbor Marsh in the Palo Alto Baylands was permitted in 2024 through the BRRIT. The nature-based pilot project combines shoreline protection with habitat restoration and wastewater treatment, restoring several marsh habitat types and helping inform future “living levee” projects across the Bay Area.



▲ Community members enjoy the public kayak launch at the newly opened Pacheco Marsh. Credit: Schuyler Olsson



▲ Workers protect Harbor Marsh by installing temporary fencing at the edge of the Horizontal Levee restoration. Credit: City of Palo Alto

- **Worked with BCDC permit holders to ensure compliance.**

BCDC’s Compliance Team created new tracking systems to better monitor permit requirements. In 2025, the team reviewed 270 permits to determine if requirements they contained were being met. The team worked with the holders of 191 of these permits to bring them into compliance and is still working on the remaining 79 permits.

- **Investigated illegal activities and enforced laws protecting Bay resources.**

In 2025, the Enforcement Team opened 44 new cases and resolved 29, ending the year with more than 80 active cases. Over the course of the year, the team significantly reduced its backlog, with fewer than 20 percent of active cases dating to 2020 or earlier. As a result of this work, BCDC collected \$218,176 in penalties from violators.

BCDC also unified its enforcement and compliance functions under one team, improving coordination and operational efficiency. The addition of a new manager and two enforcement analysts brought the program to full staffing for the first time in several years.



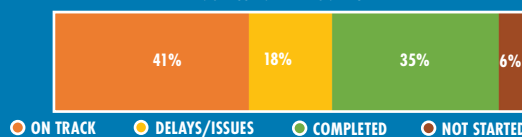
- **Legal staff provided expert support to the commission and staff.**

In 2025 legal staff:

- o Partnered across teams to advance key policies, including developing an Interim Tribal Consultation Policy, updating BCDC’s Climate Change Policy Guidance, and supporting the adoption of an amendment to the Bay Plan’s San Francisco Waterfront Special Area Plan.
- o Strengthened enforcement and compliance by resolving McAteer-Petris Act violations through administrative action, working with municipalities and the public to clarify BCDC laws, and supporting compliance efforts in Sausalito, including removal of unlawfully anchored vessels and finalization of an Eelgrass Restoration and Monitoring Plan for Richardson Bay.
- o Supported major permitting efforts by helping lead public workshops and hearings and preparing staff recommendations for the Richmond-San Rafael Bridge multi-use path and high-occupancy vehicle lane pilot study and for operations and maintenance of the Cargill salt ponds—BCDC’s first significant California Environmental Quality Act lead agency review in nearly 30 years.

IMPLEMENTING EQUITY

PROGRESS TOWARD GOAL 3



Goal 3: Implement equity initiatives and practices throughout BCDC's policies, programs, and processes.



▲ BCDC staff walking the Bay Trail with the Richmond Shoreline Alliance near the Zeneca Site. Credit: Dalila Adofo



▲ At the Exploratorium, students learned how rising sea levels can worsen pollution in the Bay using green dye to represent toxic pollutants. As water levels rose, the dye spread, showing how floods carried contaminants into the Bay, represented by the white rocks. Credit: Messiah Foster, Port of San Francisco

- **Visited two toxic sites around the Bay**

The BCDC Environmental Justice (EJ) Advisors planned and executed two "toxic tours" for BCDC staff in 2025:

- **Campus Zeneca Site, Richmond:** Led by Shirley Padgett of the Richmond Shoreline Alliance, the tour was attended by 18 staff members and two Commissioners. It highlighted shoreline pollution from past industrial activity and discussed recently proposed housing development on the site.
- **Cooley Landing:** As part of a training day led by at Cooley Landing, the EJ Advisors gave presentations on participatory design and working with vulnerable communities. Staff then toured Cooley Landing to learn about the legacy of industrial use of the land.

