

San Francisco Bay Conservation and Development Commission

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Via Electronic Mail

The Honorable Neil Jacobs
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**RE: Comments on Performance Evaluation of the California Coastal Management Program
[Docket No. 260623-0150; RTID: 0648-XA006]**

EXECUTIVE SUMMARY

Soon after its enactment, federal and state officials began to recognize the success of the Coastal Zone Management Act (CZMA). The CZMA has worked splendidly for almost 54 years because the federal-state relationship on which it is based incorporates a bastion of shared expertise, successful communication, and the knowledge that almost every difference of opinion can be analyzed, discussed, negotiated, and resolved.

NOAA's Office for Coastal Management seeks to understand ocean and coastal dynamics and to use that information to educate its stakeholders, increase coastal resilience, and help "communities and businesses take the actions needed to keep coastal residents safe, the economy sound, and natural resources functioning." That mission is well aligned with BCDC's, which is to protect and enhance San Francisco Bay and to encourage its responsible and productive use for this and future generations. Both NOAA and BCDC help communities adapt to the real threat of rising sea levels due to climate change. NOAA and BCDC each encourages both the conservation of resources and regional economic development. Each uses scientists, planners, engineers, lawyers, and other professionals to make America's coastal communities great places to live and to work.

During its 61-year history, BCDC has transformed the Bay from a backyard full of debris, ringed by dumps, and shunned by the public into a beautiful and successful natural resource and economic driver. The Bay is now everyone's front yard – larger, cleaner, and inviting, and the public has remarkable access to its vast economic resources, natural habitats, and recreational opportunities.



One way that transformation has occurred is through BCDC undertaking federal consistency reviews in compliance with its certified coastal management program (CCMP) under the CZMA. Most federal proposals reviewed by BCDC are relatively straightforward in both their intent and effects to the coastal zone. Others are more complex and require deliberations to parse the needs and goals of the federal agencies to determine how best to adapt them to ensure consistency with BCDC's CCMP. BCDC's federal partners, including NOAA, share California's goal of conserving and protecting coastal resources while advancing economic development.

That is why Secretary Lutnick's order to re-examine the draft Section 312 review that should have been completed two years ago is transparently political. That draft review concluded that "the State of California is successfully implementing and enforcing its federally approved coastal management program, adhering to the terms of the federal financial assistance awards, and addressing coastal management needs identified in Section (303(2)(A) through (K) of the Coastal Zone Management Act." Indeed, from July 2018 through July 2026, including that Section 312 review period, BCDC analyzed 97 consistency determination requests and concurred in each without an objection.

BCDC did not simply sign away its authority to do so. Instead, it collaborated with 19 different federal agencies and identified appropriate conditions to ensure that federal activities in and around San Francisco Bay are consistent with BCDC's CCMP while also being agreeable to the submitting federal agencies. In addition, BCDC authorized over 1,240 permitting actions to non-federal entities during that period that also conserved and/or developed resources in and around the Bay, and found that each authorized project was consistent with BCDC's CCMP. Not once did NOAA raise concerns about BCDC's review and decision-making processes in any of these cases.

The Secretary's order is simply a pretext for NOAA to punish California despite the state's obvious compliance with the CZMA. Whatever its intent, this further Section 312 review clearly is not based on any evidence of misconduct by BCDC in its implementation of its CZMA authority. None of the concerns in the Secretary's letter are based on real actions by any California agency and none of them apply to BCDC. BCDC stands firmly behind its stellar track record in conducting federal consistency reviews fairly, transparently, cooperatively, and successfully.

INTRODUCTION

The San Francisco Bay Conservation and Development Commission (BCDC) submits these comments in response to the notice that reopened the evaluation of the California Coastal Management Program (CCMP), for which the National Oceanic and Atmospheric Administration (NOAA) published draft findings fifteen months ago in May 2025. In sum, BCDC believes that reopening the evaluation in question is unnecessary, politically motivated, and unlawful. In doing so, this Administration is placing at great risk the continuing value created by the Coastal Zone Management Act (CZMA) in ways that no prior Administration or Congress has ever contemplated.

The NOAA-approved CCMP is administered by three California state agencies: the California Coastal Commission; BCDC; and, the California State Coastal Conservancy. BCDC develops, implements, and enforces the component of the State's management program for the San Francisco Bay segment of the California coastal zone, which includes the shorelines of nine counties and over forty cities. The Bay's shoreline is approximately 550 miles long, equivalent to about half of the length of California's open coast, and is located on the western edge of the largest estuary west of the Mississippi River. The Bay and its shoreline are the defining physical characteristics of one of the nation's most populous and iconic metropolitan areas; it is both heavily urbanized and broadly rural, it encompasses seven refineries and five significant seaports and two international airports, it is home to hundreds of wildlife species that depend upon it for their survival, it supports iconic global tourist destinations, and it borders the world's leading community of technological innovation – Silicon Valley.

NOAA's comprehensive draft evaluation of BCDC's performance with respect to the CCMP for the period July 2018 to August 2024 concluded that "the State of California is successfully implementing and enforcing its federally approved coastal management program, adhering to the terms of the federal financial assistance awards, and addressing coastal management needs identified in Section 303 (2)(A) through (K) of the Coastal Zone Management Act."¹ That evaluation was based on a thorough consideration of the CCMP review criteria that are spelled out in Section 312 of the CZMA (16 U.S.C. § 1458) and NOAA's implementing regulations in 15 C.F.R. Part 923. NOAA was required under Section 312(b) of the CZMA to release its final report on BCDC's performance evaluation within 120 days of the final public meeting conducted as part of the review, which occurred in August 2024. Therefore, the report was already overdue when NOAA issued its draft findings to the three state agencies nine months later, in May 2025.

¹ NOAA Office for Coastal Management, Draft Evaluation Findings California Coastal Management Program, July 2018 to August 2024 (published May 2025). A copy of the NOAA's Draft Evaluation Findings is attached hereto as Attachment A.

That draft evaluation contained four non-mandatory “recommendations” for BCDC to consider implementing as it strives to continuously improve its performance with respect to the CCMP. BCDC has implemented three of the four recommendations (two were in process when the report was received), and the fourth will become part of a statewide improvement program should certain pending state legislation become law (AB 2051, Wicks). The review contained no “necessary actions” that NOAA required of BCDC or the other two California CZMA agencies to undertake to comply with the CCMP.

Thus, BCDC was surprised when the Department of Commerce announced through a press release on May 20, 2026, and in an unsigned letter from Secretary of Commerce Howard Lutnick posted on “X” two days later, an unprecedented, off-cycle new evaluation of the CCMP.² (That letter has yet to be received by the California agencies other than simply being published on X.)

In short, Secretary Lutnick’s letter asserts without even minimal support that California has a “long record of obstructing technological innovation, economic development, and related Federal efforts in the name of environmental extremism” as it administers the CCMP.³ Similarly, the press release falsely suggests that California has failed to address “compatible economic development” and “federal priorities” in five sectors: offshore oil production, undersea cables, spaceport infrastructure, desalination projects, and pipeline maintenance.⁴

On their faces, and certainly upon further review, these claims are baseless at best. It is incongruous to claim that, as the home of Silicon Valley and the digital revolution that began in the 1960s, California’s policies have obstructed technological innovation or economic development. California’s economic prowess is well documented – the Public Policy Institute of California has reported that California’s \$4.3 trillion gross domestic product represents 14% of the national GDP, and places the state as the fourth-largest economy in the world. And, California’s economy continues to grow faster than the national average, is remarkably diversified, and private industry comprises 90% of California’s GDP, which has increased from 84% during the past quarter-century.⁵ \$1.5 trillion of that statewide economy is generated within the Bay Area, and that regional economy has grown at an almost 5% annual rate during the past fifteen-or-so years.⁶

² The actual performance review process that NOAA is undertaking is unclear. Secretary Lutnick’s unsigned letter on “X” indicates that he has directed NOAA “to conduct a fresh review” using a “new approach.” He also characterizes the review as a “full, formal review of California’s compliance with the CZMA.” By contrast, the Federal Register notice indicates that new “meetings are intended to provide the public with the opportunity to add to the input obtained from the previous public meeting held in August 2024.” This statement suggests that NOAA is continuing the existing, unfinished review for which it published favorable draft evaluation findings.

³ [Letter from H. Lutnick, Commerce Sec’y, to K. Hassett, Dir. White House Nat’l Econ. Council](https://x.com/CommerceGov/status/2057623061382209583) (May 22, 2026) (@CommerceGov; <https://x.com/CommerceGov/status/2057623061382209583>).

⁴ Commerce Department Initiates Review of California Coastal Management Program under Coastal Zone Management Act (Press Release dated May 20, 2026).

⁵ [California’s Economy - Public Policy Institute of California](#)

⁶ [Economic Output - Vital Signs - SF Bay Area](#)

To the contrary, it is obvious that there is actually a positive relationship between California's economic growth and successful environmental protection, not some kind of natural opposition between positive economic growth and resource conservation as the Secretary speculates. As California's history has demonstrated, the economic expansion cited above has occurred while the State enforces some of the strictest environmental protection laws in the Nation. The overwhelming majority of the State's population – across demographic groups – believe that protecting the environment “should be given priority, even at the risk of curbing economic growth,” including about 70% of residents on the coast. Just about every Californian believes that “ocean and beach conditions are important... to California's future economy and quality of life,” which has not changed in almost a decade, and includes majority across regions and demographic groups.⁷

In addition, the Secretary's unfounded assertions disregard the very reason that the CZMA was enacted. Congress recognized as it developed the legislation that there needed to be a successful core of federalism principles embedded into the CZMA to account for the different approaches and methods individual states use, working cooperatively with federal agencies, as they conserve and develop their coastlines. That cooperative federalism approach is what has enabled the CZMA to become so successful.

For example, Section 302 of the CZMA lists a wide range of Congressional findings that articulate the federal-state cooperative relationship by noting that “the key to more effective protection and use of the land and water resources of the coastal zone is to encourage the states to exercise their full authority over the lands and waters in the coastal zone” with assistance from the federal government.⁸ The section further includes the finding that the coastal states must be active participants in all federal programs that affect the coastal zone.⁹

Requiring that partnership enables the federal government and individual states to agree on successful development and conservation projects. Since its enactment, the CZMA has been so effective in preserving the federal government's interests to use coastlines for its necessary purposes, in balance with the various coastal states' interests in managing their coastlines in accordance with state-developed policies, that NOAA has never denied or withdrawn approval of any state coastal program as a result of an evaluation under CZMA Section 312 during the entirety of the program's nearly 54-year history. Indeed, 95% of the federal government's proposed consistency determinations have been approved by the states.

⁷ [PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California](#)

⁸ 16 U.S.C. § 1451(i).

⁹ *Id.* § 1451(m).

The Federal Register notice issued a month after the Secretary's letter, and the press release, confusingly suggest that NOAA will reopen the substantially completed comprehensive evaluation (as opposed to a new review, as suggested by the Secretary's letter) specifically to review the extent to which California's implementation of the CCMP is perceived to have failed to give state approval to certain priority federal activities. Moreover, the evaluation of California's program clearly is being reopened in direct response to the Executive Order issued by President Donald Trump in August 2025. That Executive Order directs the Secretary of Commerce to "conduct an evaluation of relevant States' compliance under the Coastal Zone Management Act..., the effect of any lack of compliance on the development of spaceport infrastructure, *and whether State approvals under that Act should be revoked.*"¹⁰

So, instead of conducting a full review of the CCMP, the substantially completed review has been reopened solely to provide a pretextual basis for the Commerce Secretary to direct NOAA to withdraw federal grant funding and to subsequently withdraw approval of California's coastal management programs based simply upon policy priorities identified by the Administration contained in an Executive Order.

Such an outcome would be unlawful under the CZMA and harmful to California's and other states' coastal zones. Withdrawing federal approval of a state's coastal zone management program can occur only if it has been demonstrated that the state has failed to adhere to the NOAA-approved management program, or to the terms of any grant or cooperative agreement funded under the CZMA, and also has failed to implement any specified corrective actions. NOAA has consistently found in conducting periodic evaluations of California's program that BCDC has implemented and enforced its NOAA-approved management program in full compliance with CZMA requirements – under both Republican and Democratic administrations and Congresses. The most recent draft evaluation concurs. Therefore, NOAA has no legal basis to impose interim sanctions, which could include the suspension or withdrawal of any funding to California under the CZMA.¹¹ NOAA's current course of action risks setting a real and dangerous precedent that future administrations may punish states through withdrawal of CCMP approval for political ends.

All the information submitted by BCDC to NOAA in the course of this review will demonstrate that BCDC, indeed the entire California program, has fully adhered to the approved CCMP. The way that California administers its NOAA-approved program fulfills all the criteria set out in the Coastal Zone Management Act and NOAA's laws and regulations. Therefore, NOAA would violate the CZMA and its own laws and regulations to eliminate funding for, or to withdraw approval of, the California program. Simply reviewing California's program as directed by an Executive Order and asserting that California's program is somehow antithetical to that Order does not provide a legally valid basis for questioning BCDC's performance with respect to its CCMP.

¹⁰ Executive Order 14,335, [Enabling Competition in the Commercial Space Industry](#) (Aug. 19, 2025) (emphasis added). The objectives of the order were to "substantially increase[e] commercial space launch cadence and novel space activities by 2030 [by] streamlin[ing] commercial license and permit approvals...." *Id.*

¹¹ 16 U.S.C. § 1458(c); 15 CFR § 923.135(a)(1).

Therefore, BCDC urges NOAA to apply the legal standards for review of state programs in the CZMA and NOAA's implementing regulations and, as a result, to affirm the conclusions of its May 2025 report that California is successfully implementing and enforcing the CCMP. Furthermore, in accordance with the federalism principles embodied in the CZMA, BCDC requests that NOAA leave its CCMP in place and enable California to continue collaborating with its federal agency partners in reviewing proposed federal activities and exercise the state's right to resolve competing interests in making decisions affecting its coastal zone free from unwarranted political pressure.

I. BCDC BACKGROUND AND COMPLIANCE WITH CZMA PROGRAM REQUIREMENTS

BCDC was created as a State of California independent commission in 1965 through enactment of the McAteer-Petris Act (MPA). As the nation's first coastal zone management agency, it predates the Coastal Zone Management Act, the California Coastal Commission, and the California Coastal Conservancy by almost a decade. The MPA designates the San Francisco Bay "as the most valuable single natural resource of an entire region," as a state-protected resource, and it charged BCDC with preparing a plan for the long-term use and development of the Bay and its shoreline.

BCDC's Mission Statement, found in its most recent Strategic Plan, describes BCDC's purpose: *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.*

As required by the MPA, BCDC's initial San Francisco Bay Plan (Bay Plan) was adopted in 1968, and BCDC was made a permanent state agency via statute one year later. BCDC updates the Bay Plan regularly to ensure that the Bay and its shoreline are used responsibly as new issues arise. The Plan includes policies on issues critical to the Bay ranging from port activities and public access to urban development and transportation, it maps the entire Bay and designates areas for water-related purposes such as ports, industry, public recreation, airports, and wildlife refuges, and forms the basis of BCDC's regulatory structure. The Bay Plan is also a central component of the CCMP for the San Francisco Bay segment of the California coastal zone. BCDC regularly updates the Bay Plan through Bay Plan amendments, which are then regularly submitted to NOAA's Office for Coastal Management as changes to BCDC's CCMP.¹²

¹² BCDC's history of submitted program changes to its CCMP dating back to 1980 can be viewed at NOAA OCM's "CZMA Program Changes" web portal: <https://coast.noaa.gov/czmprogramchange/#/public/home>.

BCDC was created to establish a thoughtful, orderly, and transparent regulatory structure to ensure that the Bay is not filled indiscriminately, that the public has maximum feasible access to the Bay and along its shoreline, and that planning for the Bay and its shoreline is conducted in a collaborative manner with the myriad government agencies that have an interest in the conservation and development of the Bay and shoreline. That is why the most important word in BCDC's name is the one that is not included in the abbreviation – "and." BCDC is required to promote and regulate both the conservation of the Bay's resources and their development. While it seems to Secretary Lutnick that conservation and economic development are fundamentally at odds, the Bay has grown in size since BCDC's formation, it hosts the nation's largest urban wildlife refuge, it is fringed by hundreds of miles of trails, parks, beaches, promenades, and restoration projects – even in heavily urbanized and industrial locales. These projects that enhance the Bay's habitat and provide large-scale public access to the Bay have been created while BCDC has approved billions of dollars of job-creating projects, including biotech campuses, port improvements, residential housing, and major league baseball's most beautiful ballpark.

BCDC's Commission includes 27 members. They represent a wide variety of public, private, and nonprofit sector interests. The Governor appoints the Chair and Vice-Chair, along with three other individuals. Individual county supervisors represent each of the nine counties that touch the Bay, elected city officials represent four bayside cities, and other Commissioners represent state and federal agencies with an interest in Bay issues. Federal representatives include senior U.S. Army Corps of Engineers and U.S. Environmental Protection Agency officials. These commissioners actively oversee the activities conducted by BCDC's staff.

BCDC's organic and successful coastal management plan ensures that appropriate and environmentally sound development provides public benefits and economic boon for the entire region. BCDC's typical role as the final state permitting authority for projects within its jurisdiction is to view the Bay as an entire regional system, which is impossible for governmental bodies with more localized interests such as cities, counties, and special districts. Throughout its history, BCDC has learned that its most notable successes are produced by coordinating, collaborating, and/or partnering with governments at all levels and with a wide variety of other stakeholders. This cooperation is vital given that BCDC's jurisdiction extends from the Bay itself to 100 feet inland from the Bay through the immediate shoreline starting at mean high tide. And, in 1977, the California Legislature expanded BCDC's authority to provide special protection for the Suisun Marsh, the largest contiguous brackish marsh on the west coast of North America. More than 10% of California's remaining wetlands and more than 300 species, including 80% of the State's commercial salmon fishery, are found in the Marsh. Therefore, BCDC has a great incentive to work closely with all levels of government and all the organizations and interests that are associated with Bay and Delta water issues.

The facts and evidence in this letter and in the accompanying attachments demonstrate clearly why NOAA has consistently found BCDC's performance with respect to its program in full compliance with CZMA requirements. NOAA's most recent fully completed Section 312 evaluation found BCDC to be in compliance with the CZMA. This result, evident on its face, confirmed the judgment of senior NOAA officials from the Office of Coastal Management who were special guests at BCDC's 50th anniversary celebration in September 2015 at a bayside museum in San Francisco a few years before that 312 examination.

II. BCDC COASTAL MANAGEMENT PROGRAM JUSTIFICATION

Commerce Secretary Lutnick's five specific issues are discussed below:

Spaceport Infrastructure

BCDC does not have specific policies concerning spaceport infrastructure, and there is no spaceport launching infrastructure within BCDC's jurisdiction. However, BCDC has permitted infrastructure improvements at NASA Ames Research Center. On three separate occasions, including on June 11, 2026, the Commission approved Permit M2002.051.00 and three subsequent amendments to that permit, for the City of Sunnyvale to dredge the NASA Ames Boat Ramp in Guadalupe Slough in Mountain View.

Offshore Oil Production

There is no offshore oil production within BCDC's jurisdiction. The Bay Area has seven refineries along its shores, and requires loading and offloading of crude oil and fuel, as well as biproducts of refining the oil from ocean going vessels. BCDC has a long history of permitting projects to enable oil and natural gas infrastructure in San Francisco Bay and along the shoreline, which is an allowable use under BCDC's component of the CCMP.

- *Natural Gas Infrastructure:* Since its creation, BCDC has permitted at least 70 projects related to natural gas exploration, production, or transport, including construction and operation of gas wells, pipelines, and related infrastructure. The great majority of these activities have been permitted in the Suisun Marsh, where natural gas has been extracted since its discovery in 1938. The Suisun Marsh Protection Plan, which is a part of BCDC's component of the CCMP, includes policies that encourage and guide the transportation, exploration, and extraction of natural gas within the Suisun Marsh. These policies provide standards for placing natural gas infrastructure and protection of resources during construction and operation. BCDC has not permitted any new activities related to gas since 2018 because construction of new natural gas facilities has slowed considerably in recent years.

- *Oil Infrastructure:* Oil refineries, infrastructure, and marine terminals related to the operation of oil refineries are located within BCDC's jurisdiction. These facilities are allowable "water-oriented uses" under the MPA and are a significant part of BCDC's component of the CCMP. The San Francisco Bay Plan protects and encourages the continued operation of these uses by designating "water-related industry" Priority Use Areas along the shoreline where these facilities are located. The San Francisco Bay Plan has policies that guide the permitting of oil infrastructure. BCDC also participates in the Oil Spill Response Program, pursuant to policies in the San Francisco Bay Plan, to collaborate with these facilities and other public agencies at all levels of government to prepare responses for emergencies such as oil spill events.

Since 2018, BCDC has issued 30 permits and permit amendments related to marine terminals and oil refineries.

Significant permits and federal consistency determinations related to oil production during this period include:

- BCDC has concurred with the U.S. Army Corps of Engineers' (USACE) submitted Consistency Determinations for maintenance dredging of the Bay's twelve federal navigation channels. The San Francisco Harbor, Richmond Outer and Inner Harbor, Pinole Shoal, and Suisun Federal Navigation Channels require annual dredging to support the transport of deep draft oil tankers through San Francisco Bay to Bay Area refineries and the Ports of Stockton and Sacramento. Oil tankers transit long distances (e.g., from Texas) to reach the Bay Area refineries. In shallow Bay waters, without regular maintenance dredging, tankers could run aground, causing potential environmental and economic damage, delays in deliveries, and loss of refinery production and coke removal. BCDC works diligently with the USACE to ensure that dredging occurs in a timely manner to prevent such serious issues.
- In May 2022, BCDC approved Permit M1975.049.24, which authorizes Phillips 66 to perform structural repairs to comply with California Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), including concrete superstructure repairs and pile repairs at the Phillips 66 Oil Refinery in Rodeo. The 1,100-acre Rodeo facility has a Marine Oil Terminal that links the facility's processing areas with waterborne transportation capabilities.
- In September 2003, and amended 13 times through August 2026, BCDC approved Permit M2002.058.13, which authorizes Tesoro Refining and Marketing Company, LLC to conduct a series of projects on two marine oil terminals in Martinez. The projects include navigational dredging and structural repairs and upgrades based upon MOTEMS compliance. The wharves are major oil handling facilities for the Golden Eagle Refinery.