- **Finalized an equity action plan.**

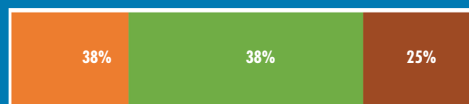
In 2025, the EJ team finalized and started implementing BCDC's Equity Action Plan, including conducting outreach at several job fairs, updating a social media strategy, and developing meaningful community engagement guidance documents. The plan's implementation will continue into 2026.

- **Provided shoreline resilience leadership training to Bay Area high schoolers.**

In partnership with the Port of San Francisco and with a grant from NOAA, BCDC hosted the first San Francisco Shoreline Leadership Academy. The semester-long program for high school juniors and seniors provided training in the eight subjects tied to shoreline resilience through tours, speakers, and interactive learning activities. Sixteen students graduated from the program in May and presented a final project to a packed room at the Exploratorium. A Contra Costa County Shoreline Leadership Academy will launch in 2026.

COMMUNICATING SUCCESSFULLY

PROGRESS TOWARD GOAL 4



● ON TRACK
 ● DELAYS/ISSUES
 ● COMPLETED
 ● NOT STARTED

Goal 3: Communicate more successfully externally with stakeholders and internally among divisions.

- **Established relationships with state and federal policymakers and staff.**

BCDC staff educated legislators and staff of the Bay Area Legislative Caucus on BCDC's mission to protect the San Francisco Bay and Suisun Marsh. BCDC staff also attended the Coastal States Organization's Washington D.C. conference and urged the Bay Area congressional delegation to defend federal funding to protect, restore, and responsibly develop California's coastal communities and resources. Staff developed a library of informational materials to support this advocacy.



▲ California's Coastal Zone Management team, including BCDC's Executive Director Larry Goldzband (6th from left) and Director of Legislative & External Affairs Rylan Gervase (4th from left) advocated for stable funding for California's coastal resources in Washington D.C. in March 2025.

- **Obtained legislation and funding for a digital database.**

BCDC successfully advocated for legislative authorization to purchase a digital database that will make it easier for the public to access BCDC's permits, plans, and enforcement actions. The database will make BCDC's regulatory work more efficient by replacing various antiquated systems, including a card catalog, that BCDC uses to track its permitting decisions. The database is expected to launch in late 2026.

- **Trained staff on website administration & plain language.**

BCDC specialists trained staff on how to administer its new website and use plain language.

- **Increased social media reach & media coverage.**

In 2025, BCDC restarted its social media team and hired its first full-time public information officer, significantly expanding the agency's capacity to educate and engage the public online. As a result, BCDC more than doubled its reach on its platforms, including Instagram and LinkedIn.

BUILDING A HEALTHY ORGANIZATION

PROGRESS TOWARD GOAL 5



● ON TRACK ● DELAYS/ISSUES ● COMPLETED ● NOT STARTED

Goal 5: Build and maintain an adequately resourced, responsive, and diverse organization that can meet its growing challenges more effectively and sustainably.

- **Hired Bay Area students as paid interns.**

Once again, BCDC hosted three interns in 2025, each of whom received college credit. The programs offer a chance to develop a foundational understanding of San Francisco Bay coastal science, policy, and management work. The interns worked on projects that directly affected the Bay, its shoreline, wetlands, and surrounding communities. They also participated in events with stakeholders and public meetings. BCDC staff and mentors also provided support for resume writing and interview preparation.

- **Expanded staffing to build a shoreline resilient to rising sea levels**

In 2025, BCDC hired more than fifteen limited-term positions, and through SB 272, seven permanent positions. This rapid growth expanded the department from 45 employees to over 70 employees in a short period of time, including temporary help such as graduate student assistant and retired annuitants. In addition, BCDC established an HR unit to support the department's growing human resources needs.

2025 STAFF RETIREMENT SPOTLIGHT



^ Elsa Gomez (left) was a key part of BCDC's IT unit for 20 years, guiding the agency's digital presence as its dedicated webmaster. She retired in July 2025, leaving a lasting mark through her expertise, reliability, and behind-the-scenes problem solving. We thank her for her years of service and the vital role she played in keeping BCDC connected and running smoothly.