Pipeline Maintenance

Pipelines, specifically for the transportation of oil or natural gas, are a water-oriented use that are an allowable use under BCDC's component of the CCMP. BCDC's Bay Plan Policies on "Other Uses of the Bay and Shoreline" provide that "[p]ipeline terminal and distribution facilities near the Bay should generally be located in industrial areas but may be located elsewhere if they do not interfere with, and are not incompatible with, residential, recreational, or other public uses of the Bay and shoreline."

As a result, BCDC regularly issues permits that authorize the installation of new pipelines under and around the Bay, and permits to repair and maintain existing pipelines.

- On September 11, 2025, BCDC approved Permit 1968.007.01 which authorizes Kinder Morgan Energy Partners, SFPP, L.P. to repair sections of under-Bay pipelines that had become uncovered since their installation in 1968. These pipelines are vital for supplying clean refined petroleum products to critical infrastructure in Northern California. Virtually all the jet fuel used by the San Francisco International Airport (SFO) moves through these two pipelines.
- On May 28, 2024, BCDC approved Permits 2023.002.00 and 2023.003.00md, which authorize Pacific Gas and Electric Company (PG&E) to programmatically repair, maintain, replace, retire, and modify existing gas facilities, including pipelines, throughout the Bay Area. BCDC works collaboratively with PG&E to review and approve, as part of the programmatic structure of these permits, pipeline projects on a rolling basis to ensure pipelines are maintained effectively and efficiently and to expedite regulatory approval of these projects. Prior to issuing these permits, many of these activities could only be authorized through the standard permit application process, which required large amounts of resources expended by both BCDC and PG&E.
- On January 4, 2022, BCDC approved Permit M1982.052.10, which authorizes Chevron Pipeline Company to repair pipelines in Contra Costa County for a period of two years. The repairs were required by the U.S. Department of Transportation to comply with state and federal regulations to prevent pipeline leaks and failures.

Desalination Projects

Desalination plants are a water-oriented use and are an allowable use under BCDC's component of the CCMP. Bay Plan policies on "Other Uses of the Bay and Shoreline" include policies that specify that desalination plants mostly should be located in an alternative upland location, except for a minor amount of fill needed for pipelines, fish screening devices, and other directly related facilities that provide Bay water to a plant and discharge diluted brine from the plant back into the Bay.

- In 2005, BCDC adopted Bay Plan Amendment No. 2-04, which includes detailed findings and policy direction for the siting and evaluation of desalination plants in light of new technology, ongoing discussions of water policy at the state and local levels, and early efforts by local agencies to explore desalination projects. The amendment was generated, in part, by BCDC's participation in the State Desalination Task Force (created by AB 2717 in 2002) "to make recommendations to the Legislature on potential opportunities and impediments for using seawater [which includes estuarine waters found in San Francisco Bay] and brackish water [primarily inland saline ground water] desalination and report on the role, if any, the state should play in furthering the use of desalination technology."
- BCDC has received only one desalination project application in its history – for a pilot desalination plant located in the City of San Rafael, proposed by the Marin Municipal Water District (M1990.055.00). That five-month pilot project was approved in 1990. Ultimately, the pilot project was successfully implemented, but the District has not advanced any proposals for a desalination facility beyond the planning stage.

Undersea Cables

BCDC's component of the CCMP allows for the installation and operation of undersea cables, and BCDC regularly permits these activities in the San Francisco Bay.

- In June 2026, BCDC approved Permit 2006.005.04md, which authorizes Trans Bay Cable LLC to repair 1,300 linear feet of high-voltage direct current and fiber optic communication cables that run underneath the Bay between Pittsburg and San Francisco. The 52-mile cable is federally designated as a "Critical Asset" in the Northern California electrical grid, supplies 40% of electric power to San Francisco, and its operations are governed by the Federal Energy Regulatory Commission and the California Public Utilities Commission.
- In October 2014, BCDC approved Permit 2014.003.00, which authorizes Pacific Gas and Electric Company to install a 3.5-mile-long, 230kV transmission cable between two locations in San Francisco to provide resilient electrical service to downtown San Francisco in case of a major earthquake.

Coastal Zone Management Act Section 303(2)(A)-(K) issues are discussed below:

Section 312 of the CZMA states that continuing review of the performance of coastal states with respect to coastal management shall include a written evaluation and detailed findings concerning the extent to which the state has, among other things, "addressed the coastal management needs identified in section 1452(2)(A)-(K)." (16 USC § 1458(a).) The CZMA declares as a matter of national policy that "the resources of the Nation's coastal zone for this and succeeding generations" should be preserved, protected, developed, restored, and/or enhanced. To do so, the CZMA provides a list of the methods to achieve "wise use of the land and water resources of the coastal zone." A discussion of how BCDC has addressed the coastal management needs identified in subdivisions (A) through (K) is set forth below.

(A) The protection of natural resources, including wetlands, floodplains, estuaries, beaches, dunes, barrier islands, coral reefs, and fish and wildlife and their habitat, within the coastal zone.

BCDC's component of the CCMP protects and enhances Bay habitat. Projects proposing fill or work in the Bay, salt ponds, or the Suisun Marsh are required to provide mitigation for the adverse impacts of the project, often through restoration of diked areas to become Bay wetlands. Additionally, the San Francisco Bay Plan has specific policies regarding tidal marshes and tidal flats, subtidal areas, managed wetlands; and fish, other aquatic organisms and wildlife, among others, that protect and enhance coastal habitat. BCDC works closely with federal agencies including the USACE, National Marine Fisheries Service (NMFS), U.S. Environmental Protection Agency (USEPA), and the U.S. Fish and Wildlife Service (USFWS), various state, regional, and local government agencies, and a wide variety of other interested parties, to promote the conservation and restoration of Bay habitat.

BCDC has undertaken a number of improvements to its coastal zone management program to bolster the protection of natural resources, including wetlands, floodplains, estuaries, beaches, dunes, and fish and wildlife habitat within its coastal zone.

- In October 2019, BCDC approved Bay Plan Amendment 1-17 to allow a larger amount of Bay fill to restore and enhance Bay habitats in light of sea level rise impacts and related policy issues. This effort included extensive collaboration with USACE, NMFS, USEPA, and the USFWS, and many other governmental and private organizations. The amended policies removed limitations on the amount of fill allowed for habitat projects in the Bay and removed constraints that could have inhibited the amount of dredged sediment federal agencies could use to create, restore, and augment habitat projects in the Bay.
- As a result of Bay Plan Amendment 1-17, BCDC approved a consistency determination that enabled the first pilot project in the San Francisco Bay Area to evaluate whether the tides and currents could transport dredged sediment placed within two miles of an existing marsh, which was implemented by the USACE in December 2023. The work is described in more detail below as part of Consistency Determination No. C2022.011.00. The U.S. Geological Survey is monitoring the placement and target marsh and mudflats to determine the efficacy of this innovative placement method.
- On October 1, 2022, BCDC amended its regulations to facilitate the development of restoration projects in the Bay by enabling larger amounts of Bay fill for these projects by an administrative permit from BCDC. The amended regulation provides a more efficient and less costly permitting pathway for restoration projects. Since the adoption of these regulations, BCDC staff has been studying how to expand coverage to allow even larger habitat restoration, creation, and enhancement projects to qualify as administrative permits, and plans to bring forward a proposal for these new regulations within the next year.

- When BCDC increased its application fees in 2020, the Commission included a reduced fee “discount” for multi-benefit restoration projects that receive funding from the San Francisco Bay Restoration Authority, a regional agency that supports habitat restoration projects. (Federal agencies submitting consistency determinations for proposed federal activities do not pay any fees to the State for BCDC to review their projects.)
- In 2020, the Commission approved an amendment to the Bay Plan to remove the Water Related Industry Priority Use Area designation from a 172-acre site at Pacheco Creek near the city of Martinez, which allowed the Contra Costa Flood Control District to proceed with a restoration project to restore and enhance approximately 386 acres of coastal wetland habitat along Walnut Creek and Pacheco Creek, and improve habitat quality, diversity, and connectivity along the creeks and along the southern Suisun Bay shoreline. The project had also improved flood protection by increasing the capacity for flood water retention and eliminating the need for dredging the creek channels. Construction was completed in 2022, and over 30,000 native plants were installed.

Significant permits and federal consistency determinations related to 303(2)(A) during 2018-2026 include:

- In May 2025, BCDC concurred with Consistency Determination C2024.008.00, which authorizes NOAA to remove 16 abandoned and derelict vessels and other large debris from the Bay and shoreline. This project improved natural resources in the Bay by removing polluting debris from the environment. This consistency was created with the assistance of NMFS and USFWS.
- In April 2023, BCDC concurred with Consistency Determination No. C2022.011.00, which authorizes the USACE to conduct a near-shore sediment placement pilot project to determine whether tides and currents have sufficient energy to move dredged sediment on to nearby Eden Landing Ecological Reserve’s wetlands and mudflats. If successful, this first-in-the-region project would provide a new tool to support wetlands as they adapt to rising sea levels over time. This consistency determination was created with the assistance of USACE, NMFS, USFWS, and the U.S. Geological Survey (USGS).
- In December 2018, BCDC concurred with Consistency Determination No. C2018.006.00, which authorizes the National Estuarine Research Reserve to conduct an experimental study assessing marsh vegetation response to the placement of a thin layer of sediment to raise marsh elevation. This project was part of a national study to test methods of raising marsh elevations to increase resiliency to flooding and storm damage. This consistency determination was created with the assistance of NMFS and the National Estuarine Ecological Reserve that assisted with project design.

- On June 25, 2018, BCDC concurred with Consistency Determination No. C2017.008.02, for the USFWS to amend the original authorization to restore 15,000 acres of former salt ponds to tidal and managed wetlands, known as the South Bay Salt Ponds Restoration Project. This project restores wetland habitat for listed species, provides approximately 0.6 miles of new and improved trails and viewing areas, reduces flooding, and increases tidal and storm surge protection for three Bay Area counties. This amendment included a streamlined review of imported soil for the construction of levees, ecotones, and habitat islands on the site, which improves the ability of this project to use up to 890,000 cubic yards of free excess construction soil that would otherwise be sent to landfill as a waste product. This consistency determination was created with the assistance of the USACE, USFWS, and NMFS, which assisted with site design, technical advice, and biological opinions.
- In March 2026, BCDC approved Permit No. 2018.001.02, which authorizes a private landowner to restore 0.34 acres of eelgrass in subtidal areas of Richardson Bay to offset impacts to eelgrass nearby. Eelgrass is a critical component of the Bay's natural resources as it is a keystone species that supports primary productivity and the entire food web of the Bay.
- In January 2024, BCDC approved Permit 2024.001.00md, which authorizes the California Department of Water Resources to construct interior channels and starter channels, reinforce levees, and remove debris on Chipps Island in the Suisun Marsh. This project improved 900 acres of natural resources by restoring tidal action and improving tidal marsh resilience and endangered species habitat. This permit was created with assistance of the NMFS, USFWS, and USACE.
- In November 2021, BCDC approved Permit M20220.016.00, which authorizes the City of Richmond to remove a massive amount of derelict artificial fill and then stabilize the shoreline using nature-based features. The removal of the derelict artificial fill improves water quality, restores natural sediment transport and hydrology, and the nature-based features along the shoreline improve intertidal habitat and increase biodiversity while providing resilience to flooding. This permit was created with assistance of the NMFS, USFWS, and USACE.

- In November 2016, BCDC issued a Cease and Desist and Civil Penalty Order (CCD2016.002.00) to John Sweeney and Point Buckler Club, LLC for placing fill and undertaking a substantial change in use and development on Point Buckler Island in the Primary Management Area of the Suisun Marsh, including excavating trenches and ditches in tidal marsh, rebuilding eroded levees, placing fill on tidal marsh to construct new levees, draining the site to alter the pre-existing tidal marsh hydrology, constructing roads, and installing two helicopter landing pads — all without authorization. These unauthorized activities impaired tidal exchange, hydrology, vegetation, and aquatic and wetland habitat within the Suisun Marsh and in what the California State Legislature has declared to be a “fragile ecological system.” In effect, the development turned the site from tidal marsh to a mostly dry island. Following years of enforcement and litigation, BCDC ultimately prevailed in defending its regulatory authority and enforcement action, demonstrating BCDC’s role in protecting the Bay and Suisun Marsh’s natural resources through enforcement of the McAteer-Petris Act and Suisun Marsh Preservation Act. In 2025, after the former owners failed to comply with state judgments, Point Buckler Island was sold at auction to the John Muir Land Trust, which is committed to restoring and protecting the island.
- In September 2021, BCDC entered into a settlement agreement with the Richardson Bay Regional Agency to resolve a longstanding enforcement case (ER2010.038.00) involving over 200 unauthorized anchor-out boats in Richardson Bay. The settlement addresses the protection of Richardson Bay’s sensitive eelgrass habitat by requiring the phased removal of illegally anchored vessels and associated marine debris, development and implementation of a 10-year adaptive management plan for eelgrass restoration, and measures to prevent new unauthorized anchoring. Eelgrass is a critical Bay resource that provides habitat for fish and wildlife, supports food webs, improves water quality, and helps stabilize sediments. The settlement represents a comprehensive, long-term enforcement approach that combines compliance, resource restoration, and adaptive management to protect and restore natural resources within the coastal zone.
- In May 2026, BCDC issued an abbreviated regionwide permit (No. ANOI2026.003.00) that authorizes the City of Oakland to remove 16 sunken and derelict vessels from the Bay, thereby improving natural resources in the Bay by removing polluting debris from the environment.

(B) The management of coastal development to minimize the loss of life and property caused by improper development in flood-prone, storm surge, geological hazard, and erosion-prone areas and in areas likely to be affected by or vulnerable to sea level rise, land subsidence, and saltwater intrusion, and by the destruction of natural protective features such as beaches, dunes, wetlands, and barrier islands.

Protecting coastal development from hazards is a core function of BCDC's component of the CCMP. Projects proposing fill or work in the Bay or the Suisun Marsh are required to ensure that development is constructed using proven safety standards. In addition, BCDC implements Bay Plan policies regarding "Safety of Fills and Shoreline Protection" that require projects to address coastal hazards. BCDC policies for restoration and public access require a project to incorporate contemporary standards to minimize risks posed by coastal hazards. Bay Plan climate change policies require applicants of larger shoreline projects to prepare risk assessments for flooding and coastal hazards based on the 100-year flood elevation, and projects in BCDC's jurisdiction must be designed to be resilient to a mid-century sea level rise projection, with adaptive management plans in place for projects anticipated to remain longer than mid-century. (Part K below describes BCDC's role with respect to studies and plans related to sea level rise and land subsidence in more detail.)

- In August 2018, BCDC and the San Francisco Estuary Institute (SFEI) launched the "Bay Shoreline Flood Explorer." This interactive tool enables Bay Area local governments and communities to access interactive maps of current and future local food risks due to rising sea level and storms. The Bay Shoreline Flood Explorer is designed to be used by anyone, from novices to experts. BCDC conducted an extensive stakeholder review of the website and held numerous trainings for regional partners and community groups. The Bay Explorer is being used by many local governments, special districts (e.g., transportation and wastewater), and community leaders to raise awareness of flood risks and help develop flood resilience plans.
- In 2021, BCDC staff, in consultation with external reviewers, published the "San Francisco Bay Plan Climate Change Policy Guidance." Drawing on over ten years of experience permitting projects consistent with the Bay Plan's Climate Change policies, this resource provides permit applicants and the public with concise and transparent guidance on BCDC's policies, examples of permit language, and technical guidance on using the best available science to select sea level rise projections and assess flooding impacts. In May 2025, BCDC published an update to this guidance that included emerging scientific knowledge that brought the document into alignment with NOAA's 2022 [Global and Regional Sea Level Rise Scenarios for the United States](#) report and the California Ocean Protection Council's 2024 [State of California Sea Level Rise Guidance](#). While the Guidance itself (as updated) is not part of BCDC's approved component of the CCMP, the Guidance pertains to BCDC's Climate Change Policies, which are part of BCDC's approved component of the CCMP, and provides a useful resource for the regulated community for understanding application of the Climate Change Policies.

- On September 24, 2025, BCDC publicly supported the San Francisco Waterfront Flood Study, which is being developed jointly by the USACE and the City and County of San Francisco. With BCDC, all three organizations are working toward creating a future consistency determination through early consultation, collaboration, and planning efforts. The Flood Study identifies vulnerabilities and recommends strategies to reduce current and future flood risks for federal investment and implementation along the Port of San Francisco's entire 7.5 mile waterfront jurisdiction. The Flood Study is a coordinated waterfront resilience effort being undertaken in partnership with federal agencies including US EPA Region 9, FEMA Region IX, National Park Service, NMFS, USFWS, state, and local agencies to plan for anticipated seismic activity, flooding, and sea level rise.
- BCDC is a founding participant in the Coastal Adaptation Science Consortium (CASC), an academic and interagency body initiated in 2025 and organized through San Francisco State University's Estuary and Ocean Science Center. It provides technical assistance for pilot projects exploring nature-based and newly emerging shoreline adaptation and erosion control.
- In February 2026, BCDC began to partner with the USACE and the State Coastal Conservancy to provide technical assistance to local entities developing coastal flood resilience projects. The goal is to provide support to local jurisdictions who may require flood risk reduction projects, but may not have the capacity or knowledge of how to develop proposals that would be suitable for federal agencies investment or partnership. The project is funded through the USACE's Planning Assistance to States Program. BCDC has provided technical and data support to identify at-risk communities that would benefit from technical assistance.

Significant permits and federal consistency determinations related to 303(2)(B) during 2018-2026 include:

- On September 11, 2025, BCDC concurred with Consistency Determination C2024.006.00 for the Federal Energy Regulatory Commission and Bureau of Dam Safety, which authorizes the seismic retrofit of Anderson Dam in Santa Clara County. The project will reduce risk of seismic failure, improve water outlets, construct a new flood water spillway, secure the water supply for Santa Clara County, decommission the hydropower plant, construct downstream freshwater stream restoration to improve endangered fish spawning habitat, and protect the Bay's tidal marshes from catastrophic levels of sedimentation and flooding during large storm events. BCDC completed this review despite late notification from FERC and ensured that the project was not delayed. This consistency determination was created with the assistance of NMFS and USFWS, which provided technical advice and letters of concurrence and a biological opinion for the project.

- On May 2, 2023, BCDC concurred with Consistency Determination C2022.012.00 to the USACE's Lower Colma Creek Continuing Authorities Program Section 103 Project, a coastal storm damage reduction project at a wastewater treatment plant adjacent to the San Francisco International Airport. The facility serves an area with over 165,000 full-time residents, as well as the daily population of SFO. The program aims to manage flood risks to the facility through the installation of a sheetpile floodwall system. This consistency determination was created with the assistance of the USACE.
- On June 10, 2024, BCDC issued Permit No. M2023.019.00 to the Port of San Francisco to advance the Port's Waterfront Resilience Program. The permit authorizes the Port to replace a section of dilapidated Wharf J9 on its northern waterfront to be more resilient to sea level rise and improve waterfront access for the public and fishing industry. The wharf replacement authorized by this permit is Phase 1 of the Port of San Francisco's Wharf J9 Replacement Project, which is a key component of the Port's Waterfront Resilience Program. Future phases of the Wharf J9 Replacement Project will replace an at-risk seawall and construct a long-term wharf with new resilient structures that are stable in earthquakes, elevated for sea level rise, and further improve access to the waterfront for the public and fishing industry.
- On May 30, 2024, BCDC issued Permit No. 2023.005.00 to Regis Homes Bay Area, LLC, to develop 56 townhome units, including 8 affordable units, and remediate contaminated soils from the site's previous use for metal recycling in Redwood City. . The project site is adjacent to a tidally-influenced drainage channel and in its current state is vulnerable to coastal flood hazards and flooding. After consultations with BCDC, the applicant revised the original design to increase resilience to flood hazards and increase the area available for public access. The project will include the construction of a retaining wall that will serve as part of the site remediation cap, a public access walkway, and flood protection for future sea level rise. The permit also requires that purchasers of the townhomes be notified of potential future flood hazards and their responsibilities to adapt the site in the future, and results in reducing risk, increased housing stock, and additional public access benefits. This permit was drafted with the assistance of USEPA, USFWS, and USACE. On February 19, 2025, BCDC issued Permit No. M2024.013.00 to the Alan B. Forrest and Adeline Forrest Revocable Trust, which further facilitated this development by authorizing the remediation of PCB-contaminated soils in the drainage channel and improved the channel's sediment, water, and habitat quality while stabilizing its banks and bed. This permit was drafted with the assistance of USFWS and NMFS, which issued letters of concurrence and a biological opinion that were referenced in the permit.

- On May 18, 2026, BCDC issued Permit No. 2025.003.00 to the California Department of Transportation (Caltrans) to implement Phase 1 of the Interim State Route 37 Improvement Project. The purpose of the project is to improve traffic and habitat along the Highway 37 corridor between Solano County and Marin County. The road accommodates 40,000 vehicles daily, and is a vital commute and freight link between Sonoma and Marin Counties. The project will alleviate existing traffic hazards, save commuters up to two hours per day, and increase capacity for emergency vehicles and emergency evacuations. BCDC coordinated with USACE, USFWS, and NMFS to review the project.
- On April 18, 2023, BCDC issued Permit No. 2022.001.00 to the West Bay Sanitary District to develop a shoreline protection project at its Flow Equalization and Resource Recovery Facility in the City of Menlo Park, which is a critical overflow storage facility serving 55,000 residents located within the 100-year flood zone. The project includes building a new ecotone levee and oyster reef to provide flood control protection that meets Federal Emergency Management Agency (FEMA) accreditation standards. This shoreline protection project provides necessary public health and safety improvements while protecting the environment from hazardous sewage releases, and provides protection against future flooding for both critical infrastructure and sensitive habitats. This permit was drafted with the assistance of USACE, USFWS, and NMFS, which provided letters of concurrence and a biological opinion for the project.

(C) The management of coastal development to improve, safeguard, and restore the quality of coastal waters, and to protect natural resources and existing uses of those waters.

Protecting and improving the quality of water in the Bay is a vital part of BCDC's component of the CCMP. The Bay Plan has specific policies regarding water quality, dredging and freshwater inflow that protect Bay water quality. BCDC works closely with, and relies on, the advice and authority of many federal, state, regional, and local partners to improve water quality and protect natural resources. For example, BCDC helped create the Long-Term Management Strategy (LTMS) for Managing Dredging and Disposal in the Region, formed over 25 years ago with USEPA, USACE, and the San Francisco Bay Regional Water Quality Control Board (RWQCB). This program requires robust contaminant testing and reviews for proposed dredging projects, and requires projects to maximize the beneficial use of dredged sediments. LTMS's Dredged Material Management Office (DMMO) has created a lasting, intensive public/private partnership that both protects water quality and expedites dredging approvals critical for navigation and commerce.

- With the assistance of a U.S. EPA Wetlands Development Grant, BCDC is leading a collaborative effort (Sediment for Wetland Adaptation Project (SWAP)) to increase beneficial reuse of sediment and soil for habitat adaptation. Tremendous stakeholder engagement has helped BCDC and its partners create an action plan, undertake a potential Bay Plan amendment, and begin to develop a long-term dredging financing strategy. Those partners include the USEPA, State Coastal Conservancy, RWQCB, Bay Joint Venture, and the San Francisco Estuary Institute. The SWAP prioritizes collaborative stakeholder engagement with the USACE and numerous interested parties, including developers, ports, and dredgers. The Bay Plan amendment phase of this project is slated for completion this year. If approved by BCDC's Commission, BCDC will submit the approved Bay Plan amendment to NOAA as a program change to BCDC's component of the CCMP.
- As wetland restoration projects are importing upland soils for habitat restoration and may import tunnel muck (soil from tunneling with additives that have unknown potential effects on biological resources) to the South Bay Salt Ponds Restoration and Shoreline Project, BCDC has partnered with a group of stakeholders to improve how test results are reviewed to ensure the tested soil is safe for use in wetlands, either on the surface or under clean soil as foundation material. The addition of tunnel muck from the Bay Area Transit Authority expansion as bulk fill for tidal restoration would raise the elevation quickly. BCDC is building its capacity to review upland soils proposed for import to restoration sites. BCDC is currently coordinating with the USFWS and USACE on program review in this arena. Upland soil import is currently included in the South Bay Shoreline and South Bay Salt Ponds restoration projects. If tunnel muck is included in these projects, it is likely that an amendment to existing consistency determinations would be necessary.

Significant permits and federal consistency determinations related to 303(2)(C) during 2018-2026 include:

- On May 18, 2026, BCDC approved Permit No. 2025.003.00 for the California Department of Transportation (Caltrans) implement Phase 1 of the Interim State Route 37 Improvement Project, as discussed in the previous section. The project included the replacement of a highway bridge over Tolay Creek in Sonoma, Solano, and Napa Counties. Currently, Tolay Creek is artificially bottlenecked by the highway and bridge, which severely constrains tidal flow under the bridge. The replacement bridge is significantly longer, thus improving habitat conditions and water quality at the project site and upland along the Tolay Creek Watershed, including future habitat restoration project sites. BCDC coordinated with USACE, USFWS, and NMFS to review the project.
- BCDC continues to work with Pacific Gas and Electric Company and the Port of San Francisco to address Bay contamination from historic coal gasification plants in the Bay. The primary contaminants of concern in these projects have been a variety of polycyclic aromatic hydrocarbons, as well as legacy PCB contamination. Since 2016, two large sites have been remediated, and BCDC expects a permit application for a third site by the end of 2026. On December 6, 2024, BCDC approved Permit No. 2022.002.00, which authorized the company and the Port of San Francisco to remediate polycyclic aromatic hydrocarbons (PAHs) and other chemicals along the waterfront from Piers 39 to 43½. This project removes highly contaminated sediment, improves water quality, and removes risks to people and animals that eat fish caught in the Bay. The permit also requires that the sediment be held in place during a major earthquake because it would otherwise destabilize the shoreline. This permit was created with the assistance of NMFS, USFWS, USEPA, and USACE, which provided technical advice, biological opinions, and federal permitting.
- On May 20, 2022, BCDC issued Permit No. M1980.090.01 to Chevron Products Company for the removal of the Point Orient Wharf and to restore eelgrass habitat at the Chevron refinery in the City of Richmond. The permit amendment authorized the complete removal of the pier, which included almost 1,000 cubic yards of solid fill (concrete, steel, creosote piles, and debris) and over 82,000 square feet of pile-supported fill, and created almost 30,000 square feet of new eelgrass habitat. This permit was created with the assistance of NMFS and USACE.
- On November 18, 2021, BCDC issued Permit No. M2020.016.00 for the California Coastal Conservancy to remove the abandoned wharf and warehouse at Terminal 4 in the City of Richmond. The project resulted in the removal of almost two acres of fill from the Bay, in addition to 2,150 creosote and concrete pilings and 5,400 cubic yards of debris. The project also placed 10,200 square feet of new fill to stabilize the shoreline and authorized three oyster reef structures as part of the shoreline protection system/water quality improvement program. For this permit, BCDC collaborated with USFWS.

- On December 17, 2019, BCDC approved Permit No. 2017.008.00 for the Port of San Francisco, which authorizes a new Mission Bay Ferry Terminal, a plaza for public access, removal of derelict wharves and pilings, remediation of sediment contaminated with PAHs and PCBs, and future maintenance activities. The project removed historic contamination from the Bay, allowed backfilling to cap remaining contaminants, improved water quality and fish and wildlife habitat, and improved safety for people who eat fish caught in the Bay. The project also reduced traffic congestion providing a new, water accessible route from Oakland to San Francisco, and is a major part of the emergency planning for a future major earthquake and possible fire. For this permit, BCDC collaborated with USACE and NMFS.

(D) Priority consideration being given to coastal-dependent uses and orderly processes for siting major facilities related to national defense, energy, fisheries development, recreation, ports and transportation, and the location, to the maximum extent practicable, of new commercial and industrial developments in or adjacent to areas where such development already exists.

BCDC's component of the CCMP implements Bay Plan policies to develop coastal-dependent uses, including ports, water-related industries, and marinas, among others. For example, the Bay Plan designates priority use areas along the shoreline, which are areas reserved for development of ports, water-related industries, airports, wildlife refuges and water-related recreation. As land use and public needs around the Bay shoreline evolve, BCDC undertakes public-facing processes to create amendments to the Bay Plan that reflect changing conditions and future needs, while protecting and preserving coastal dependent uses. Recent amendments include the following:

- In 2025, BCDC updated the San Francisco Waterfront Special Area Plan (SFWSAP) in collaboration with the Port of San Francisco to guide development along the Bay's most iconic, dynamic, and evolving waterfront. The Plan promotes redevelopment and investment in Fisherman's Wharf and the Northern Waterfront, and incorporates a new public education program on coastal hazards. In 2020, the Commission approved an amendment to the SFWSAP to permit the permanent mooring of an historic ferry "Klamath" at the request of the Bay Area Council, a private sector economic advocacy organization, which included provisions for open access and the creation of a museum onboard that highlights San Francisco Bay history.
- In November 2023, BCDC adopted a comprehensive update to the San Francisco Bay Area Seaport Plan in collaboration with the Bay's five seaports to plan for the Bay Area region's long-term seaport growth. The Seaport Plan was first published in 1982. It is a more specific application of the Bay Plan and is used by BCDC to guide its regulatory decisions on permit applications, consistency determinations, and related matters across the five seaports. This update was based on a new regional cargo forecast. BCDC worked collaboratively with the region's ports, BCDC's Seaport Planning Advisory Committee, and numerous other public and private stakeholders, and it was unanimously adopted by the Commission. The new Seaport Plan provides more flexibility for the ports and better clarity for permittees and permit staff, and will ensure that the growth of the Bay's seaports can proceed while minimizing Bay fill.
- In June 2022, the Commission approved a Bay Plan amendment (BPA 2-19) to remove the Port Priority Use Area designation at Howard Terminal within the Port of Oakland. That determination removed the PUA designation as an obstacle to the development of a major league ballpark and associated development at the request of the Oakland Athletics, the City of Oakland, and the Port of Oakland. BCDC received over 1,500 public comments throughout the amendment process.

- In 2019, BCDC approved an amendment to the Bay Plan and the San Francisco Waterfront Special Area Plan to enable the permitting of a large mixed-use development. As part of this process, the development project applicant added approximately 3.6 acres of its property to an existing open space area and financed the redevelopment of park property with enhanced wetlands, a boardwalk, a beach, and the continuation of the Bay Trail.

Significant permits and federal consistency determinations related to 303(2)(D) during 2018-2026 include:

- On March 5, 2026, BCDC issued Permit No. M2025.043.00 to the Golden Gate Bridge Highway & Transportation District and the City of Sausalito to replace the existing passenger boarding system at the Sausalito Ferry Terminal to improve accessibility, improve operational efficiency, and enhance emergency response capability at a key transportation hub for commuters and tourists. For this permit, BCDC collaborated with USFWS and NMFS.
- On June 27, 2025, BCDC issued Permit No. 2016.001.04 to the Water Emergency Transportation Authority to place charging facilities at the San Francisco Ferry Terminal. The permit authorized placement of a float to rapid-charge ferry vessels during passenger loading to replace existing diesel fuel operations. This was the first permit authorizing new electrification infrastructure at the Bay Area's ferry terminals to meet emissions targets set by the California Air Resources Board, with other similar permits following after. For this permit, BCDC relied on a biological opinion prepared by NMFS.
- On March 26, 2025, BCDC issued Permit No. M1989.075.16 to the Port of Oakland for a programmatic operations and maintenance schedule for port facilities. This permit is intended to streamline routine repairs and maintenance and certain site-specific repairs on Port properties, including at the Oakland International Airport. The Port of Oakland is the 36th-ranked port in the country by tonnage and the Bay Area's only container terminal. Permits such as these support the ongoing viability and development of marine terminals serving cargo needs in the Bay Area and beyond. Recent amendments to this permit extend the length of authorizations originally created with the assistance of USACE.
- On July 30, 2024 BCDC issued Permit No. M1989.024.06 to the City of Sausalito to make landside improvements at the Sausalito Ferry Terminal to improve queuing, parking, and multi-modal circulation, as well as provide public amenities such as bike racks, wayfinding, and a drinking fountain.

- On June 14, 2024, BCDC issued Permit No. 1985.019.24A to the Port of Oakland for queuing and docking facilities to serve a pilot water shuttle program connecting Jack London Square in the City of Oakland to the City of Alameda. The water shuttle provides a free and convenient connection between commercial centers in Oakland and Alameda that allows residents of both cities to access jobs, retail, and services across the estuary, and provides cyclists and pedestrians a safe alternative to the congested Posey Tube. The water shuttle provides a vital interim route for non-motorized transportation while the cities study the potential for a new bridge connection, as transbay connections to the mainland from the island of Alameda are limited.
- On April 16, 2024, BCDC issued Permit No. M2022.008.00 to the Port of Oakland and Eagle Rock Aggregates for the development of an aggregate terminal at Oakland's Berth 22. The permit enables the development of an aggregate facility that provides critical resources to the Bay Area's construction industry within a Bay Plan-designated port priority use area where it can be co-located with other industrial uses and established truck routes. The permit helps to ensure that the development would not preclude the region's ability to meet future demand for different cargo types projected by BCDC's Seaport Plan.
- On March 2, 2026, BCDC issued Permit No. 1973.008.05 to the City of Martinez for repairs to the breakwater system at the Martinez Marina, at a Bay Plan-designated waterfront park, beach priority use area. The repairs involved the removal of two existing docks and derelict timber piles, repairs on the existing northern breakwater, and removal of the existing and construction of a new eastern breakwater. Inspections of the existing breakwaters found severe degradation and vulnerability to sea level rise, wave damage, and extreme sedimentation due to overtopping. The permitted project allows the marina to continue safely providing water-related recreation opportunities along the shoreline. BCDC collaborated on the development of this permit with NMFS.
- On September 5, 2025, BCDC issued Permit No. M2002.058.10 to Tesoro Refining and Marketing Company LLC for structural modifications to comply with MOTEMS at the Amorco Marine Terminal in the City of Martinez. The Amorco Terminal is primarily used to facilitate the transfer of crude oil feedstocks from tanker vessels to an upland refinery. The project addressed structural concerns identified by a MOTEMS audit to prevent oil spills and protect public health, safety, and the environment. This permit was created with the assistance of USFWS and NMFS.
- On April 23, 2026, BCDC concurred with Consistency Determination C2025.008.00 for the U.S. Coast Guard (USGC) to make repairs to a pier, wharf, seawall, and boat haul out facilities at the USGC station on Yerba Buena Island. The project allows for necessary maintenance of damaged facilities used for monitoring, search and rescue, interdiction, hardening of marine approaches, and navigational safety.

- On January 3, 2022, BCDC concurred with Consistency Determination C2021.006.00 for the Military Ocean Terminal Concord (MOTCO) to implement a program of routine maintenance and repair activities over a 10-year period. MOTCO is the Army's largest munitions and general cargo transshipment facility on the west coast, supporting the Department of Defense's Pacific operations. The facility is home to the 834th Transportation Battalion of the Army's Surface Deployment and Distribution Command. The consistency determination covered repairs to in-water structures, which were considered necessary to sustain, enhance, and modernize existing utilities and infrastructure to meet the Army and U.S. Department of Defense missions, and the programmatic approach allowed for streamlined environmental compliance.

(E) Public access to the coasts for recreation purposes.

BCDC's component of the CCMP requires that projects along the Bay shoreline provide maximum feasible public access, consistent with the project. BCDC encourages public access that promotes visitation to the coastal environment while ensuring that the San Francisco Bay shoreline continues to promote economic growth for the entire Bay Area. In collaboration with the San Francisco Bay Trail (Bay Trail) and Water Trail programs, BCDC also aligns with local governments' long-range planning efforts to incorporate recreation programming within restoration and open space projects, targeting thoughtful design solutions that allow for viable recreation scenarios in light of coastal hazards such as sea level rise.

The San Francisco Bay Trail (Bay Trail) program is a state-mandated regional effort to create a recreational trail system to circumnavigate the approximately 550-mile San Francisco Bay shoreline. Since 1989, more than 350 miles of Bay Trail have been constructed, and nearly 30 miles of Bay Trail were permitted by BCDC between 2018 and 2025. The Metropolitan Transportation Commission (MTC) developed a Bay Trail Gap Closure Implementation Plan in July 2024 to set priorities for future work to complete the vision of the entire network. MTC also updated the "Bay Trail Design Guidelines and Toolkit" in July 2025 to support and expedite program implementation. BCDC partners with MTC and other Bay Area recreation agencies at the city, county, and regional park district levels to implement the Bay Trail through its regulatory program.

The Water Trail program is a state-mandated in-water nonlinear trail system that enables water-borne recreation on the Bay. Established in 2006 and managed by the State Coastal Conservancy (SCC), the Water Trail program designates launching and landing sites (trailheads) designed to accommodate nonmotorized small boats such as kayaks and paddleboards. BCDC aims to include the Water Trail in BCDC permits to provide shoreline recreation consistent with a development project. The program has designated a total of 56 water trail sites; 17 sites were designated from 2018 to present.

Significant permits and federal consistency determinations related to 303(2)(E) during 2018-2026 include:

- In May 2024, BCDC concurred with Consistency Determination No. C2024.003.00, which allowed repairs at the National Park Service's Aquatic National Historic Landmark District in San Francisco. The project repaired a failing elevated wooden pier system and replaced it with a new gangway and floating dock available for public use. The original dock was constructed during World War II for military use, but now functions as a home base for the Sea Scouts, a program of Scouting America.

- In August 2019, BCDC concurrently approved BCDC Permit No. 2018.007.00 for the Port of San Francisco and concurred with Consistency Determination No. C2017.005.02 for the National Park Service's Alcatraz Embarkation project. This project supported access to the Nation's second most popular national park – Alcatraz is visited by tourists from all over the world. It improved almost 35,000 square feet of unrestricted public access along the San Francisco waterfront in coordination with the U.S. Department of the Interior, National Park Service, Golden Gate National Recreation Area and the Port of San Francisco. The project included a large civic plaza and enhanced circulation areas around the Pier 31½ marginal wharf deck, new seating, interpretive and informational displays, and bicycle parking. In addition to the unrestricted public access areas, the project provided public amenities that are open to the public free-of-charge during normal operating hours, including public restrooms, a weather-protected seating area, cafe-style seating, historical interpretive elements and exhibits within a ground floor retail space.
- On May 22, 2025, BCDC issued Permit No. 2023.008.00 to the San Francisco Recreation and Parks Department and the Port of San Francisco, which authorized new water-oriented recreation and enhanced landside public access amenities at India Basin Shoreline Park, a 7.48-acre urban waterfront park. The project features a uniquely designed recreational dock that enables adaptation to future coastal flood hazards, and is included in the San Francisco Bay Water Trail program. Other landside improvements include a concessionaire-managed boathouse to support public visitation and use of the recreational dock, a public restroom, and a Bay Trail segment that transects the entire park to support future multi-modal transportation connections for proposed housing development projects nearby. This permit was created with the assistance of USFWS, NMFS, and USACE.
- On January 29, 2021, BCDC issued Permit No. 2017.01.00 to Alameda Point Partners, LLC, and the City of Alameda, which authorizes a 2.48-acre waterfront park as part of a new mixed-use neighborhood on the site of the former Naval Air Station Alameda in the City of Alameda. The waterfront park includes a Bay Trail segment, pedestrian promenades, a multi-use lawn area, picnic areas, amphitheater steps, a plaza area, restroom, and an overlook deck with landscaped upper terraces to address flooding from future sea level rise. The adjacent development is expected to bring up to 2,000 new residents and employees to the waterfront park daily, in addition to members of the public. As part of the permitting process, BCDC referenced letters of concurrence and biological opinions by USFWS and NMFS.

- In December 2019, BCDC approved Permit No 2018.005.00 to authorize the Foster City Levee Protection Planning and Improvements project, which requires approximately 35 acres of public access atop a 6.5-mile reinforced levee system by providing public viewing areas with seating and picnic tables, interpretive signage, public art, and almost six miles of Bay Trail. Foster City residents voted to approve funding the levee expansion project to retain FEMA accreditation and avoid being placed in the National Flood Insurance Program. This permit was created with the assistance of USFWS, NMFS, USACE, and FEMA.

(F) Assistance in the redevelopment of deteriorating urban waterfronts and ports, and sensitive preservation and restoration of historic, cultural, and esthetic coastal features.

BCDC's component of the CCMP prioritizes the redevelopment of deteriorated waterfronts and ports. BCDC's requirements that developments provide maximum feasible public access contribute to a waterfront that is constantly being improved for the public's use as they take advantage of the Bay's historic, cultural, and aesthetic values. BCDC regularly requires the removal of dilapidated or contaminated fill as mitigation for impacts to the Bay as provided by Bay Plan policies on mitigation. The Bay Plan includes policies on appearance, design, and scenic views, which protect views to the Bay and encourage economic development that includes or emphasizes the Bay's aesthetic and historic character. For example, developed through a close collaboration with the Port of San Francisco, the San Francisco Waterfront Special Area Plan (SFWAP) includes policies that support preservation and redevelopment of historic assets to create a vibrant waterfront. That plan also identifies public benefits to be provided by the Port, such as removal of dilapidated fill, creation of open water areas to promote a closeness to the Bay, and celebrating the history of the Port through public benefits such as the Bay History Walk. The most recent update to the SFWSAP has been submitted to NOAA as program change file No. CA-BCDC-2026-3 for BCDC's component of the CCMP, which is currently in progress.

As noted above, BCDC recently updated its Seaport Plan to provide clearer standards and guidance for ports so they can continue to grow and develop and remain competitive economic drivers regionally and nationally. The most recent update to the Seaport Plan has been submitted to NOAA as program change file No. CA-BCDC-2026-1 for BCDC's component of the CCMP, which is currently in progress.

Significant permits and federal consistency determinations related to 303(2)(F) during 2018-2026 include:

- In December 2023, BCDC concurred with Consistency Determination No. C2023.003.00, which enabled the USACE to complete its Chief's Report for the Port of Oakland Inner and Outer Harbor Turning Basin Widening Project. The widening of both turning basins will reduce vessel traffic, increase the rate of offloading cargo ships, and limit air pollution in the Port and surrounding areas. This authorization will significantly improve Port efficiency and modernize and ensure the long-term operation of the Port. Additionally, this project will increase beneficial reuse of the dredged sediment, and improve water, sediment, and habitat quality by removing contaminated sediment from within the Harbor. This consistency determination was created with the assistance of the USACE and NMFS.