^ Reyna Amezcua (left) retired in June 2025 after 40 years with BCDC, including many years as its regulatory secretary and administrative support officer. Her expertise, dedication, and steady support have left a lasting impact on BCDC's regulatory program.

- **Budgeted through uncertain times.**

Despite significant 2024 budget cuts, BCDC preserved its core functions through careful financial management in 2025 and continued implementing the sea level rise adaptation planning program required by SB 272. The agency is also leveraging its funds and partner grants to maintain regulatory oversight of the Bay while addressing the challenges of a changing climate. Review BCDC’s budget and expenditures summary below.

BUDGET AND EXPENDITURES SUMMARY			
	FY 22-23	FY 23-24	F& 23-24
TOTAL FUNDING (APPROPRIATIONS & REIMBURSEMENTS)			
General Fund (General Tax Revenues)	8.4M	8.5M	7.8M
Special Dedicated Funds	2M	2M	2.3M
Bay Fill Clean-Up and Abatement Fund Authority	100K	208K	300K
Greenhouse Gas Reduction Fund	1.9M	1.9M	2M
Reimbursements	1.2M	2M	2.7M
Grants & Interagency Agreements	1.2M	2M	2.7M
Federal Trust Fund	41k	140K	240K
Environmental Protection Agency	41k	140K	240K
TOTAL SPENDING	11.7M	12.7M	13.0M
Total Salaries, Wages, and Benefits	7.6M	8.5M	8.2
OE&E	4.1M	4.2M	4.8M
Rent (Non-Add Item)	1.2M	1.4M	1.3M

▼ Aerial view of the South Bay Salt Ponds. Credit: Diak/Adobe Stock



MAJOR PERMITTING ACTIVITY

BCDC issued 7 major permits, 80 minor permits, and 84 permit amendments in 2025, making the year one of the busiest and most productive for its small permitting team. See how these numbers compare to previous years as well as total project costs in 2025 in the graphic below.

2025 PERMITTING BY THE NUMBERS

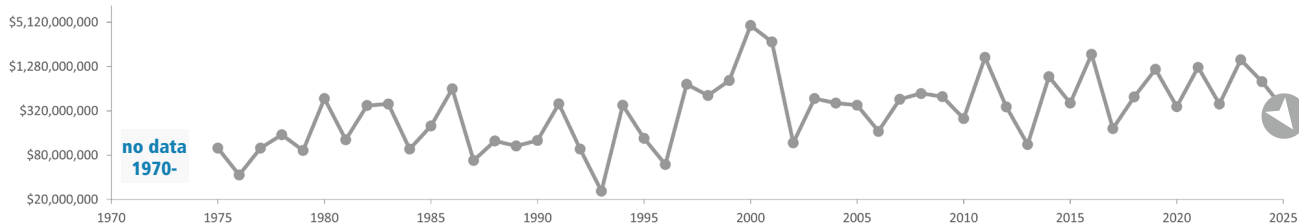


Note: This graph shows the permits and amendments that BCDC issued from 2015 to 2025 by category, which have been combined for readability. Permit totals for 2025 differ from those shown in the summary table at the end of this report due to differences in how permit types have been categorized over time. This graph separates major permits and federal consistency determinations and combines minor permits with amendments. The summary table, by contrast, counts some federal consistency determinations as major permits and lists minor permits and amendments separately. See the summary table notes for more detail.



Total annual project cost

Total project cost for 2025
\$343,175,304



Note: Data are plotted on a log₂ scale. Each major tick mark represents a doubling of the value.