- On January 23, 2026, BCDC issued Permit No. 2000.001.09 to the Port of San Francisco and Hudson One Ferry Operating, LP, for physical improvements to the Ferry Plaza and the area around the San Francisco Ferry Building. The San Francisco Ferry Building is an historic and iconic attraction on the San Francisco waterfront that serves as a commercial hub, includes office space, and anchors the Golden Gate and WETA ferry terminals. This amendment, along with other recent permit amendments authorizing a new special events program (2000.001.08 on July 28, 2025) and continuation of the popular Ferry Plaza farmers market (2000.001.07 on July 28, 2023), allows the Ferry Building operators to meet market demand by providing more flexible commercial spaces, offering markets, festivals, concerts, and other activations to draw the public to the site at different times, and create a welcoming environment to guide people to the plaza and invite them to linger.
- On June 7, 2024, BCDC issued Permit No. M1999.018.03 to the City of Martinez for the replacement of the Municipal Fishing Pier at the Martinez Marina. The pier was originally constructed in 1934 and was rebuilt in 1976. It was closed in 2021 after it was determined to be unsafe due to deterioration. Prior to its closure, the pier was a popular regional recreational attraction and provided opportunities for fishing and Bay viewing. The permit allows for repairs to damaged pilings, decking, the breakwater, and railings, with no net increase in fill, to restore these special recreational opportunities to the marina. For this permit, BCDC collaborated with USFWS and NMFS.
- From 2020 through 2022, BCDC permitted a number of temporary outdoor dining areas to support Bay Area restaurants during the COVID-19 pandemic. Permittees included several San Francisco restaurants, including Pier 23 (M1978.106.11), Crab Station (M2021.026.01), Sabella and La Torre (M2021.029.01), Scoma's (M2021.031.01), Hi Dive (M2008.007.03), Frankie's Java House (1974.002.22), Players Sports Grill (1976.022.54), Waterfront Restaurants (2005.004.02), Coqueta (2002.007.10), and Queen's (1990.008.14), as well as Bar Bocce (M2010.017.02) and Joinery Beer Hall (1969.011.04) in Sausalito. During that period, the temporary outdoor dining areas provided patrons with safer alternatives to indoor dining while also encouraging traffic in public spaces where usage patterns had changed. Subsequently, BCDC granted permits or permit amendments to extend the outdoor dining authorizations until they were no longer needed.
- On October 7, 2022, BCDC issued Permit No. M2022.011.00 to the California State Lands Commission for the removal of derelict structures from the Crockett waterfront over an approximately 20,000 square-foot area. These included abandoned and sunken vessels, the concrete deck and support pilings where the Nantucket Restaurant previously stood before it was demolished following a fire in 2020, the Army pier and remnant marina structures, and other shoreline debris. The project is rehabilitating the waterfront area to restore healthy subtidal habitats and return the area to public use. For this permit, BCDC collaborated with USFWS and NMFS.

- On July 21, 2020, BCDC approved Permit No. 2019.006.00 to California Barrel Company LLC, which authorizes the redevelopment of a former 29-acre Pacific Gas and Electric industrial site into a mixed-use residential neighborhood. The redevelopment project provides housing, commercial office, life/science office, retail, community facilities, light industrial, a boutique hotel, parks, outdoor recreation and public assembly uses along San Francisco's southern waterfront. The former industrial site was remediated and the first phase of development is scheduled to come online in 2027, which will open this reach of waterfront to the public for the first time in more than a century. A key requirement of the BCDC permit is the dedication of three view corridors to provide visual connections through the large-scale development to the Bay shoreline, as well as relocating and elevating an existing sea wall upland from its location to allow fill removal and return open water in the Bay. This permit was created with the assistance of NMFS.

(G) The coordination and simplification of procedures in order to ensure expedited governmental decision making for the management of coastal resources.

A central reason that BCDC's component of the CCMP is both robust and successful is because BCDC works at all levels – staff, Commissioners, and advisory board members – to collaborate with other governmental organizations and with the wide variety and great number of parties interested in the workings of the Bay. While BCDC uses its public facing meetings to solicit input from diverse perspectives, which makes policy making an engaging and complex task, BCDC strives to ensure that its management practices are efficient and effective. During the past two years, BCDC has fundamentally streamlined parts of its permitting program and likely soon will lead a California Natural Resources Agency (CNRA) program to increase collaboration among CNRA departments and customer satisfaction.

- BCDC created the Long Term Management Strategy for the Placement of Dredged Material in the Bay Area (LTMS) Program between 1989 and 2000 to more efficiently manage navigation dredging permitting in San Francisco Bay. BCDC, USEPA, and the RWQCB are the sponsoring agencies, and USACE, NMFS, USFWS, and California Fish and Wildlife (CDFW) each helps determine the optimal dredging program to accomplish the necessary navigation dredging, provide species protection, and promote the beneficial use of dredged sediment. Navigation dredging in San Francisco Bay includes 12 federal navigation channels, five ports, seven refineries, and over 100 marinas and boat docks. These agencies meet regularly and coordinate permit actions, sediment suitability determinations, programmatic biological opinions, incidental take permits, environmental work windows, eelgrass protections, and other minimization measures to streamline the permitting, dredging, disposal and beneficial reuse of sediment in the region. BCDC has dedicated staff, managers, and senior management with deep and focused expertise in navigation dredging, sediment characterization and test review, and endangered species management. This multiple level work structure continues to improve and streamline permitting and associated dredging activities. Policy level issues are quickly addressed so that commercial, military, and recreational vessels do not experience hazards to navigation, oil spills are prevented, and the region benefits economically from the certainty and efficiency of this program.
- In 2023, BCDC launched a comprehensive regulatory improvements program supported by three dedicated staff members. The program is making BCDC's permitting process more efficient, effective, transparent, and user-friendly. The initiative began with an independent and public mission-based review that identified priority projects, many of which BCDC has since successfully implemented. Highlights include:

- *Revamped Pre-Application Process:* BCDC uses a free formal pre-application review process enabling permit applicants and federal agencies seeking federal consistency review to engage in early and constructive planning with BCDC staff. This initiative fosters early consensus on key issues with the goal of saving project proponents time and money. While BCDC has long provided informal applicant assistance, the new standardized program establishes clearer expectations, predictable milestones, and consistent guidance to streamline project approvals and align projects with BCDC's coastal management program.
- *Updated Permitting Rules to Make the Process Easier and More Efficient:* BCDC recently updated its regulations to streamline permitting. The changes make obtaining a regionwide permit, BCDC's most streamlined programmatic permit that can be issued in ten days or less, clearer and simpler. The updated rules also exempt 20 categories of minor, low-impact activities from requiring a permit altogether. Additionally, the regulations were rewritten in plain language to improve clarity and make them easier to understand.
- *Online Resources for Applicants and the Public:* BCDC has overhauled its digital tools to assist applicants and the public navigate the regulatory process. New resources include an online Permit Tracker platform with regular updates on the status of applications, step-by-step guides translating legal requirements into clear checklists, and targeted guidance on common issues that arise as part of BCDC's review.
- *Interagency Permitting Coordination:* In 2016, the Commission engaged in a regional dialogue to improve and streamline permitting and consistency reviews for multi-benefit habitat restoration projects. Working with all the federal and state resources regulatory agencies and a wide variety of other stakeholders, the group identified specific issues to address. The group created an interagency permitting process that includes the Bay Restoration Regulatory Integration Team (BRRIT) and a Policy Management Committee (PMC), composed of agency line staff and managers dedicated to resolving particular and global issues associated with permitting restoration projects. The BRRIT has demonstrated its value in coordinating and improving the permitting process for multi-benefit habitat restoration projects that are eligible for funding from Measure AA, a regional parcel tax that funds projects to protect, restore, and enhance San Francisco Bay through habitat restoration, shoreline resilience and flood protection, improved water quality, and recreational improvements. The BRRIT includes representatives from BCDC, USFW, NMFS, USACE, CDFW, and the RWQCB. USEPA participates on an ad hoc basis as a member of the Policy Management Committee. There are currently 39 projects on the BRRIT project list, of which 18 have been fully permitted. BCDC staff have publicly called for the development of a BRRIT-like interagency permitting team dedicated to successfully and quickly approving public and private Bay-related infrastructure projects.

(H) Continued consultation and coordination with, and the giving of adequate consideration to the views of, affected Federal agencies.

As noted above, BCDC works regularly and closely with a slew of federal agencies, including USACE, NMFS, USEPA, USFWS, Coast Guard, and in some cases NASA, Federal Aviation Administration (FAA), and various other parts of the Department of Defense and could not implement its successful coastal management program without doing so. In addition to regular, routine communication, BCDC notifies partners of pending permit applications, provides copies of the permit application to all appropriate federal and state regulatory agencies, and BCDC staff attend the Corps' very successful interagency meeting on pending projects. As noted above, the LTMS and DMMO meet regularly.

Significant permits and federal consistency determinations related to 303(2)(H) during 2018-2026 include:

- On January 21, 2026, BCDC concurred with Consistency Determination No. C2025.005.00, the most complex consistency determination regularly developed by BCDC, which authorizes the USACE 2026–2029 Federal Navigation Dredging Program and the first phase of its Regional Dredged Material Management Plan (RDMMP). BCDC worked closely with USACE to incorporate into [the Commission's Letter of Agreement the authorization of USACE's newly develop RDMMP, which includes a minimum of 35% beneficial reuse of its dredged sediment for the first time as part of its "Base Plan." This new standard required BCDC to provide increased flexibility within the concurrence to incorporate new and innovative measures for dredging activities and evaluating their results while protecting listed species and essential fish habitat. This consistency determination was created with the assistance of USACE, USACE, NMFS, and USFWS.
- On August 29, 2025, BCDC concurred with Consistency Determination C2025.002.00 for the Federal Aviation Administration (FAA) to enable the replacement and repairs to its Low-Level Wind Shear Alert System platform located within the Bay approximately 3,180 feet northeast of the San Francisco International Airport (SFO). This platform supports aviation-related instruments necessary for safe air traffic control on Runway 19L at SFO. Repairs included removing the existing deteriorated wooden platform and 12 timber piles, and installing a new platform and nine new steel piles and six temporary piles. This consistency determination was created with the assistance of NMFS.

- On April 10, 2019, BCDC concurred with Consistency Determination No. C2015.006.02 for USACE and USFWS to develop 3.8 miles of flood protection levees, a levee top trail, and two pedestrian bridges, and to restore nine former salt ponds to tidal and managed wetlands. This project protects South Bay communities and the San Jose Wastewater Treatment Facility from coastal flooding and future sea level rise. BCDC worked with the USACE and USFWS to accommodate using excess construction soils in the levee and ecotone, used improved soil testing protocols to accommodate more such soils, and assisted in realigning the levee to reduce overall project costs. This consistency determination was created with the assistance of USFWS, NMFS, USEPA, USACE
- On December 20, 2024, BCDC issued Permit No. M2017.002.02 to the Port of Oakland for the seismic strengthening of the perimeter dike that serves as tidal flood protection for the primary runway and passenger terminals at the Oakland International Airport. The project enables the dike to maintain flood protection capacity in the event of a major earthquake, which ensures the resilience of passenger and cargo services at the airport. This permit was created with the assistance of the FAA. Prior to issuing this permit, on November 26, 2024, BCDC concurred with Consistency Certification No. C2024.010.00 by the FAA that the project would not adversely affect the coastal zone.
- On December 15, 2022, BCDC concurred with Consistency Determination No. C2022.001.00 submitted by the USACE for its reissuance of Regional General Permit 3 (RGP3) that authorizes certain annual maintenance activities conducted by landowners of managed wetlands within the Primary Management Area of the Suisun Marsh. BCDC's concurrence authorizes the USACE to continue its regional permitting framework for routine maintenance activities within the marsh's managed wetlands and clarifies the types of activities that may separately require a Marsh Development Permit from BCDC pursuant to the Suisun Marsh Preservation Act. Consistency Determination No. C2022.001.00 replaces Consistency Determination C2017.007.00, which was previously approved by BCDC on January 24, 2018, for the USACE's prior reissuance of RGP3 at that time. This consistency determination was created with the assistance of the USACE.

(I) The giving of timely and effective notification of, and opportunities for public and local government participation in, coastal management decision making.

In addition to participating in full semi-monthly BCDC's meetings that are open to the public both physically and virtually, the public is encouraged to participate in the coastal management policy decision-making process on specific topic areas through various advisory boards and Commissioner working groups hosted by BCDC. This includes advisory boards (e.g., Engineering Criteria Review Board, Design Review Board, Seaport Planning Advisory Committee) and various Commissioner Working Groups. All BCDC Commission meetings are recorded, streamed live on the internet, and the public may participate in person or remotely via Zoom.

Most important, BCDC invites public participation in ways that go above and beyond basic public noticing requirements. This occurs through noticed and well-attended Commissioner Working Group meetings, held in compliance with California's Bagley-Keene open meeting law. Those meetings involve discussions on various complex issues facing BCDC and the region in which stakeholders and invited experts are invited to share their thoughts directly with Commissioners and each other. Other, even larger, platforms for policy discussions include:

- *Bay Adapt Joint Platform:* In 2022, BCDC's "Bay Adapt Joint Platform: Regional Strategy for a Rising Bay" was endorsed by over 50 local jurisdictions, regional agencies, and organizations after being developed over 18 months through a robust outreach process. Stakeholders participated in dozens of working group and small committee meetings to discuss and shape the Platform. The Platform was also informed by two public forums, ten community and stakeholder focus groups, over 50 presentations to boards and groups around the region, and an Environmental Justice Caucus convened regularly throughout the process. The Bay Adapt Implementation Coordinating Group is an advisory body comprised of a large and diverse group of Bay Area leaders from public agencies, including USACE and NOAA staff, interest groups, community-based organizations, and academia; it provides strategic direction, feedback on proposals, and leadership as the Bay Adapt Joint Platform actions are undertaken.
- *RSAP Local Elected Officials Task Force:* In 2023, BCDC formed the Local Elected Officials Task Force, an advisory board comprised of 18 elected officials from cities and counties across the nine-county Bay Area that has met publicly. The goal of the Task Force was to ensure that local efforts and needs are successfully reflected in the Joint Platform's regional goals as the Bay Area developed its first Regional Shoreline Adaptation Plan.
- *Bay Plan Policies on Meaningful Engagement:* In 2019, BCDC unanimously adopted an amendment to the Bay Plan focused on ensuring meaningful outreach and engagement with potentially impacted frontline communities along the Bay shoreline. Among other objectives, the policies require certain development projects seeking a BCDC permit to conduct outreach and provide evidence of how the development team addressed community concerns.

- *Seaport Planning Advisory Committee (SPAC)*: The SPAC is a BCDC advisory board that meets publicly to provide technical expertise to BCDC on port planning. The SPAC has 11 members appointed by various authorities, including MTC/ABAG, the five Bay Area ports, Caltrans, the San Francisco Marine Exchange, Save San Francisco Bay Association, and BCDC. The SPAC meets as needed to advise the Commission on specific issues, including seven times in the past five years.
- *Engineering Criteria Review Board (ECRB)*: The ECRB is a BCDC advisory board that meets publicly to assist BCDC and project applicants evaluate the engineering aspects of critical projects, particularly regionally significant infrastructure projects, to ensure that risks to property and life are minimized in the context of San Francisco Bay's challenging conditions for development, including flooding and sea level rise, earthquakes, and soil instability. Currently, the ECRB is made up of nine eminent professionals in structural, coastal, and geotechnical engineering who have worked in private practice, government service, and academia. The ECRB members volunteer their time and conduct public meetings to review projects on an as-needed basis; the ECRB has met 26 times between January 2018 and August 2026.
- *Design Review Board (DRB)*: The DRB is a BCDC advisory board that meets publicly to advise the Commission on the adequacy of public access components of proposed projects in the Commission's Bay and 100-foot shoreline band jurisdictions. The DRB advises the Commission on a project's impacts to existing and future public access and the suitability and quality of the public access, as informed by the Bay Plan policies regarding appearance, design and scenic views, climate change, and environmental justice and social equity. The DRB also looks to the Commission's Public Access Design Guidelines to provide design guidance for public access proposals. The DRB is comprised of seven members and includes eminent architects, landscape architects, engineers, and urban planners and designers whose recommendations are advisory only. The DRB members volunteer their time and expertise. DRB meetings are scheduled on an as-needed basis to review major projects, often in the pre-application phase of permitting. From 2018 to present, the DRB has met 54 times.
- *Tribal Consultation Policy*: BCDC implements the California Natural Resources Agency (CNRA) Tribal Consultation Policy that was updated in 2025. BCDC has created and implemented an Addendum to the CNRA Tribal Consultation Policy containing additional BCDC-specific tribal consultation practices to support BCDC's specific mission. The BCDC Addendum is available on BCDC's website.

- *Regulatory Changes:* To enable more public knowledge about pending permits, BCDC launched an online Permit Application Tracker in 2024 through which permit applicants, BCDC collaborators, and the public can track active applications and federal consistency requests across San Francisco Bay. Users can filter projects by type or jurisdiction to view project descriptions, current status updates, and assigned staff contacts. Also, in 2026, BCDC updated its regulations to require updated noticing of administrative actions taken by the Executive Director. The new rules increase transparency and provide systematic public reporting and dedicated summaries of all approvals, amendments, emergency permits, and other administrative actions being taken by the Executive Director on behalf of the Commission. Increasing the scope and detail of these listings and making them regularly accessible to both Commissioners and the public has created a more vibrant opportunity for public engagement on staff-level work. This has increased accountability and public visibility without slowing down routine administrative business.
- *Communications:* A goal of BCDC's 2023-2026 Strategic Plan is to "[c]ommunicate more successfully externally with stakeholders and internally among divisions." To accomplish this goal, BCDC hired its first public information officer in 2024 to develop more, and more effective, external communications.
- *Outreach:* BCDC staff proactively reach out to local, regional, state, and federal interested parties to make them aware of policy and process issues important to them, and to foster greater engagement between external authorities and BCDC's coastal management decision-making. Staff regularly conduct outreach to local agencies, nongovernmental organizations, and other stakeholders to inform them of new services and upcoming decisions from BCDC's adaptation planning and regulatory teams. BCDC senior staff annually visit offices of state and federal policymakers to provide updates on the organization's progress implementing the CZMA.
- BCDC maintains a presence on social media platforms including Instagram, Facebook, and LinkedIn. BCDC uses these platforms and its website to publicize opportunities for the public to engage with decisionmakers during Commission meetings and other public events hosted by BCDC or related to its work.

(J) Assistance to support comprehensive planning, conservation, and management for living marine resources, including planning for the siting of pollution control and aquaculture facilities within the coastal zone, and improved coordination between State and Federal coastal zone management agencies and State and wildlife agencies.

Conservation of living marine resources is a core function of BCDC's component of the CCMP. BCDC is actively involved in numerous comprehensive planning, conservation and management efforts in San Francisco Bay. Listed below is a selection of recent and ongoing efforts:

- First developed in 1993 and updated most recently in 2022, the Estuary Blueprint is the title of the San Francisco Bay Comprehensive Conservation and Management Plan required under Section 320 of the Clean Water Act for all National Estuary Programs. The Blueprint provides a collaborative, consensus-based strategy for restoring the Estuary's chemical, physical, biological, and social-ecological processes. While the Blueprint has no regulatory authority, it identifies regional priorities, tracks progress, and asks participating entities to commit to implementing its actions. BCDC leads 12 Blueprint actions, collaborates on 22 others, and regularly participates in the Implementation Committee.
- The San Francisco Bay Joint Venture (SFBJV) is a partnership of land and resource managers, scientists, advocates, regulators, funders, and other decision makers who conserve wetlands in the nine Bay Area counties. BCDC participates in the Management Board, which includes representatives of USACE, USEPA, USFWS, NMFS, USGS. The organization's Project Adoption Team evaluates habitat project for adoption by the SFBJV. The SFBJV supports habitat projects that prioritize natural over built grey infrastructure, and which restore functional wetlands and ecosystem connectivity. Habitat projects can be adopted and supported when they meet habitat goals and requirements set by SFBJV; when doing so, the organization provides project proponents support for funding and access to technical review of habitat restoration design. The SFBJV also works on efforts to accelerate the permitting of restoration projects and improve cross collaboration among partners and agencies.
- BCDC has expanded its internal capacity to review and approve projects featuring nature-based solutions such as living shorelines and habitat restoration that deliver both shoreline protection and ecosystem benefits. Permit staff have received regular trainings and routinely share knowledge on emerging techniques and best practices. Dedicated internal support has been provided to projects focusing on these innovative multi-benefit projects with the goal of allowing them to move more smoothly and efficiently through the approval process.

- The Wetlands Regional Monitoring Program (WRMP) is a collaborative program that improves the success and cost-effectiveness of wetland restoration through coordinated regional environmental monitoring. The program develops standardized monitoring methods and data products, communicates scientific findings to managers, regulators, communities, and funders, and supports adaptive management, wetland health, and regulatory efficiency for habitat restoration projects. BCDC serves on the WRMP Steering Committee and its Technical Advisory Committee. The WRMP's leadership includes representatives from USACE, USEPA, USFWS, NMFS, and USGS. This program takes advantage of the scientific community's knowledge base to create standard monitoring protocols and a data sharing platform to provide data and protocols that reduces costs and increases data reliability. Participation in the WRMP improves communication and processes within BCDC and among other resource and regulatory agencies and increases permitting efficiency.
- In 2021, BCDC published its Eelgrass Impact Assessment Tool, a web-based application for assessing potential impacts of dredging projects to eelgrass (*Zostera marina*) in San Francisco Bay. This application was created to support the LTMS program and the NMFS 2011 LTMS Programmatic Essential Fish Habitat (EFH) consultation. The web application assists project planners in identifying potential impacts to eelgrass of dredging projects in San Francisco Bay and the GIS tools enable more effective permitting of activities such as federal navigation dredging and recreational duck hunting.

Significant permits and federal consistency determinations related to 303(2)(J) during 2018-2026 include:

- In September 2025, BCDC approved BCDC Permit No. 2024.005.00 for the Restore Hayward Marsh Project in the City of Hayward. The project will restore and enhance approximately 320 acres of tidal marsh, managed wetlands, upland transition habitat, and shoreline along the western edge of the City of Hayward adjacent to San Francisco Bay. The project will improve habitat quantity and quality for endangered species and other native wildlife, and enhance climate resilience through levee improvements and breaches, tidal reconnection, creating and enhancing nesting islands and upland transition zones, improving living shoreline features and the Bay Trail, and will reduce shoreline erosion and coastal flooding. The project will support economic resilience by reducing coastal flooding and erosion risks, protecting important recreational and natural infrastructure, and enhancing critical ecosystem services for surrounding communities. This permit was created with the assistance of the USACE, USFWS, and NMFS.

- In April 2021, BCDC approved Permit No. 2020.005.00md for the Bradmoor Island and Arnold Slough Tidal Restoration Project, within the Suisun Marsh in unincorporated Solano County. The project, implemented by the California Department of Water Resources, restored approximately 608 acres of managed wetlands by breaching levees to restore tidal hydrology. The project improves water quality within the Suisun Marsh, increases habitat and food web productivity for endangered species and other native fish and wildlife, enhances the site's resilience to sea level rise and capacity to absorb floodwaters, and provides new recreation opportunities including boating, fishing, and wildlife viewing. The project also helps meet environmental permitting requirements required of the State Water Project, which supplies water to millions of Californians and supports California's agricultural and urban economies. This permit was created with the assistance of the USACE, USFWS, and NMFS.
- On July 3, 2018, BCDC approved Permit No. M2026.016.00, which authorized the State Coastal Conservancy to place multiple oyster habitat structures, plant eelgrass and cordgrass, and restore transitional upland habitat in the Bay. The living shoreline project restored approximately 100 acres of subtidal to upland transition habitat and is the first large-scale oyster reef and eelgrass restoration in San Francisco Bay. The large scale of the project enables the investigation of nature-based engineering approaches to reduce wave energy to combat sea level rise while enhancing habitat. This permit was created with the assistance of NOAA Fisheries and USFWS.

(K) The study and development, in any case in which the Secretary considers it to be appropriate, of plans for addressing the adverse effects upon the coastal zone of land subsidence and of sea level rise.

Like waterfronts around the world, San Francisco Bay and its shoreline is threatened by the adverse effects of sea level rise, subsidence and related coastal hazards, including erosion, increasing coastal storms, and groundwater rise. For over 15 years, BCDC has served as the Bay Area's regional lead to coordinate, collaborate, and partner with public, private, and public organizations and a broad spectrum of stakeholders to develop strategies to address these challenges. BCDC's Adapting to Rising Tides (ART) program, launched in 2011 through a NOAA Project of Special Merit, has evolved into a robust program serving the region. Since then, BCDC has undertaken a wide variety of initiatives that have advanced sea level rise adaptation in the Bay Area and resulted in significant regional progress, priority setting, information sharing, and project development, including:

- *Adapting to Rising Tides Bay Area Study (2020)*: In this foundational study, BCDC, in collaboration with state and federal agencies (including FEMA Region IX, NASA Ames Research Center, National Estuarine Research Reserve, National Park Service, NOAA Office of Coastal Management, San Francisco Bay Don Edwards National Wildlife Sanctuary, USEPA, and USFWS), released the first comprehensive sea level rise vulnerability assessment for the Bay Area focused on how sea level rise will impact four key issue areas: transportation; priority growth areas; environment; and, vulnerable communities.
- *Bay Adapt: Regional Strategy for a Rising Bay (2020-ongoing)*: Bay Adapt is a voluntary community-based initiative designed to establish a number of regional agreements on the actions necessary to protect people and the natural and built environments from rising sea levels. Bay Adapt was created by, and is convened by, BCDC. It is implemented in partnership with a broad range of Bay Area leaders from the public, private and non-profit sectors, including NOAA, USEPA, USACE, and the San Francisco Bay National Estuarine Research Reserve. The Bay Adapt Joint Platform, adopted in 2021, is the result of a consensus-based regional strategy comprised of nine actions and 21 tasks that will protect people and the natural and built environment from rising sea levels. BCDC plays a significant role in implementing many of the tasks in the Joint Platform, and many other stakeholders also lead, support, or advise on the tasks. Implementation of the Joint Platform is ongoing and overseen by a diverse Implementation Coordinating Group that includes NOAA and USACE.
- *Bay Adapt Currents (2025)*: Currents is a data-driven dashboard that provides up-to-date and relevant data about sea level rise adaptation in the San Francisco Bay region. It allows stakeholders and the public to track progress toward successful adaptation using proven metrics that track the outcomes of the actions in the Joint Platform.
- *Sea Level Rise Adaptation Funding and Investment Framework (2023)*: BCDC, in collaboration with the Metropolitan Transportation Commission and Association of Bay

Area Governments, has developed an analysis finding that the cost to protect all portions of the shoreline from sea level rise and storm surge expected by 2050 is estimated at \$96 billion.

- *Shoreline Adaptation Project Map (2023-Ongoing)*: Known as the SAPMap, this is a regional mapping tool and database that compiles all adaptation and habitat restoration projects in the Bay Area, including information about project cost, type, location, and status.

Recent state legislation, SB 272 (Laird, 2023), requires all local governments in California's coastal zone to address, by January 1, 2034, sea level rise (SLR) through the Coastal Commission's Local Coastal Program or BCDC's San Francisco Bay Shoreline Resiliency Plan. Local governments that complete this requirement will be prioritized for state funding.

As required by SB 272, BCDC adopted the Regional Shoreline Adaptation Plan (RSAP) in December 2024. The RSAP is a groundbreaking regional plan to address sea level rise and related coastal flood hazards, and contains guidelines for local governments to develop subregional shoreline adaptation plans in compliance with SB 272. The RSAP includes a region-wide vision and priorities for a resilient San Francisco Bay shoreline, including goals for promoting community health and well-being, ecosystem health and resilience, development of housing and land use, critical infrastructure and services, transportation and transit, shoreline contamination, and collaborative governance, flood management, and funding.

BCDC undertook a wide range of public outreach with federal, regional and state agencies, developers, environmental, and community organizations. This included hosting public workshops, a technical advisory committee, and using the Elected Officials Task Force with its representatives from 18 local jurisdictions along the shoreline. Representatives from the EPA, USACE, and the local National Estuarine Research Reserve actively participated in the RSAP's development.

Since 2025, BCDC has built up a technical assistance program to provide tailored support to the 51 local governments that must comply with RSAP requirements, including one-on-one consultations, webinars, tools, trainings, and other resources. As of July 2026, 12 local governments have officially initiated shoreline adaptation plans, comprising 22% of required local governments. Additionally, BCDC has been supporting local governments in acquiring state funding for shoreline adaptation plans through coordination with the California State Ocean Protection Council's (OPC) SB1 Grant Program. As of July 2026, approximately \$21 million in funding has been awarded for 20 sea level rise plans in development along the San Francisco Bay shoreline, which comprises 30 of the 51 required local governments required to complete plans, or 59% of the total.

III. IN REOPENING THE COMPLETED REVIEW NOAA HAS VIOLATED ITS OWN REGULATIONS AND PREJUDICED BCDC

A. NOAA Has Not Provided BCDC an Opportunity to Respond to Any Information Gaps or Needs that NOAA Has Identified as Part of the Reopened Evaluation

NOAA's Federal Register notice states that it has reopened this review, which it substantially completed in May 2025, "to provide the public with the opportunity to add to the input obtained from the previous public meeting held in August 2024."¹³ As the notice states, "[i]n particular, NOAA seeks any new input from relevant stakeholders regarding spaceport infrastructure, offshore oil production, pipeline maintenance, desalination projects, and undersea cables."¹⁴ The notice concludes by advising that "[w]hen evaluation is complete, NOAA's Office for Coastal Management will place a notice in the Federal Register announcing the availability of the final evaluation findings."¹⁵

NOAA's regulations governing Section 312 review procedures provide that "[a]t the **beginning of each evaluation**, the Assistant Administrator will analyze available information, identify information gaps, and formulate any additional information needs that will be the subject of a supplemental information request to the State."¹⁶ However, NOAA did not identify any the five topics on which it now particularly seeks input as within the scope of the evaluation until more than one year after it completed the review and issued its draft findings. Moreover, those findings make **no** mention of any of the terms "spaceport," "oil," "pipeline," "desalination," or "undersea cable."

None of the five topics on which NOAA has specifically requested input in the Federal Register notice is identified in the CZMA or NOAA's regulations as a relevant factor to be addressed in a coastal management program or evaluated in a review of an approved program. But in any case, because NOAA never identified any of these topics as within the scope of the evaluation, NOAA's approach of reopening the completed evaluation prejudices BCDC in multiple ways:

- First, NOAA never identified the above-mentioned topics as relevant "information gaps" or formulated any "information needs requests" to put BCDC on notice that it needed to or should know to address these topics as part of its submitted performance report.
- Second, the Federal Register notice simply states that NOAA is soliciting "*input from relevant stakeholders*" on these topics. This is not equivalent to providing BCDC a full and fair opportunity to address information gaps and information needs requests in the first instance which NOAA deemed relevant to its review prior to preparing and issuing draft findings.

¹³ 91 Fed. Reg. 38,672 (June 26, 2026).

¹⁴ *Id.*

¹⁵ *Id.* at 38,673.

¹⁶ 15 C.F.R. § 923.133(b)(3) (emphasis added).

- Third, according to the Federal Register notice, when NOAA completes the evaluation, it “will place a notice in the Federal Register announcing the availability of the final evaluation findings.” Thus, compounding the procedural deficiencies described above, NOAA apparently does not intend to release revised draft findings to adequately address its new topics of interest, and give BCDC and the other California program agencies an opportunity to comment on those draft findings as required by NOAA’s regulations.¹⁷

In short, NOAA has not given BCDC adequate notice or a full and fair opportunity to address the new topics of interest to NOAA as part of the current evaluation. Nor has the scope of the current evaluation – as evidenced by the draft findings – been premised upon these topics.¹⁸

B. NOAA Has Not Followed Required Procedures for Assessing How California Has Addressed Coastal Management Needs Identified in CZMA Section 303(2)(A)-(K)

In reopening the completed review, NOAA has also prejudiced BCDC by not following the required procedures for assessing how California has addressed the coastal management needs identified in CZMA Section 302(2)(A)-(K).¹⁹

NOAA’s regulations specify the procedure for NOAA to assess how a state has addressed the coastal management needs identified in section 303(2)(A)-(K) of the CZMA as follows:

- (i) The state, in its performance report, will provide the Assistant Administrator with a listing of all actions it is taking during the performance report period to address the national coastal management needs and how these actions relate to conditions in the state and the objectives and priorities in the state program.
- (ii) The Assistant Administrator, in the evaluation findings, will assess the extent to which the state's actions are targeted to meeting identified “needs” and the effectiveness of the actions in addressing those needs. Based on this assessment, the Assistant Administrator will make findings and recommendations of the extent to which each state is addressing the coastal management needs identified in section 303.²⁰

However, BCDC’s performance report for the July 2018 to August 2024 evaluation does not address any of the five topics which have subsequently become of interest to NOAA because NOAA never identified these topics as of interest or as potential problems for BCDC to address in its performance report.

¹⁷ 15 C.F.R. § 923.133(b)(5).

¹⁸ NOAA does claim to be conducting an “issue or problem-specific” evaluation between scheduled evaluations of California’s approved program as authorized by its regulations. 15 C.F.R. § 923.133(b)(9). However, if this were an issue or problem-specific evaluation, NOAA would be conducting it in violation of its regulations, which require NOAA to comply with the procedures and public participation requirements of 15 C.F.R. sections 923.133 and 923.134. Specifically, at the outset of any newly initiated issue or problem-specific evaluation, California would submit a financial assistance application or work program describing the tasks to be undertaken for purposes of implementing and enforcing the approved program, California also would submit a performance report addressing all areas identified in its performance report guidelines, and, after analyzing the available information, NOAA would identify information gaps and formulate any additional information needs that would be the subject of a supplemental information request to California. *Id.* § 923.133(b)(1), (b)(2), and (b)(3). Here, none of that has happened.

¹⁹ 16 U.S.C. § 1458(a); 15 C.F.R. § 923.133(a).

²⁰ 15 CFR § 93.133(c)(3)(i)-(ii).

Likewise, as mentioned above, NOAA's draft findings make no mention of these five topics – much less assess the extent to which BCDC's actions are targeted to meeting these newly-identified "needs" and the effectiveness of its actions in addressing those needs. For this reason, it would be improper for NOAA to issue final findings of the extent to which BCDC is or allegedly is not addressing the coastal management needs identified in section 303(2)(A)-(K) unless and until NOAA provides an opportunity for BCDC to address these topics in a revised performance report for NOAA's consideration in its preparation of revised draft findings.

Otherwise, NOAA's reopening of the completed evaluation is completely contrary to its own regulations specifying the procedure for assessing how California has addressed the coastal management needs identified in section 303(2)(A)-(K) of the CZMA.

C. Any Potential Finding of Non-Adherence to the Approved Program Would Be Premature

NOAA's regulations specify that "[t]he Assistant Administrator will identify the need for interim sanctions through the continuing review process."²¹ However, any imposition of interim sanctions would be wholly premature unless NOAA first redresses the procedural errors discussed above regarding its raising of new topics of interest in the context of reopening the completed evaluation for the period July 2018 to August 2024.

Furthermore, NOAA's regulations specify that "[t]he Assistant Administrator will issue the State a preliminary finding of non-adherence with the approved CZM program, or a portion thereof... This preliminary finding of non-adherence may be contained in the draft evaluation findings, or in a preliminary notification letter to the State CZM program manager."²² As noted above, no preliminary finding of non-adherence with the CCMP, particularly with respect to the current topics of interest to NOAA, is contained in the draft findings for the current evaluation, nor has NOAA issued a preliminary notification letter.

Therefore, any final findings report that include any finding of non-adherence to the approved CCMP based upon NOAA's new topics of interest would be premature and violate NOAA's regulations given the improper process that NOAA is following for this reopened review.

²¹ *Id.* at § 923.135(a)(2)(i).

²² *Id.* § 923.135(a)(2)(ii).

IV. NOAA MAY NOT IMPOSE INTERIM SANCTIONS BECAUSE BCDC HAS FULLY ADHERED TO THE APPROVED CCMP

Even if NOAA were conducting this review in compliance with Section 312 and its own regulations, which as discussed above is not the case, NOAA could impose interim sanctions suspending and withdrawing grant funding awarded to BCDC only if NOAA were to find that BCDC has failed to adhere the approved CCMP or the terms of any grant or cooperative agreement.²³ However, substantial evidence in the administrative record demonstrates that BCDC has adhered fully to the approved program and, therefore, there is no factual or legal basis for NOAA to impose interim sanctions.²⁴

As noted above, NOAA's draft findings published in May 2025 contain four non-mandatory recommendations for BCDC to consider to improve its coastal program.²⁵ In contrast, those findings contain no "necessary actions" addressing programmatic requirements of the CZMA or the approved CCMP that BCDC or any of the other California program agencies were directed to carry out by a specified date which, if not addressed, could potentially have resulted in a future finding of nonadherence to the approved program. The absence of any "necessary actions" in the findings is not surprising because BCDC has fully adhered to the approved CCMP.

The CZMA regulations specify seven indicators of non-adherence to an approved program that NOAA may consider in determining whether to suspend or withdraw grant funding and require specified corrective actions.²⁶ As discussed below, BCDC has complied fully with applicable CCMP and CZMA requirements in relation to each of these indicators. This analysis demonstrates that BCDC has adhered fully to the approved CCMP and that there is no evidence that BCDC's administration of the approved CCMP meets any of the indicators of non-adherence for the potential imposition of interim sanctions.

²³ 16 U.S.C. § 1458(c)(1); 15 C.F.R. § 923.135(a)(1)(i). NOAA could potentially withdraw approval of California's program only if, after imposing interim sanctions it were to subsequently determine that California has failed to implement the corrective actions specified in writing by NOAA when it imposed interim sanctions. 16 U.S.C. §§ 1458(c)(2)(A), (d); 15 C.F.R. §§ 923.135(a)(1)(ii) and 923.135(b)(1)(i). Before withdrawing program approval, NOAA would be required to give California notice of the proposed withdrawal, at least 30 days to respond in writing, and an opportunity to request a public hearing, and notice of any requested hearing must be published in the Federal Register. NOAA must also provide written specifications of the actions that should be taken, or not engaged in, by California such that withdrawal may be cancelled. 16 U.S.C. § 1458(e); 15 C.F.R. § 923.135(b)(1)(ii) and (b)(2).

²⁴ 16 U.S.C. § 1458(c); 15 C.F.R. § 923.135(a)(1). NOAA's regulations define "adherence" to mean "comply with **the approved CZM program** and financial assistance award or work program." *Id.* § 923.132(b) (emphasis added).

²⁵ These recommendations are summarized as follows: (1) implement solutions to retain staff, strengthen processes for transfer of knowledge, and improve efficiency and effectiveness of training systems; (2) increase permitting staff; (3) acquire and implement a modern information management system; (4) explore and create an in-lieu bank for public access that would not be an enforceable policy.

²⁶ 15 C.F.R. § 923.135(a)(3)(i)(A)-(F).

A. BCDC Has Effectively and Consistently Implemented the CCMP's Legally Enforceable Policies

The first indicator of non-adherence to an approved program is “[i]neffective or inconsistent implementation of legally enforceable policies included in the [CCMP].”²⁷ However, it is clear that BCDC has effectively and consistently implemented the legally enforceable policies included in the CCMP.

During this Section 312 review period, from July 2018 through July 2026, BCDC concurred in **97** consistency determinations submitted by federal agencies for proposed federal activities in the San Francisco Bay segment of the California coastal zone. In every case, the Letter of Agreement issued by BCDC concurring in the consistency determination has included an analysis of the consistency of the proposed federal action with the legally enforceable policies of the CCMP, including applicable statutory provisions and San Francisco Bay Plan policies. As an example, Attachment C hereto is BCDC’s Letter of Agreement for Consistency Determination C2025.005.00, issued on January 21, 2026, concurring in the USACE’s consistency determination for its four-year maintenance dredging program of federal navigation channels in San Francisco Bay, which includes at pages 17-34, an analysis of the project’s consistency with the legally enforceable policies of the CCMP.

Neither NOAA’s draft findings nor any federal agency has commented or raised any concern during this Section 312 review period that BCDC has failed to effectively or consistently implement the approved CCMP’s legally enforceable policies.

Indicators of ineffective or inconsistent implementation may include “insufficient monitoring and inspecting of coastal development to ensure that it conforms to program requirements and applicable conditions; or inadequate enforcement action when development is found not to be in compliance with the program or permit under which it is authorized or is found to be an unpermitted activity.”²⁸ In this regard, one of BCDC’s accomplishments during this Section 312 review period specifically highlighted in the draft findings is:

Accomplishment: The San Francisco Bay Conservation and Development Commission pursued an outside review of its enforcement and compliance program and used the results to dramatically cut its active cases from about 350 to 60.

²⁷ *Id.* § 923.135(a)(3)(i)(A).

²⁸ *Id.* § 923.135(a)(3)(i)(A).

More specifically, the draft findings state:

To improve its permit enforcement and compliance BCDC requested a California Department of Finance–led Mission-Based Review. The review led to the launch of the new compliance program in 2022, which included adding two new compliance officer positions, and implementation of BCDC’s first data-driven enforcement strategy. The new program included a focus on resolving issues before those issues became enforcement cases. In 2021, the legislature expanded the BCDC’s administrative penalty authority along with the Coastal Commission’s, strengthening an effective regulatory tool for deterring and enforcing violations of the act. This has resulted in BCDC reducing its active cases from about 350 to 60.

In addition, with regard to compliance monitoring and enforcement, after conducting a thorough review of its enforcement regulations, BCDC adopted comprehensive amendments to its enforcement regulations in 2022, including a new administrative civil penalty policy.²⁹ The amended regulations promote transparency, consistency, and fairness in the enforcement process and strengthen the deterrent effect of BCDC’s enforcement program. In 2023, NOAA approved BCDC’s request for approval of the amended enforcement regulations as a program change for the San Francisco Bay segment of the CCMP.³⁰

B. BCDC Has Adequately Monitored the Actions of Local Agencies for Compliance with the CCMP

The second indicator of non-adherence to an approved program is “[i]nadequate monitoring of the actions of State and local agencies for compliance with the program.”³¹ Throughout most of its jurisdiction, this indicator is not applicable because BCDC, and no other state or local agency, is responsible for ensuring compliance with the enforceable policies of the approved CCMP. However, in the Suisun Marsh, the Suisun Marsh Preservation Act (SMPA) provides BCDC oversight authority to ensure that Solano County and other local agencies within the County comply with the SMPA and the Suisun Marsh Protection Plan, which are components of the CCMP.

BCDC has adequately monitored the actions of Solano County and the other local agencies within the County for compliance with the SMPA and the Suisun Marsh Protection Plan. To provide the necessary context for the actions taken by BCDC during this Section 312 review period, the SMPA required Solano County to prepare and the BCDC to certify the Suisun Marsh Local Protection Program, which must be consistent with the SMPA and the Suisun Marsh Protection Plan. In addition to Solano County, three cities and three other local agencies within the County prepared components of the Suisun Marsh Local Protection Program.

²⁹ 14 C.C.R. Division 5, Appendix H.

³⁰ Program Change File No. CA-BCDC-2023-2, available at <https://coast.noaa.gov/czmprogramchange/#/public/change-view/1290>.

³¹ *Id.* § 923.135(a)(3)(i)(B).

First, in January 2020, BCDC completed a compliance review of each of the existing components of the Suisun Marsh Local Protection Program for consistency with the Suisun Marsh Protection Plan and provided the County and each of the six other local protection program agencies with a written analysis and recommendations.