Each new permit offers opportunities for new public access and habitat restoration throughout the San Francisco Bay, including these significant 2025 permits detailed below:



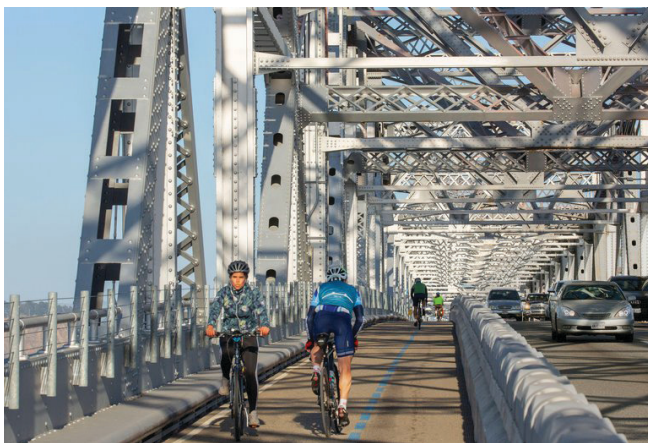
▲ Credit: East Bay Regional Parks District

Hayward Marsh restoration— East Bay Regional Park District: A 320-acre project to conserve, enhance and restore sensitive habitat within the Hayward Marsh system, expand public access, and prepare the area for sea level rise.



▲ Credit: GGN architects

India Basin Shoreline Park—San Francisco Recreation and Park Department: The redevelopment of a 7.48-acre waterfront park that included tidal wetland restoration, shoreline protection, a floating dock, walking paths, a pedestrian bridge, Bay Trail improvements, and other public access features.



▲ Cyclists and motorists share the road on the upper deck of the Richmond-San Rafael Bridge. Credit: Alamy

Richmond San Rafael Bridge Multiuse Path Pilot Project – Metropolitan Transportation Commission & Caltrans:

A pilot study of Richmond–San Rafael Bridge operations that started in the fall of 2025. The three-year pilot will run through 2028 and tests a weekday westbound carpool and transit option while keeping a barrier-protected bike and pedestrian path on the upper deck on weekends. The permit will continue peak-hour use of an eastbound shoulder lane to reduce congestion and is conditioned to provide \$10 million for Richmond-area bike and pedestrian access improvements that connect communities to the bridge.



▲ Credit: Kenwood Investments

Clipper Cove Marina Replacement — Treasure Island Enterprises, LLC: Demolition of an existing marina at Clipper Cove on the south shore of Treasure Island in San Francisco and construction of a larger replacement marina with public access improvements.



▲ Credit: Cargill

Cargill Solar Salt Pond Operations and Maintenance — Cargill, Inc.: The permit authorizes continued maintenance and operations of the solar salt systems in Alameda and San Mateo counties.



▲ Credit: WRNS Studio

California State University Maritime Academy: Replacement and expansion of the academy's pier in Vallejo to accommodate a new training ship, including dredging to enlarge the boat basin. The permit requires mitigation for 0.68 acres of Bay fill and public access improvements such as widening a section of the Bay Trail and new amenities.



▲ Credit: Port of Redwood City

Port of Redwood City: Removal and containment of sediment near Wharf No. 3 that contained pollutants such as metals and polychlorinated biphenyls (PCBs) to improve water quality. The project includes targeted dredging and stabilization of contaminated areas along the shoreline under an Environmental Protection Agency consent decree.