Second, in 2022, BCDC coordinated with the Suisun Resource Conservation District (SRCD), one of the local agencies within the County, to certify an amendment to SRCD's component of the Suisun Marsh Local Protection Program. The amendment updated the individual water management program element of SRCD's component of the local protection program, consisting of 124 new individual ownership adaptive habitat management plans, which contain water management programs for each managed wetland in private ownership within the boundaries of BCDC's Suisun Marsh primary management area jurisdiction.

C. There Are No Local Coastal Programs in the San Francisco Bay Segment of the Coastal Zone

The third indicator of non-adherence to an approved program is “[n]on-compliance of local coastal programs with the approved State program.”³² This indicator generally does not apply to BCDC because state law does not require local coastal programs within the San Francisco Bay segment of the coastal zone. As noted above, in the Suisun Marsh, BCDC has oversight authority to ensure that Solano County and other local agencies within the County comply with the SMPA and the Suisun Marsh Protection Plan, which are components of the CCMP. And as also noted above, in January 2020, BCDC completed a compliance review of each of the existing components of the Suisun Marsh Local Protection Program for consistency with the Suisun Marsh Protection Plan.

D. BCDC Has Effectively Implemented Federal Consistency Authority

The fourth indicator of non-adherence to an approved program is “[i]neffective implementation of Federal consistency authority.”³³ There is no evidence that BCDC has failed to conduct consistency reviews under the CZMA of proposed federal agency activities or of proposals requiring a federal license or permit. To the contrary, BCDC has consistently and effectively implemented its federal consistency review authority throughout this Section 312 review period in accordance with the approved CCMP.

As noted above, from July 2018 through July 2026, BCDC has concurred in 97 consistency determinations submitted by federal agencies for proposed federal activities in the San Francisco Bay segment of the California coastal zone. In addition, BCDC has issued over 1,240 permits or permit amendments during this Section 312 review period. Each of those permits or permit amendments has included a finding that the proposed project is consistent with the CCMP.

³² *Id.* § 923.135(a)(3)(i)(C).

³³ *Id.* § 923.135(a)(3)(i)(D).

Neither NOAA's draft findings nor any federal agency or any other party has commented or raised any concern during this Section 312 review period that BCDC has failed to effectively implement its federal consistency review authority.

E. BCDC Has Consistently Provided Adequate Opportunities for Intergovernmental Cooperation and Public Participation in Administering the CCMP

The fifth indicator of non-adherence to an approved program is “[i]nadequate opportunity for intergovernmental cooperation and public participation in management program implementation.”³⁴ From the time it was created in 1965 and throughout its history since NOAA approved of the CCMP in 1978, BCDC has consistently provided opportunities for intergovernmental cooperation and public participation in accordance with the CCMP, NOAA's regulations, and state law.

In considering consistency determinations submitted by federal agencies for proposed federal activities, in accordance with its NOAA-approved program BCDC holds a public hearing on the consistency determination and follows the other procedures applicable to an application for a major permit, except when the activity would qualify for a “minor repair or improvement,” in which case the consistency determination is processed in the same manner as an administrative permit. In either case, BCDC complies with NOAA's regulations and state law requirements for intergovernmental cooperation and public participation.³⁵

When reviewing a consistency determination submitted by a federal agency, in addition to complying with all required procedures, BCDC consults with the agency throughout the process, and BCDC and the federal agency generally are able to resolve any concerns as BCDC prepares the letter of agreement by which it will concur with the consistency determination. This consultation process enables BCDC to ensure adequate consideration of the federal agency's needs, including the national interest in any facilities which are necessary to meet requirements which are other than local in nature.

BCDC also consistently complies with all applicable public notice requirements in requesting NOAA approval of program changes to the approved CCMP. BCDC's compliance with these requirements is demonstrated by the public notices BCDC has submitted with each of its program change requests (discussed further below), which can be found on NOAA's Office for Coastal Management “Coastal Zone Management Act Program Changes” website.³⁶

³⁴ *Id.* § 923.135(a)(3)(i)(E).

³⁵ *See, e.g.*, 15 C.F.R. § 923.53; Government Code §§ 11123(a), 11125.7(a), and 66632(a); and 14 C.F.R. §§ 10360, 10381, 10410, 10430, 10504, 10620, 10621.

³⁶ <https://coast.noaa.gov/czmprogramchange/>.

BCDC provides numerous opportunities for intergovernmental cooperation and public participation in its programs and decision-making in addition to those for consistency reviews and NOAA review of program change requests. For example, BCDC participates in the Bay Restoration Regulatory Integration Team (BRRIT), which was formed as a collaborative team of staff from six state and federal regulatory agencies, including the US Army Corps of Engineers, the US Fish and Wildlife Service, and the National Marine Fisheries Service, and with oversight by a management committee which also includes the U.S. Environmental Protection Agency, to improve the permitting process for multi-benefit habitat restoration projects and associated flood management and public access infrastructure. The BRRIT has improved permitting timelines through a team approach that helps projects navigate permitting from different agencies.

BCDC also has a number of active Commissioner Working Groups that hold regular public meetings to discuss and develop guidance for the Commission on timely issues of concern to the region. A range of stakeholders, including representatives of federal, state, and local agencies, as well as members of the public attend these meetings to present their views and share information for BCDC's consideration. For example, currently, one of these working groups, which includes as a member the BCDC Commissioner designated by the USACE, is evaluating issues associated with beneficial reuse of dredged sediment to develop potential proposed amendments to the San Francisco Bay Plan.

F. BCDC Has Consistently Adhered to the Terms of All Grants and Cooperative Agreements under the CZMA

The sixth indicator of non-adherence to an approved program is “[n]on-adherence to the terms of a grant or cooperative agreement, including the schedule for funded activities.”³⁷ BCDC has a lengthy record of complying fully with the terms of grants awarded and cooperative agreements entered into under the CZMA. NOAA's substantially completed evaluation “included a review of annual federal financial assistance award reports,” and its draft findings raised no concerns that BCDC or any of the other California agencies administering the CCMP have failed to adhere to the terms of any grant or cooperative agreement.

G. BCDC Has Routinely and Consistently Submitted Program Change Requests

The seventh and final indicator of non-adherence to an approved program is “[n]ot submitting changes to the approved program for Federal approval” in a timely manner.³⁸ However, BCDC has consistently submitted program change requests to NOAA promptly after BCDC adopts the changes in accordance with state law.

³⁷ *Id.* § 923.135(a)(3)(i)(F).

³⁸ *Id.* § 923.135(a)(3)(i)(G).

In a section of the draft findings entitled “Program Changes,” NOAA acknowledged:

BCDC has regularly submitted program changes during the evaluation period that have been incorporated into the state’s federally approved coastal program. Program changes include the addition of a statutory requirement to develop subregional shoreline adaptation plans for the San Francisco Bay that are subject to approval by BCDC as well as the state’s new administrative civil penalty policy.

More specifically, during this Section 312 review period, BCDC has submitted 12 program change requests to NOAA.³⁹ Those program change requests have addressed six amendments to the San Francisco Bay Plan, four sets of amendments to BCDC’s regulations, amendments to governing statutes, and one new statutorily required program.

V. CONCLUSION

The evidence submitted to NOAA during this Section 312 review demonstrates that BCDC has fully adhered to the approved CCMP. BCDC respectfully requests that NOAA apply the legal standards for review of state programs in the CZMA and NOAA’s implementing regulations, and in doing so, affirm the conclusions of its May 2025 report that California is successfully implementing and enforcing the CCMP.

³⁹ Three of the 12 submitted program change requests are currently still under review: CA-BCDC-2026-1, CA-BCDC-2026-2, and CA-BCDC-2026-3. BCDC staff has been in constant coordination with NOAA staff regarding these three submittals well before Secretary Lutnick’s announcement on May 20, 2026 to conduct a new evaluation of California’s performance with respect to the CCMP.

San Francisco Bay Conservation and Development Commission

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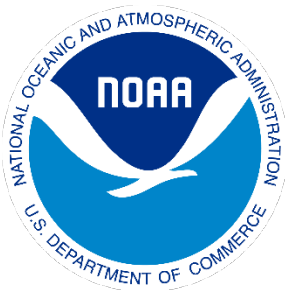
ATTACHMENT 1

Draft Evaluation Findings

California Coastal Management Program

July 2018 to August 2024

Published May 2025



Office for Coastal Management
National Ocean Service
National Oceanic and Atmospheric Administration
United States Department of Commerce

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Summary of Findings

The Coastal Zone Management Act requires the National Oceanic and Atmospheric Administration (NOAA) to conduct periodic evaluations of the performance of states and territories with federally approved coastal management programs. This evaluation examined the operation and management of the California Coastal Management Program administered through the three agencies—California Coastal Commission (“Coastal Commission”), San Francisco Bay Conservation and Development Commission (“BCDC”), and California State Coastal Conservancy (“Coastal Conservancy”)—for the period from July 2018 to August 2024. The evaluation considered the review criteria specified in Section 312 of the Coastal Zone Management Act and its implementing regulations in 15 C.F.R. Part 923, Subpart L, and focused on three target areas: program administration, sea level rise and coastal hazards, and public access.

The findings in this evaluation document will be considered by NOAA in making future financial award decisions concerning the California Coastal Management Program. The evaluation came to these conclusions:

Findings for Program Administration

Accomplishment: The California Coastal Commission has been creative and flexible in meeting the challenges of transitioning to a younger workforce after a large wave of retirements. The commission has undertaken many efforts including developing a new onboarding process, creating support networks for new staff, and institutionalizing knowledge.

Accomplishment: The California Coastal Commission has continued to focus on engaging and supporting local governments early in planning, leading to a more efficient approval process.

Accomplishment: The San Francisco Bay Conservation and Development Commission pursued an outside review of its enforcement and compliance program and used the results to dramatically cut its active cases from about 350 to 60.

Accomplishment: The California State Coastal Conservancy has simplified its grant application and reporting processes and restructured some financial requirements making it easier for community-based and smaller nongovernmental organizations to receive and manage grants.

Recommendation: NOAA’s Office for Coastal Management encourages the California Coastal Commission and the San Francisco Bay Conservation and Development Commission to apply what they are learning about successful strategies for staff retention to implement solutions to retain staff, strengthen processes for transfer of knowledge as staff retire or move to new positions, and improve efficiency and effectiveness of training systems.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission to increase permitting staff to alleviate the workload of current staff while ensuring that permitting deadlines can be met.

Recommendation: NOAA's Office for Coastal Management recommends that the California Coastal Commission continue to address its enforcement backlog.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission in its acquisition and implementation of a modern information management system.

Findings for Public Access

Accomplishment: The California Coastal Management Program continues to be exceptional in its provision of new and enhanced public access sites, closure of gaps in the Coastal Trail and Bay Trail, expansion of low-cost opportunities and accommodations for coastal visitors, and bringing new communities to the coast to enjoy coastal recreational opportunities. The coastal program collaborates with a wide array of partners and stakeholders to expand public access.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission's efforts to continue exploring the creation of an in-lieu bank for public access that would not be an enforceable policy.

Findings for Sea Level Rise and Coastal Hazards

Accomplishment: The California Coastal Commission staff are providing guidance, technical assistance, and grant funding to local governments that are updating their local coastal programs to address sea level rise and coastal hazards. Communities are appreciative of the ability to engage with staff early in the planning process to resolve concerns prior to seeking approval from the Coastal Commission.

Accomplishment: The California Coastal Commission has been very successful in using Section 309 funding, including competitive Projects of Special Merit, to develop policy guidance.

Accomplishment: The California State Coastal Conservancy is providing unprecedented funding, technical assistance, and project management support to local governments, supporting their efforts to address sea level rise and monitor the success of projects to inform future investments.

Accomplishment: The San Francisco Bay Conservation and Development Commission convened Bay Area local governments and stakeholders to develop the Bay Adapt Joint Platform, a regional roadmap for sea level rise adaptation, which allows the region to adapt faster and better.

This evaluation concludes that the State of California is successfully implementing and enforcing its federally approved coastal management program, adhering to the terms of the federal financial assistance awards, and addressing coastal management needs identified in Section 303(2)(A) through (K) of the Coastal Zone Management Act.

Program Review Procedures

The Coastal Zone Management Act of 1972, as amended (16 U.S.C. § 1451 *et. seq.*), requires that state coastal zone management programs (coastal programs) and national estuarine research reserves (research reserves) developed under the Act and approved by the secretary of the Department of Commerce be evaluated periodically. Section 312 of the Coastal Zone Management Act (CZMA), 16 U.S.C. § 1458, and its implementing regulations at 15 C.F.R. Part 923, Subpart L, require that a state coastal program be periodically evaluated concerning the extent to which the state has 1) implemented and enforced the program approved by the secretary; 2) addressed the coastal management needs identified in section 303(2)(A)–(K) of the Act; and 3) adhered to the terms of any grant, loan, or cooperative agreement funded under the Act.

The National Oceanic and Atmospheric Administration (NOAA) evaluated the California Coastal Management Program in fiscal year 2024. The evaluation team consisted of Carrie Hall, evaluation team lead; Sarah van der Schalie, regional program management specialist; Rebecca Smyth, West Coast regional director; and Nicholas Angarone, New Jersey’s chief climate resilience officer. The support of California Coastal Management Program staff members was crucial in conducting the evaluation, and this support is most gratefully acknowledged.

NOAA sent a notification of the scheduled evaluation to the executive directors of the California Coastal Commission and San Francisco Bay Conservation and Development Commission and the executive officer of the California State Coastal Conservancy; published a notice of “Intent to Evaluate” in the *Federal Register* on June 7, 2024; and notified members of California’s congressional delegation. The coastal management program posted a notice of the public meeting and opportunity to comment in the *San Francisco Chronicle* on June 27, 2024.

The evaluation process included a review of annual federal financial assistance award reports, CZMA Section 309 Assessments, and information provided by program staff documenting how they are implementing their programs and addressing the programmatic requirements of the Coastal Zone Management Act. The review also included a survey of interested parties that helped identify three target areas for the evaluation: program administration, coastal hazards and sea level rise, and public access. A virtual site visit was conducted from August 26 to 30, 2024, and the evaluation team held meetings with staff members and group discussions with program partners, interested parties, and staff members about the target areas. In addition, a virtual public meeting was held on August 28, 2024, to provide an opportunity for members of the public to express their opinions about the implementation of the coastal program.

Interested parties and members of the public were given the opportunity to provide written comments via email or U.S. mail through September 6, 2024. Appendix A contains the written comments received and the Office for Coastal Management's responses. NOAA's Office for Coastal Management then developed draft evaluation findings, which were provided to the California Coastal Management Program for review. The state's comments were considered in drafting the final evaluation findings.

Final evaluation findings for all coastal management programs highlight the program's accomplishments in the target areas and include recommendations of two types.

Necessary Actions address programmatic requirements of the Coastal Zone Management Act or its implementing regulations at 15 C.F.R., Part 923, and of the state coastal management program approved by NOAA, and the terms of any grant or cooperative agreement funded under the Coastal Zone Management Act. Necessary actions must be carried out by the date specified. Failure to address necessary actions may result in a future finding of nonadherence and the invoking of interim sanctions, as specified in Coastal Zone Management Act Section 312(c).

Recommendations are actions that NOAA believes would improve the program but which are not mandatory. The state is expected to have considered the recommendations by the time of the next evaluation or dates specified.

Evaluation Findings

Program Administration

Staff – California Coastal Commission and Bay Conservation and Development Commission

The California Coastal Commission staff is organized into programmatic and administrative units within its San Francisco headquarters and seven regional offices. The Coastal Commission increased its staff over the evaluation period and as of its January 2024 312 Evaluation Information Submittal, it has funding to support 180 positions. Through the Budget Act of 2021, the Coastal Commission added eight new temporary positions through 2026 focused on coastal hazards. In addition, seven new positions that were added during the Evaluation reporting period have expanded the program's administrative and legal capacity. The increase in staff has allowed the Coastal Commission to engage more often with coastal communities early in their planning processes and provide technical assistance so that conflicts or concerns can be addressed early.

At the time of the last evaluation, the Coastal Commission had approximately 155 staff members and almost 40 percent were eligible to retire. The Coastal Commission has since experienced unprecedented staff turnover of nearly 50 percent of the agency's total positions. From 2019 to 2024, there were 40 high-level retirements representing over 1,100 years of service. The next few years will likely bring another wave of retirements.

High-level retirements often generate multiple recruitments. Entry-level positions also had a high turnover rate with 35 to 40 separations between 2022 and 2024. Entry-level staff usually stay between six and 19 months at the Coastal Commission and from two to three years at the BCDC, a much shorter time than in the past. The high pace of turnover at the entry level poses significant challenges including strain on managers who need to train and supervise a revolving door of entry-level staff; inconsistent workload assignments; loss of institutional knowledge and relationships; and regulatory and planning delays.

The Coastal Commission conducted some exit meetings to explore the factors that led to staff departures. Low salaries relative to other options, such as consulting firms or local governments, and cost of living are the most common reasons for staff to leave. The Coastal Commission has been able to increase salaries across several of its job classification series, including the Coastal Program Analyst series, to help address this issue.

The Coastal Commission has been addressing new-hire and training needs through a variety of approaches. Every employee's entry is guided by a new-hire checklist that includes required meetings and information sharing. A first-year cohort was created for staff to meet regularly to learn and build relationships. New employees and supervisors are provided on-the-job training through different approaches including self-paced resources, peer-to-peer sharing, day-to-day

guidance from supervisors, and a monthly *hour of learning* on various topics. A successful mentorship program was created, and approximately 70 staff have participated.

Supervisors still struggle to find time to provide the guidance needed for the many new staff. The commission's work is very nuanced, and supervisors often find it challenging to get the right resources to the right people at the right time. The Coastal Commission is also pursuing opportunities to support new supervisors. A supervisor discussion group was created to help managers share ideas and solve problems. The Coastal Commission has also pursued other opportunities to build shared learning within and across its offices.

Accomplishment: The California Coastal Commission has been creative and flexible in meeting the challenges of transitioning to a younger workforce after a large wave of retirements. The commission has undertaken many efforts including developing a new onboarding process, creating support networks for new staff, and institutionalizing knowledge.

There are opportunities to continue to build on these efforts to improve staff retention, training and development, and knowledge transfer. To improve understanding of the factors impacting retention, the Coastal Commission could more regularly and systematically assess employees' job satisfaction to understand what is going well and identify concerns. Opportunities for assessment include:

- Implementing exit interviews consistently when employees leave, reviewing data, identifying reasons why staff are leaving, and determining what is in the agency's control
- Conducting a turnover analysis including a focus on different roles and regions
- Conducting a workforce load analysis
- Conducting focus group discussions and/or an annual survey

To improve effectiveness and efficiency of staff training and development opportunities, the Coastal Commission could consider the following:

- Identify the competencies required for each position and prioritize learning objectives and opportunities based on those competencies.
- Consider the 70-20-10 rule of optimal learning (70 percent of learning happens through on-the-job experience, 20 percent socially through colleagues and friends, and 10 percent via formal training experiences), and identify how on-the-job experience can be leveraged and optimized.
- Explore asynchronous training opportunities designed to optimize learning—interactive online modules instead of "guidance" for staff to read.
- Use new technologies, for example, an AI Domain Assistant to allow new staff to ask questions of the agency's full suite of guidance and assist with writing reports.
- Build a system to track staff training, check knowledge, and assess effectiveness.
- Continue to strengthen processes for knowledge transfer ahead of retirements.

The BCDC has also had high staff turnover, and has found through its exit interview process that its turnover is due to factors that include heavy workload, understaffing, and the high cost of living in the Bay Area. The BCDC has not established a training program, and it has lost significant institutional knowledge with retirements. The BCDC faces the same challenges as the Coastal Commission, and potential solutions are discussed above. The BCDC is particularly encouraged to identify steps it could take to start building a training system.

Recommendation: NOAA's Office for Coastal Management encourages the California Coastal Commission and the San Francisco Bay Conservation and Development Commission to apply what they are learning about successful strategies for staff retention to implement solutions to retain staff, strengthen processes for transfer of knowledge as staff retire or move to new positions, and improve efficiency and effectiveness of training systems.

California Coastal Commission

Local Coastal Program Enhancement Program

The Coastal Commission provides extensive financial support to local communities and technical assistance early in the planning process to improve efficiency and effectiveness. The state's 2016–17 budget authorized an additional \$3 million for local coastal program planning, with an emphasis on addressing sea level rise. In the commission's 2021–22 budget, the state authorized an additional \$31 million to support coastal hazards. The funds allowed the hiring of additional staff and provision of over \$20 million in grants to support Local Coastal Program development. Forty-five local jurisdictions were awarded funds.

The addition of staff has allowed the Coastal Commission to increase its collaboration with agency partners and local governments early in planning processes. The commission has developed new methods to improve its local government relationships, for example elevating challenging issues to the director sooner. The Coastal Commission also worked with local governments to create a framework for a phased process for Local Coastal Program updates. In addition, the commission has made changes to its grant programs such as rolling applications. The commission's local partners expressed appreciation for their efforts to work collaboratively and early in planning processes.

The Coastal Commission has continued to refine and update its Coastal Data Management System by adding historic data and documents, refining system operations to meet the business needs of the agency, and providing systems training to new and existing staff. In 2022, the commission went live with a publicly accessible data portal allowing the public to search and retrieve data and documents related to the commission's actions.

Accomplishment: The California Coastal Commission has continued to focus on engaging and supporting local governments early in planning, leading to a more efficient approval process.

Enforcement

The addition of the administration penalty authority in 2014 has helped resolve several long-standing and high-profile public access violations. In 2021, the state legislature expanded the Coastal Commission's administrative penalty authority to apply to any violation of the Coastal Act, strengthening an effective regulatory tool for deterring and enforcing violations of the act. However, the commission still struggles to resolve a backlog of nearly 3,000 enforcement cases. The addition of four new enforcement staff in the South Coast District through the 2022–2023 budget cycle is very helpful for working through that region's backlog, but the funding is only for five years and one district. Additional permanent staff capacity is needed to address enforcement cases. The Coastal Commission could also consider undertaking an in-depth analysis to determine if there are additional programmatic changes that could help address the enforcement backlog.

Recommendation: NOAA's Office for Coastal Management recommends that the California Coastal Commission continue to address its enforcement backlog.

Federal Consistency

The federal consistency unit has been challenged by staff turnover with three key staff, with a combined experience of 100 years, retiring. A few other staff members left or transferred to different programs within the commission. The unit has been in a rebuilding phase for the past few years.

San Francisco Bay Conservation and Development Commission

Permitting and Enforcement

To improve its permit enforcement and compliance BCDC twice has requested a California Department of Finance–led Mission-Based Review. The first review, of its newly-launched enforcement program, led to the creation of the new compliance program in 2022, which included adding two new compliance officer positions, and buttressed implementation of BCDC's first data-driven enforcement strategy. The new compliance program focuses on resolving issues before those issues became enforcement cases. In 2021, the legislature expanded the BCDC's administrative penalty authority along with the Coastal Commission's, strengthening an effective regulatory tool for deterring and enforcing violations of the act. Overall, BCDC has reduced its active cases from about 350 to 60.

Accomplishment: The San Francisco Bay Conservation and Development Commission pursued an outside review of its enforcement and compliance program and used the results to dramatically cut its active cases from about 350 to 60.

Permitting in the San Francisco Bay Area has been increasingly challenging and complex, particularly given the 90-day review period. Staffing has remained relatively the same as complexity has grown. These challenges, along with the success of the enforcement and

compliance program's Mission-Based Review, led BCDC to ask the California Department of Finance to approve a Mission-Based Review of the agency's permitting processes to find opportunities to improve, which was completed in 2024. Recommendations from this study focus on addressing regulatory bottlenecks, increasing efficiency and efficacy of the BCDC permitting program, and redirecting staff time toward projects that advance regional adaptation goals. BCDC is focusing on improving the pre-application process. NOAA's Office for Coastal Management encourages BCDC to reach out to other programs in the national program to share lessons learned on implementing permitting programs, including staffing, workload, and tracking and management software.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission to increase permitting staff to alleviate the workload of current staff while ensuring that permitting deadlines can be met.

In 2024, the State enacted SB 272, which includes up to 14 new positions for BCDC, increasing its size by about 25%. Three of those positions are proposed to be allocated to increasing the size of the permitting function.

Multiple stakeholders noted a misalignment between planning and regulatory initiatives, including when addressing coastal hazards and public access. The development of new regional shoreline adaptation plans will increase the need to ensure that plans are aligned with what can be permitted. BCDC is developing a process to review and update its regulations to meet this new challenge. The Mission-Based Review report may also provide an opportunity to further identify solutions.

BCDC is pursuing modernization of its technology to manage planning, permitting, and enforcement as well as scanning of old documents. Currently BCDC uses three different systems that cannot interface, and only recently was BCDC able to add the capability for applicants to pay their fees by credit card. Access to a modern information management system will increase the efficiency and effectiveness of BCDC's planning, permitting, and enforcement and the permittees' and public's experience.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission in its acquisition and implementation of a modern information management system.

Governor Newsom's proposed 2025-2026 state budget authorizes BCDC to use existing funding derived from enforcement penalties to procure a modern database/information management system that would holistically serve its regulatory, planning, and legal functions.

Program Changes

BCDC has regularly submitted program changes during the evaluation period that have been incorporated into the state's federally approved coastal program. Program changes include the

addition of a statutory requirement to develop subregional shoreline adaptation plans for the San Francisco Bay that are subject to approval by BCDC as well as the state's new administrative civil penalty policy.

California State Coastal Conservancy

The Coastal Conservancy board and staff serve all Californians, and to improve their effectiveness in this area, the Coastal Conservancy reviewed and examined how it conducts its work, identified and implemented changes, evaluated the results, and continues to look for opportunities to improve. Grantmaking is an area where this analysis resulted in changes. A consultant was hired to further engage with potential partners and identify issues, potential projects, technical assistance needs, and ideas for improving access to community-based and smaller nongovernmental organizations for receiving and managing grants.

As a result of these initiatives, the Conservancy has instituted a two-stage application process for funding, provides extensive technical assistance to applicants, and has simplified application and reporting requirements. To address financial barriers faced by community-based organizations and smaller nongovernmental organizations, the Conservancy provides advance payment options and has reduced the project withholding percentage. The Conservancy is continuing its practice of not requiring matching funds. The Conservancy also collaborates with project partners to identify opportunities to fund and include workforce development objectives in their projects.

Accomplishment: The California State Coastal Conservancy has simplified its grant application and reporting processes and restructured some financial requirements making it easier for community-based and smaller nongovernmental organizations to receive and manage grants.

Public Access

Overview

The Coastal Commission, BCDC, and Coastal Conservancy work with federal, state, and local government agencies, nonprofits, and Tribes to provide new and enhanced public access and recreational opportunities along the coast. The Coastal Commission primarily supports public access through their collaboration, policy and guidance development, planning and permitting activities, and small grants for education programs. BCDC supports public access primarily through collaboration, policy and guidance development, and planning and permitting. The Coastal Conservancy works closely with the Coastal Commission, BCDC, and other partners to provide funding, technical assistance, and project management for public access projects and restoration projects that include public access.

Each of the three programs has public access as an evaluation metric. From 2018 to 2022, the Coastal Commission created 128 public access sites, and BCDC created or enhanced 48 public access sites. The Coastal Conservancy created 14 public access sites with funding or staff time

tied to the Coastal Zone Management Act. The coastal program is a national leader in providing new and enhanced opportunities for public access along the coast.

The coastal program is implementing several new initiatives and priorities including:

- Education and coastal experiences for people and communities who face challenges or barriers to accessing or enjoying the coast
- A new state 'land back' initiative that is returning ownership of lands to Tribes while also providing the general public access to the coast.
- Incorporation of sea level rise and coastal erosion into the design of public access facilities to mitigate the potential damage posed by rising sea levels and coastal storms
- The Great Redwood Trail Agency, created by legislation in 2021, to develop a 320-mile, world-class, multiuse rail-to-trail project connecting California's San Francisco and Humboldt Bays

Coastal Trail

A major initiative of the coastal program is the California Coastal Trail along the state's 1,230-mile coast. The Coastal Trail is approximately 70 percent complete, with the most challenging segments remaining. Over 13 new miles of the Coastal Trail were created, including segments in Humboldt, Mendocino, Monterey, and San Diego Counties, with funding from the Coastal Conservancy and involvement of the Coastal Commission.

Caltrans is a key partner with the Coastal Commission and Coastal Conservancy in their efforts to complete the Coastal Trail. In early 2023, with input from Coastal Commission staff, Caltrans conducted an inventory of trail needs and identified approximately 24 segments in proximity to the state highway that were prioritized for completion. The work and coordination between the Coastal Commission, Caltrans, and Coastal Conservancy have been critical in addressing the state legislature's direction to Caltrans to return excess lands to Tribes and ensure these lands provide public access.

Examples of successful projects include:

- Sonoma County: Gleason Beach—State Route 1 was realigned due to on-going shoreline erosion and the old alignment was repurposed for the Coastal Trail. The project included acquisition of a beach that was identified by the Coastal Commission as a priority for ADA compliant access.
- City of Pacific Grove— This City project, with Coastal Conservancy funding, included significant changes to the road and construction of the 0.8-mile Point Pinos Coastal Trail, filling a gap between the cities of Monterey and Pacific Grove. The trail was designed to be resilient. In areas with no room to construct a trail inland, a modular cable boardwalk was built that can withstand waves and storm surge. This type of cable boardwalk is now being used elsewhere. Where possible, the trail was set back from the 30-year erosion line and includes a five-foot-wide, ADA-compliant pathway, 10 new beach access points, formalized parking, and various stormwater improvements. The project

also included 2.5 acres of native plant restoration to help protect the coastline's natural habitat.

- San Diego County—The county, Coastal Conservancy, and Coastal Commission have been engaged for over a decade in finding a route through the Tijuana River Valley for the Coastal Trail. The Conservancy recently funded a project that identified the most feasible locations to develop safe, reliable crossing over the Tijuana River. Four sites were evaluated, and a recommended crossing was chosen.

The coastal program is working with California Tribes to support projects as part of the state's historic return of coastal lands that have the dual goal of empowering coastal Tribes and increasing or improving coastal public access. Two examples:

- The acquisition and return of 600 acres to the Kashia Band of Pomo Indians provides Tribal members with their traditional access to the ocean. Coastal Conservancy staff provided technical support throughout the ten-year project. The Conservancy retains a trail easement with public access on the ocean side for the Coastal Trail. The trail system is designed so that partial closures can occur for ceremonial purposes, and the easement was designed to move if the bluff retreats and impacts the trail. If Caltrans needs to move the road, the public easement will also move.
- The state, for the first time, is planning to transfer state land owned and managed by Caltrans to a Tribal entity, Kai Poma, a tribally chartered nonprofit composed of three Tribes. Blues Beach is a 136-acre site between the highway and the ocean which includes a popular highway pullout with informal parking and trails that have not been well maintained or managed to protect the natural and cultural resources. Recent legislation required that Caltrans return this land to the Tribes, along with a requirement to provide a coastal trail. The Commission is working closely with the Tribes to determine what type of public access will work best, how to incorporate the Coastal Trail, and what type of public access management measures may be needed as part of the permitting process. The Conservancy is also helping to facilitate the project and has provided a grant to conduct cultural and archeological resource studies and environmental surveys and prepare a resource management plan.

Low-Cost Public Access

The coastal program is successfully implementing efforts to provide low-cost recreational opportunities. The Coastal Conservancy collaborated with the Coastal Commission, Department of Parks and Recreation, and many public agencies and nonprofits to complete the [Explore the Coast Overnight](#) assessment (2019). The report was a requirement of the legislation that established the Conservancy's lower-cost coastal accommodations program. The report informed the development of a Conservancy funding initiative that provided funding for multiple projects. One example is the new 79-acre Tijuana River Valley Campground with its 51

primitive campsites and 10 yurts in a regional park that connects to the area's trail system. The Conservancy also helped fund the renovation of cottages at Crystal Cove State Park Historic District to provide lower-cost accommodations.

San Francisco Bay Trails

A key initiative of BCDC and the Coastal Conservancy is to expand the Bay Trail that encircles San Francisco Bay and is designed to be used by people of every age and all abilities. The vision for the Bay Trail is of a multimodal facility that connects communities to parks, open spaces, schools, transit, jobs, and services and to each other. The 500 miles of the Bay Trail are 70 percent complete, but the remaining gaps are the most challenging to complete. The Conservancy has helped fund several new segments including a new one-mile segment around the Golden Gate Fields in Albany. BCDC and the Conservancy have also helped support educational activities and programming to bring people out on the bay.

BCDC and the Coastal Conservancy supported the San Francisco Estuary Partnership in the development of a water trail for nonmotorized boats with 54 access sites across the bay. BCDC worked with the San Francisco Estuary Partnership to ensure it was aware of relevant projects and opportunities for public input encouraging public access, reviewed their maps, and helped them think about how to enhance access. The Coastal Conservancy has provided financial and technical assistance. A public access advocate noted there are more challenges in the North Bay with creating a trail because the focus is on restoration.

In the Bay Area, there are many restoration projects. BCDC must balance requiring maximum public access with any perceived conflict with overarching goals for wildlife conservation, habitat restoration, and other coastal uses. The Bay Plan Policies on Public Access include specific policies aimed at reducing conflicts between habitat restoration and public access, but inherent differences remain in the priorities of natural resource managers and advocates, public access advocates, permit applicants, and various regulatory agencies. As sea levels rise, providing and maintaining public access is becoming more complex. BCDC is currently undertaking a NOAA Section 309-funded study to evaluate key issues related to the conflict among public access, wildlife and restoration, rising sea levels and coastal hazards, and community impacts. BCDC has used the results of the study to inform the development of the Regional Shoreline Adaptation Guidance.

BCDC Permitting

BCDC works closely with permit applicants to work through issues, address public access and ensure that every project receiving a BCDC permit provides maximum feasible public access consistent with the project. A developer stressed that they had to balance public access with multiple demands, including local requirements for lower-cost housing and economic constraints. They also noted that BCDC was thoughtful and great to work with. Examples of major permits for large mixed-use projects along the San Francisco waterfront that are opening much of the formerly industrial shoreline to public access include:

- The Mission Rock Development project at San Francisco Seawall Lot 337 provides approximately 6.6 acres of new or improved public access areas, including a waterfront park and public dock, public plaza, public square, and Bay Trail connections, directly across from the San Francisco Giants' Oracle Park, which BCDC permitted over 25 years ago.
- The Pier 70 project provides approximately 2.6 acres of new public access in a previously inaccessible area, including a Bay Trail segment, public plaza, shoreline pathway, public pavilions, public lawns, and the refurbishment of historic craneways for public use.
- The Potrero Power Station project will provide approximately three acres of new public access in a previously inaccessible area, including a Bay Trail segment, waterfront parks, and a public plaza.

BCDC is also a member of the Bay Restoration Regulatory Integration Team that was formed to improve the permitting process for multi-benefit habitat restoration projects and associated flood management and public access infrastructure in the San Francisco Bay. The team facilitates early coordination with resource agencies on the provision of public access in restoration projects and adaptation planning to ensure long-term availability of public access. The Coastal Conservancy provides funding to support the team.

For some projects there are constraints in providing public access that cannot be overcome. BCDC is currently working with other agencies and partners to create an in-lieu bank to support increasing public access.

Recommendation: NOAA's Office for Coastal Management encourages the San Francisco Bay Conservation and Development Commission's efforts to pursue further exploration and creation of an in-lieu bank for public access that would not be an enforceable policy.

Accomplishment: The California Coastal Management Program continues to be exceptional in its provision of new and enhanced public access sites, closure of gaps in the Coastal Trail and Bay Trail, expansion of low-cost opportunities and accommodations for coastal visitors, and bringing new communities to the coast to enjoy coastal recreational opportunities. The coastal program collaborates with a wide array of partners and stakeholders to expand public access.

Additional Opportunities

The evaluation team met with stakeholders and identified additional opportunities the California Coastal Management Program may wish to consider to further strengthen public access.

- The coastal program could encourage and support development of more signage highlighting the cultural history of coastal areas including the maritime industry.

- The Coastal Conservancy and Coastal Commission could promote new and innovative construction techniques through forums, such as the California Adaptation Forum and California Trails and Greenways Conference, and share with state partners in Washington and Oregon. California has a long coastline, and people do not always know about innovations being implemented hundreds of miles away.
- The Coastal Commission could create a public access best practices guide for local governments to assist with project development and implementation. The guide could help facilitate the design and permitting process and highlight new techniques.
- The Coastal Trail is a popular recreational trail, but funding and addressing the trail's maintenance have been long-term challenges. The Coastal Commission and Coastal Conservancy could convene stakeholders or create partnerships to discuss needs and identify opportunities to address resource needs for maintenance of public access going forward.
- There is an opportunity for the Coastal Conservancy and BCDC to lead or collaborate with partners in broader strategic planning for recreation in the Suisun Marsh area.

Coastal Hazards and Sea Level Rise

Overview

The Coastal Commission addresses sea level rise and coastal hazards through the implementation of the state's Coastal Act, development of statewide policies and guidance, its regulatory work, support of local coastal program development and updates, and collaboration with partners. The Coastal Commission provides local coastal governments with guidance, technical assistance, and grant funding, to develop and implement policies that will minimize and mitigate the risks of sea level rise and other coastal hazards. BCDC addresses sea level rise and coastal hazards through the implementation of the McAteer-Petris Act, development of Bay Area policies and guidance, its regulatory work, and collaborations with partners. With new state legislation, SB 272: Sea Level Rise Adaptation Planning, BCDC and the CCC have new responsibilities to guide and approve local sea level rise adaptation plans, and will be growing its partnerships with local governments going forward. The Coastal Conservancy addresses sea level rise and coastal hazards through grant funding, project management, and collaboration and facilitation of partnerships. The Coastal Conservancy is a partner in many Coastal Commission and BCDC efforts.

Each of the three programs is reporting on the coastal hazards evaluation metric: the number of policies, plans, and projects completed at the state and local level. The Coastal Commission completed 37 policies, plans, and projects at the state and local level while BCDC completed 37. The Coastal Conservancy completed five. The Coastal Commission also had coastal hazard

training events as an evaluation metric and held 31 trainings. The California Coastal Management Program is a national leader in addressing coastal hazards.

The coastal program, in partnership with others, developed guidance documents for sea level rise and coastal hazards including:

- The California Ocean Protection Council released the [State of California Sea Level Rise Guidance Science and Policy Update](#) (2024). The document provides the most current and best available science on sea level rise projections relevant to California and combined science and policy for the first time. Coastal Commission staff assisted with the development of the document.
- [California Coastal Commission Sea Level Rise Policy Guidance](#) (2024). The Coastal Commission led two updates of its *Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits* (initially adopted in 2015). The first update was adopted in 2018, and the newest update was adopted in November 2024. The new guidance incorporates the latest available science published in the science and policy update to the *Sea Level Rise Guidance* (June 2024), addresses legislation requiring local governments to develop sea level rise plans as part of their local coastal programs (SB 272), and better integrates environmental justice considerations. The guidance provides an overview of the best available science on sea level rise and a recommended methodology for addressing sea level rise in Coastal Commission planning and regulatory actions. The guidance has been important in informing the Coastal Commission's work.
- The [Public Trust Guiding Principles and Action Plan](#) (2023) describes how the public trust doctrine relates to the Coastal Commission's and local governments' work on sea level rise and coastal hazards planning under the Coastal Act. It includes recommendations for next steps and research priorities to better inform the commission.
- The Coastal Commission adopted the [Sea Level Rise Guidance for Critical Infrastructure](#) (2021), which focuses on water and transportation infrastructure. The development of guidance was funded through a competitive NOAA Project of Special Merit.
- [Making California's Coast Resilient to Sea Level Rise: Principles for Aligned State Action](#) (2020) was co-developed with numerous state agencies and lays out principles to guide unified, effective action toward sea level rise and resilience for California's coastal communities, ecosystems, and economies around best available science, partnerships, alignment, communications, and local support.
- The [Memo to Planning Directors of Coastal Cities and Counties on Implementation of New Housing Laws in Sea Level Rise Vulnerable Areas](#) (2022) provides guidance on how to implement a new housing law that aims to increase housing density. The memo

describes how to harmonize the new requirements with Local Coastal Program and Coastal Act policies in areas that are vulnerable to coastal hazards and sea level rise because increasing residential density in these areas presents unique challenges and risks.

- The [San Francisco Bay Plan Climate Change Policy Guidance](#) (2021) provides permit applicants and the public with concise and transparent guidance on the BCDC's policies, examples of permit language, and technical guidance on using the best available science to select sea level rise projections and assess flooding impacts.
- The [Bay Plan's Bay Fill Amendment \(2019\)](#) addresses the need for more Bay fill to increase the resilience of natural habitat.

Regional Shoreline Adaptation Planning

In 2023, the state passed a bill (SB 272), "Sea level rise: planning and adaptation," requiring local coastal governments to develop sea level rise plans by January 1, 2034. Jurisdictions with approved plans will be prioritized for funding to implement each plan's identified strategies and projects. For local coastal governments under the jurisdiction of the Coastal Commission, Local Coastal Programs will need to be updated or developed to incorporate the required SLR plan. BCDC is working with local coastal governments in the Bay Area to develop subregional shoreline adaptation plans. The California Coastal Commission and BCDC, in close coordination with the Ocean Protection Council and the California Sea Level Rise State and Regional Support Collaborative, met a December 31, 2024 deadline to establish guidelines for the preparation of sea level rise plans.

BCDC is providing guidance to cities and counties through its first Regional Shoreline Adaptation Plan (RSAP). After launching the project in January 2023, BCDC convened a local government task force and a stakeholder advisory group to inform the development of guidance and create an understanding of the technical assistance. BCDC also undertook a wide range of public outreach with local partners, hosting ten different community events, public workshops, and more to develop a vision, measures of success, and structures for subregional plans. The Regional Shoreline Adaptation Plan was unanimously adopted by the Commission in December 2024 as a Bay Plan Amendment. A member of the advisory group told the evaluation team that BCDC leadership is absolutely necessary to help communities prepare. Another stakeholder noted the importance of formalizing BCDC's technical assistance to support plans and their role as a regional clearinghouse. BCDC is well positioned to increase its connections with, and support of, local governments with a new director's position focused on intergovernmental relationships, new positions to support RSAP implementation as well as the new regulatory improvements unit.

Going forward, to implement the Coastal Act, the coastal program will need to provide an unprecedented level of assistance to local governments on the technical and legal aspects of

sea level rise planning, address contentious and complicated issues with a wide range of stakeholders and the public, and guide local governments to regional solutions that protect critical infrastructure and communities from costly hazards while preserving and restoring the state's coastal resources. The coastal program is encouraged to work with partners to explore developing a formal training and local capacity-building program. The coastal program could look to other states that have used this model, such as the Maryland and Michigan coastal programs, and others who are in the process of developing a program, such as Maine.

Local Coastal Programs

The Coastal Commission has been working with local coastal municipalities and counties to incorporate sea level rise and coastal hazards into Local Coastal Programs. Many Local Coastal Programs were written in the 1980s and either do not include coastal hazards policies or have not been updated. Decisions must then be made on a parcel-by-parcel basis. California has passed a variety of legislation and other actions to encourage sea level rise planning, including requiring Local Coastal Programs to address sea level rise and coastal hazards, providing funding for new Coastal Commission staff members focused on coastal resilience, and providing grant funding to support local governments' assessment and planning efforts. The Coastal Commission has awarded over \$20 million to over 45 local jurisdictions to support sea level rise vulnerability assessments, technical studies, economic analyses, adaptation planning and reports, public outreach and engagement, and policy development. This work supports new Local Coastal Program certifications as well as comprehensive updates or targeted amendments to land use plans and/or implementation plans (which make up LCPs).