SUMMARY OF PERMITS, FILL, AND MITIGATION

Year	Major permits ¹ granted	Major permits ¹ denied	Minor permits ² granted	Minor permits ² denied	Permit amend- ments	Net change in Bay surface ³ (acres)	Total project cost ⁴ (millions)	Public access (acres)	Public access (miles)
1970	12	1	66	0		-72			
1971	26	4	61	0		-25.1			
1972	12	3	80	0		-7			
1973	17	1	71	0		-4.4			
1974	20	0	107	1		274			
1975	10	0	87	0		5	100		
1976	14	0	110	0		-2.2	43		
1977	20	0	116	0	104	16.8	100	21.4	
1978	23	1	104	4	90	-1.9	152	46.1	9.6
1979	34	0	120	2	103	3.4	93	25.1	
1980	19	1	105	1	101	30	470	134	
1981	23	0	134	0	125	44.5	130	42.2	
1982	26	0	104	0	115	262	379	27	5
1983	23	0	105	0	131	5	395	26	6
1984	15	3	135	0	130	12	97	12	7
1985	15	1	98	0	104	60	200	35	6.3
1986	20	0	108	0	112	11	639	35	5.1
1987	16	2	108	0	104	-2	68	6	1.1
1988	17	1	119	2	137	152.2	125	3.3	0.9
1989	17	0	114	1	144	1.7	107	12.7	1.5
1990	17	1	112	0	151	-1.5	127	12.7	2
1991	8	1	61	0	163	-0.7	400	4	5.6
1992	10	1	84	0	140	-1.6	97	10.4	1.9
1993	8	1	89	0	122	50.1	26	0.2	0.3
1994	11	1	114	0	96	1.6	383	264	6.9
1995	15	0	72	0	107	549.6	136	2.8	0.9
1996	7	0	93	0	97	-1	60	3.1	2.2
1997	14	2	109	0	94	75	733	14.1	2.9
1998	15	1	109	0	130	38.5	518	16.4	3.3
1999	10	0	103	0	124	258	828	67.2	8.4
2000	21	0	85	0	141	112.4	4,640	40	1.9
2001	14	0	67	0	67	5649.3	2,770	34.8	11.1
2002	6	0	75	0	103	1.1	118	2.5	0.5
2003	11	0	59	0	79	118.7	471	28.8	3.8
2004	7	0	74	0	95	493	408	11.2	1.5
2005	22	0	87	0	149	3807	382	3.4	4.5
2006	15	0	54	0	151	70	169	0.7	0.4
2007	15	0	77	0	122	2560	459	3.5	9.7
2008	16	0	65	0	150	961	552	12.7	6.5
2009	22	0	61	0	138	174	500	1.5	0.2
2010	20	0	94	0	124	1562	251	11.5	4.8
2011	10	0	42	0	135	74	1,700	77.8	3.9
2012	9	0	56	0	121	201	362	6.7	3
2013	16	0	54	0	100	968	112	0.3	6
2014	15	0	51	0	146	13.8	935	11	4.5
2015	9	0	45	0	96	-0.1	407	4	7.4
2016	12	1	56	0	91	419.7	1,881	63.58	5.3
2017	8	1	62	0	98	603.1	184	14	2.15
2018	13	0	68	0	96	2672	495	13.1	6.67

(CONTINUED ON NEXT PAGE)

SUMMARY OF PERMITS, FILL, AND MITIGATION (CONTINUED)

Year	Major permits ¹ granted	Major permits ¹ denied	Minor permits ² granted	Minor permits ² denied	Permit amend-ments	Net change in Bay surface ³ (acres)	Total project cost ⁴ (millions)	Public access (acres)	Public access (miles)
2019	16	0	62	0	84	9.4	1,177	43.8	8.4
2020	13	0	66	0	72	310.8	364	15.2	1.5
2021	11	0	64	0	80	640.1	1,252	12.15	2.97
2022	9	0	74	0	75	-0.7	397	0.31	4.34
2023	12	0	73	0	56	32.8	1,579	5.7	2.2
2024	14	0	83	0	75	393.6	797	6.62	2.98
2025	12	0	75	0	84	60.5	343	2.44	0.62
TOTAL	1,044	28	5,599	11	7,169	23,638	29,110	1,248	188

¹ Projects authorized by major permits, material amendments, and major federal consistency concurrences. Some authorized projects have not been built, and some projects may have been changed pursuant to subsequent permit amendments.

² Smaller projects including new minor permits, consistency concurrences approved administratively, regionwide, and emergency permits.

³ The area of the Bay created or restored, including salt ponds converted to tidal action, less the area of the Bay authorized to be filled pursuant to major permits and major consistency determinations through 1987. Thereafter, significant administrative permits and amendments are included in the data.

⁴ Major and minor permits only.

⁵ Permit counts and annual project cost from 2005 onward have been corrected to improve accounting and rounding errors in Summary of Permits Tables for Annual Reports starting in 2025.

▼ Alameda Marina at dusk. Credit: Todd Hallenbeck





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