The Coastal Commission has invested significant effort to increase engagement with Local Coastal Programs and nongovernmental organizations to inform policy development and decision-making. The Coastal Commission held a 2019 workshop with local elected officials, and an action item was the creation of a Local Government Working Group on Sea Level Rise consisting of representatives from the California State Association of Counties, League of California Cities, and a Coastal Commission subcommittee. The working group was tasked with developing strategies to improve collaboration and communications between local governments and the Coastal Commission on sea level rise adaptation planning and Local Coastal Program updates.

In 2020, the group issued a [Joint Statement](#) that includes a set of guiding principles, challenges, and creative solutions and actions for local communities to adapt to sea level rise. Following the adoption of the joint statement, the group continued its collaboration and produced [four products](#): a framework for a phased approach to Local Coastal Program updates; a call for regional approaches to resilience and adaptation; an elevation and concurrence process to support efficient Local Coastal Program updates; and a "quick links" reference document of resources for sea level rise planning and Local Coastal Program updates. The Coastal Commission adopted these work products in December 2021. Throughout 2022 and 2023, the work group conducted a series of meetings and informational interviews with stakeholders to advance planning concepts related to the Phased Approach and the Regional Approach called

for in the 2021 work products and the 2020 Joint Statement.

The Local Government Working Group was seen by its members as a huge step forward in addressing sea level rise because it could inform key policies and ideas. For example, the work group has identified regional and neighborhood-scale approaches to addressing sea level rise. The work group also helped set up the Coastal Commission to implement the 2023 legislation calling for regional shoreline adaptation planning.

The Coastal Commission's ability to provide grant funding and technical assistance to programs has increased the capacity of local governments to incorporate coastal hazards and sea level rise into local coastal programs. Two examples are the cities of Pismo Beach and Morro Bay.

Morro Bay Case Study: The City of Morro Bay worked on a comprehensive update to their Local Coastal Program (which was originally developed in the 1980s) for many years. The update effort culminated in the Land Use Plan portion being locally adopted in 2021 and then unanimously certified by the Coastal Commission. The City then updated its Implementation Plan, which, upon local adoption and submittal to the Coastal Commission, took only three months to achieve CCC certification as submitted, a testament to city and Coastal Commission staff working together closely. A former planning staff member stated that having access to technical assistance from staff and grant funding was very important to Morro Bay's ability to complete the program update. Morro Bay residents are very engaged, and the grant funding supported extensive engagement opportunities for the public, ensuring they understood the process and decisions and had a voice in the outcomes.

Morro Bay received grant funding from the Ocean Protection Council and Coastal Commission to conduct SLR planning in support of the LCP update. Morro Bay completed multiple technical studies including a vulnerability assessment, sea level rise adaptation strategy report, updated sea level rise modeling, an environmentally sensitive habitat areas (ESHA) and sea level rise impacts assessment, and lateral public access technical memo.

Coastal Commission staff worked closely with city staff throughout the process to develop policies to address various coastal resource protection issues and, specifically for the Embarcadero area, to address harbor needs and related infrastructure, coastal-dependent development, visitor-serving commercial areas, and coastal recreation areas. A previous City of Morro Bay staff member noted the value of engaging with staff from the beginning and talking about what would not work, so there would be as few disagreements as possible when changes were before the Commissioners.

Pismo Beach Case Study: In order to address sea level rise and resilience as part of the LCP update, Pismo Beach received Local Coastal Program grant funding from the Coastal Commission to conduct a vulnerability assessment and sea level rise modeling technical study and develop a sea level rise adaptation plan, and to develop a comprehensive update to the City's LCP, which, similar to Morro Bay, was initially certified in the 1980s.

City staff were continuing to work with Coastal Commission staff to complete the Local Coastal Program update project at the time of the evaluation site visit. The city was reviewing updates to draft policies in the Safety Element and considering a neighborhood-scale adaptation planning approach to better reflect the shoreline protection needs of the city. “Neighborhood scale” is a new approach to sea level rise planning supported by the Coastal Commission and Local Government Working Group. Pismo Beach, along with several other local governments, are exploring how this approach could help with incorporating sea level rise and hazards policies into their Local Coastal Program. The Coastal Commission and local governments are hoping that tackling adaptation at a neighborhood scale, and identifying locally-relevant adaptation responses at this scale rather than pursuing either a parcel-by-parcel approach or assuming that a single approach will be applicable across an entire jurisdiction will help overcome policy controversies and accelerate progress on sea level rise adaptation planning. The Coastal Commission is helping provide the financial and technical assistance to support the city in addressing difficult policy challenges and moving adaptation planning forward.

Accomplishment: The California Coastal Commission staff are providing guidance, technical assistance, and grant funding to local governments that are updating their local coastal programs to address sea level rise and coastal hazards. Communities are appreciative of the ability to engage with staff early in the planning process to resolve concerns prior to seeking approval from the Coastal Commission.

Accomplishment: The California Coastal Commission has been very successful in using Section 309 funding, including competitive Projects of Special Merit, to develop policy guidance.

State Partnerships

The Coastal Commission also works closely with state agencies to implement projects that improve resilience. The Coastal Commission, State Coastal Conservancy, and Caltrans have worked closely together on projects that improve resilience and provide for improved public access. For example, the partners worked together to address historic flooding issues along Highway 1 through a Carmel River Floodplain Restoration and Environmental Enhancement project. The Carmel River floodplain will be restored by removing Highway 1 roadbed fill, elevating Highway 1 onto a new bridge, opening up approximately one-quarter mile of river levee, and restoring about 100 acres of the historic riparian corridor. In addition, the project involves the creation of a 23-acre agricultural preserve, development of 2.5 miles of public access trails, and ongoing site management to facilitate habitat, access, and agricultural and related resources.

Coastal Conservancy Projects

The Coastal Conservancy has allocated over \$300 million across the three budget cycles from 2021 to 2024 to support local governments in addressing sea level rise. This large state investment is helping to fund projects that will serve as models for future projects. The conservancy has funded projects that support three approaches: (1) nature-based solutions that use plants or other natural elements to stabilize the shore, absorb wave energy, and prevent sea water from flooding inland areas, (2) restoration that accommodates sea level rise by creating space for flood water or habitat migration, and (3) relocation, such as relocating public sewer infrastructure away from an eroding cliff.

Several examples of projects that the Coastal Conservancy has funded are:

- Humboldt Bay National Wildlife Refuge - North Spit Dune Project: The Coastal Conservancy funded a monitoring study to gain an understanding of the sediment system and sediment budget of the area. The Conservancy then funded an additional study, which demonstrated that restoring native habitat made the dunes more resilient to the impacts of sea level rise and that the dunes recovered a full two years earlier when planted with native plants versus invasives. Based on these results, an additional \$14 million was invested in restoration to address sea level rise.
- Cardiff Beach Living Shoreline: The City of Encinitas was facing regular roadway flooding and erosion along Highway 101 and unsafe public access and had an area with limited to no habitat value. The conservancy helped fund the initial planning and engineering work and worked with the city and their consultant to consider additional solutions beyond a rock revetment. Funding for the initial studies was key to obtaining funding to complete the project. Conservancy staff also lead a successful public engagement process. The project included a buried revetment, cobble berm, sand dune, and dune habitat area and is the second project of its kind on the open coast. The project site has been monitored and has held up well, demonstrating proof of concept. The project also included significant improvements in public access including six formal accessways, ADA-compliant beach access, and a lateral connection between Encinitas and Solana Beach. Based on the success of this project, the conservancy is funding several feasibility studies and pilot projects to expand the use of dunes to address sea level rise in other parts of the coast.
- Port of San Francisco at Heron's Head: The conservancy, along with other partners, funded a nature-based adaptation project at Heron's Head in the Port of San Francisco to protect habitats and recreation amenities, enhance biodiversity and ecological functions, and withstand sea level rise through 2050. The project included 60 oyster reef balls, planting of beach grass, a semi-impermeable tidal pond, and creation of a feeder beach. The conservancy also funded 10 years of monitoring to learn more about the effectiveness of the techniques.

Accomplishment: The California State Coastal Conservancy is providing unprecedented funding, technical assistance, and project management support to local governments, supporting their efforts to address sea level rise and monitor the success of projects to inform future investments.

Bay Adapt

BCDC brought together over 50 Bay Area jurisdictions and other partners to plan and implement adaptation strategies to address sea level rise and its economic, environmental, and social impacts. The partners developed the [Bay Adapt Joint Platform](#), a consensus-based strategy released in 2021. BCDC is leading several Bay Adapt tasks, including “align[ing] local and regional plans into a unified adaptation approach.” A stakeholder whom the evaluation team met with stated, “Hands down BCDC is the major premiere entity working with cities and counties and providing support on how we adjust sea level rise and resilience.”

BCDC convened a broad range of Bay Area leaders in 2019. The group established a Leadership Advisory Group, conducted outreach, and gathered input through dozens of expert working groups, public forums, community and stakeholder focus groups, and presentations. As part of this effort, the first comprehensive sea level rise vulnerability assessment was released in 2020.

In October 2021, BCDC voted to adopt the Bay Adapt Joint Platform, a regional roadmap for sea level rise adaptation to adapt better, faster, and for the benefit of all. The platform has nine actions and 21 tasks that will protect people and the natural and built environment from rising sea levels. The Bay Adapt Joint Platform lays out regional strategies that focus on overcoming barriers and identifying factors for successful adaptation outcomes. BCDC has been leading the implementation of several key Bay Adapt tasks.

As part of the Bay Adapt Joint Platform, BCDC partnered with the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG) to identify the region’s needs and conduct a funding analysis to inform local and regional efforts to adapt to sea level rise. In 2023, BCDC released the [Sea Level Rise Adaptation Funding and Investment Framework Final Report](#), which found that it will cost \$110 billion to protect the Bay Area from the 4.9 feet of sea level rise expected by 2050. The cost of inaction is \$230 billion. A GIS-based [Shoreline Inventory](#) that identifies potential projects was also created to support the project.

A key part of the Bay Adapt Joint Platform is improving education and outreach around sea level rise, and this is a goal in BCDC’s new strategic plan. BCDC, primarily through its Adapting to Rising Tides program, has developed outreach and educational materials around sea level rise adaptation but is looking to strengthen its communication capacity.

Accomplishment: The Bay Conservation and Development Commission convened Bay Area local governments and stakeholders to develop the Bay Adapt Joint Platform, a regional roadmap for sea level rise adaptation that is allowing the region to adapt faster and better.

BCDC Permitting

Bay Plan policies require applicants of larger shoreline projects to prepare risk assessments for rising sea level based on the 100-year flood elevation, and projects in BCDC's jurisdiction require designs of public access facilities to be resilient to a mid-century sea level rise projection, with adaptive management plans in place for projects anticipated to remain longer than mid-century. BCDC negotiates with local government and development community representatives on hundreds of permits to devise adaptation strategies that will make projects resilient.

Many stakeholders brought up the issue that since BCDC's authority is the 100-foot shoreline band, its authority is not enough to address rising sea levels in planning and permitting. The development of the regional shoreline adaptation plans may help address this issue. BCDC is also encouraged to work with its partners to evaluate options.

As discussed during the 312 assessment site visit, and in alignment with BCDC's 2023-2025 Strategic Plan, BCDC planned for two public meetings of the Commission's Rising Sea Level Commissioner Working Group to begin discussing the challenges associated with the misalignment between its regulatory and planning programs.

Beneficial Reuse in San Francisco Bay

Restoring wetlands is a priority throughout the coast and especially in the Bay Area. BCDC continues its leadership role in the Long-Term Management Strategy for Beneficial Reuse of Dredged Material in the Bay Region. The Coastal Conservancy, BCDC, Save the Bay, Bay Planning Coalition, and The Bay Institute collaborated to support increased beneficial reuse of dredged sediment nationally through the Water Resources and Development Act (WRDA) in 2016, 2018, and 2020. These efforts resulted in the development and implementation of pilot projects across the nation. The Coastal Conservancy and BCDC worked over several years with the U.S. Army Corps of Engineers to designate funding for beneficial use of dredged sediment from four federal channels in San Francisco Bay at two wetland restoration sites and as part of a test of strategic aquatic placement at one subtidal site. This effort resulted in significant changes to how the U.S. Army Corps of Engineers considers beneficial reuse of dredged sediment and new guidance to its divisions and districts. The Office of the Assistant Secretary of the Army provided funding for the San Francisco District's program to beneficially reuse dredged sediment. As a result, nearly all federal dredged sediment from the 2023 dredging season was taken to beneficial reuse rather than being disposed of as a waste product.

Evaluation Metrics

Beginning in 2012, state coastal management programs began tracking their success in addressing three evaluation metrics specific to their programs. The evaluation metrics include a five-year target and provide a quantitative reference for each program about how well it is meeting the goals and objectives it has identified as important to the program. In 2018 and

2023, coastal programs began new five-year periods and set targets specific to their programs for two performance measures from the Coastal Zone Management Performance Measurement System and the coastal hazards performance measure.

2018–2023 Evaluation Metrics

San Francisco Bay Conservation and Development Commission

Metric 1 Government Coordination & Decision-Making

Goal. Protect San Francisco Bay for present and future generations and provide for appropriate development.

Objective. Restrict Bay filling to the minimum amount necessary for water-oriented uses when there is no alternate upland location and ensure that the public benefits of the project outweigh the public detriments.

Strategy. BCDC law and policies require that projects that fill San Francisco Bay mitigate their adverse impacts, typically by removing existing fill or restoring diked baylands to tidal action. When BCDC processes applications to fill portions of the Bay or that will otherwise have impacts, staff will work with the applicants to ensure that adequate mitigation is included as part of the requirements of the permit to offset project impacts. BCDC also encourages and will process permits for restoration projects in and around the Bay.

This performance measure will be calculated by taking CZMAPMS (required gain or mitigation of 2(b) tidal wetland + 2(d) beach and dune habitat + 2(f) nearshore habitat + 2(h) other habitat acres) MINUS (2(a) tidal wetland + 2(c) beach and dune habitat + 2(e) nearshore habitat + 2(g) other habitat acres of permit-estimated loss) due to activities subject to CZM regulatory programs.

Performance Measure Number 2. From 2018 to 2023, the net acres of coastal habitat gained or mitigated due to activities subject to CZM regulatory programs.

Target. From 2018 to 2023, 8,160 net acres of coastal habitat gained or mitigated due to activities subject to CZM regulatory programs.

Results:

Year 1:	4.92 acres of coastal habitat
Year 2:	8.03 acres of coastal habitat
Year 3:	10.03 acres of coastal habitat
Year 4:	3.08 acres of coastal habitat
Year 5:	2.08 acres of coastal habitat
Total:	28.14 acres of coastal habitat

Discussion: BCDC fell far short of its five-year goal. The net acreage of coastal habitat gained or mitigated due to activities subject to CZM regulatory programs was positive. This measure is dependent on the number and types of projects brought forward by permit applicants and not fully within BCDC's control.

Metric 2 Coastal Hazards

Goal. Maximize the region's resilience to rising sea level and extreme storms.

Objective. Prepare for rising sea level and extreme storms through local and regional planning to assess vulnerabilities and prepare adaptation measures that provide for resilience.

Strategy. The Commission is preparing a number of amendments to its *San Francisco Bay Plan* to address rising sea level and coastal flooding. These both augment and update the Commission's 2012 Climate Change Bay Plan amendments. Further, the Adapting to Rising Tides program is working with local, regional, state, and federal agencies to conduct vulnerability assessments and adaptation planning in a collaborative manner with a triple bottom line of social equity, environmental protection, and economic vitality. The end result will be a regional strategy that works at the local, regional, and state level.

The Commission anticipates (a) 2 state-level policies and plans completed; (b) 0 local-level policies and plans completed; (c) 1 project completed at the state-level; and (d) 1 project completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Performance Measure Number 11. From 2018 to 2023, the number of (a) state-level policies and plans completed; (b) local-level policies and plans completed; (c) projects completed at the state level; and (d) projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Target: From 2018 to 2023, 4 (a) state-level policies and plans completed; (b) local-level policies and plans completed; (c) projects completed at the state level; and (d) projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Results:

- Year 1: 6 State and local coastal hazards policies, plans, and projects
- Year 2: 19 State and local coastal hazards policies, plans, and projects
- Year 3: 4 State and local coastal hazards policies, plans, and projects
- Year 4: 8 State and local coastal hazards policies, plans, and projects
- Year 5: 0 State and local coastal hazards policies, plans, and projects

Total: 37 State and local coastal hazards policies, plans, and projects

Discussion: BCDC far exceeded its goal. A selection of the program's accomplishments is highlighted in the Sea Level Rise and Coastal Hazards Section.

Metric 3 Public Access

Goal. Maximize the public's use and enjoyment of the Bay.

Objective. Maximize public access to and along the Bay through reasonable terms and conditions in BCDC permits approving shoreline projects.

Strategy. Every project within BCDC’s jurisdiction pursuant to the McAteer-Petris Act must provide maximum feasible public access consistent with the project. BCDC permits require the public access to be provided in perpetuity or for the life of the project.

Performance Measure Number 6. From 2018 to 2023, the number of public access sites (a) created and (b) enhanced through CZM regulatory requirements.

Target. From 2018 to 2023, 50 public access sites were created or enhanced through CZM regulatory requirements.

Results:

- Year 1: 14 Public access sites
- Year 2: 11 Public access sites
- Year 3: 7 Public access sites
- Year 4: 10 Public access sites
- Year 5: 6 Public access sites

Total: 48 Public access sites

Discussion: BCDC was very close to meeting its target but did fall short by 4 percent. BCDC has been very successful over the evaluation period to expand and enhance the public’s access to San Francisco Bay as discussed in the Public Access section.

California Coastal Commission

Metric 1

Goal: Address Climate Change [Hazards] through Local Coastal Programs (LCPs), Coastal Planning and Inter-Agency Collaboration ... (*SP Goal 3*); Strengthen the LCP Planning Program (*SP Goal 4*):

Objectives:

- Develop planning and permitting policy guidance for addressing the effects of climate change on coastal resources (*SP Objective 3.1*)
- Work with local governments to certify new and update LCPs where feasible (*SP Objectives 4.1, 4.2*)

Strategy: In completing CCC 309 tasks, consistent with the CCC 2016 – 2020 Assessment and Strategy, and through successful completion of project of special merit awards, CCC staff will develop policy guidance and provide other forms of technical assistance to CCC staff, local governments and others to guide the development of land use policies that lead to the reduction of future damage from coastal hazards in Local Coastal Programs and in coastal permitting decisions (considered “state-level policies” or “projects completed at the state level”). Under the CCC’s planning program, CCC staff review LCP-related documents submitted by local governments that assess risks and vulnerabilities such as vulnerability assessments and adaptation plans and/or create or propose updates to hazard policies of an LCP (considered “local-level policies and plans”). Staff makes recommendations to the Commission regarding these proposed policies in an LCP update or new LCP such that when the Commission approves the LCP it will contain land use policies that reduce future damage from coastal hazards. It is

anticipated that 100 % of the staff recommendations for new or updated local-level plans (LCPs) that include a hazard element will include land use policies that reduce future damage from coastal hazards. However, in order for these land use policies to become effective and “certified”, the local governments must certify the Commission-approved LCP. The Commission action and local government certification is outside Commission staff control. Policies and plans will be counted as ‘complete’ at time of presentation to the Commission for review and approval.

The coastal program anticipates the completion of a) 3 state-level policies and plans; b) 5 local-level policies and plans; c) 0 projects completed at the state level; and d) 0 projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Performance Measure: From 2018 to 2023, the number of a) state-level policies and plans completed; b) local-level policies and plans completed; c) projects completed at the state level; and d) projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Target: From 2018 to 2023, 8 a) state-level policies and plans completed; b) local-level policies and plans completed; c) 0 projects completed at the state level; and d) 0 projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Results:

- Year 1: 6 state and local coastal hazard policies, plans, and projects
- Year 2: 19 state and local coastal hazard policies, plans, and projects
- Year 3: 4 state and local coastal hazard policies, plans, and projects
- Year 4: 8 state and local coastal hazard policies, plans, and projects
- Year 5: 0 state and local coastal hazard policies, plans, and projects

Total: 37 state and local coastal hazard policies, plans, and projects

Discussion: The Coastal Commission far exceeded its goal. A selection of the program’s accomplishments is highlighted in the Sea Level Rise and Coastal Hazards Section.

Metric 2

Goal: Address Climate Change [Hazards] through Local Coastal Programs (LCPs), Coastal Planning and Inter-Agency Collaboration ... (*SP Goal 3*); Strengthen the LCP Planning Program (*SP Goal 4*)

Objective: Continue to Improve Communication and Planning with Local Government - Increase training on the LCP Program and key coastal zone policy issues for local staff and officials (*SP Objective 4.4, Action Item 4.4.5*)

Strategy: To implement the CCC’s 309 Strategy 2, a team of CCC staff will deliver training to other CCC staff and local governments regarding the state policy guidance documents developed under Metric 1 above and other technical assistance tools to enhance the ability of Commission staff and local governments to develop land use policies that lead to reduction of

future damage from coastal hazards in LCPs. The training could be set up as online delivery of training content or technical assistance information (i.e., webinars, training videos, or modules). The targeted number of trainings is based on the estimated number of new training modules Commission staff expect to complete through implementation of Strategy 2 in the Commission's FY 2017–FY 2020 awards and expected staff capacity to deliver the target number of trainings. The number of trainings Commission staff can deliver will likely decrease after Strategy 2 is complete in FY 2021. During the previous five-year period, there was a spike in training events reported through the CZM Performance Measures System that were held in 2016. Many of these events were part of a 309 task dedicated to training and education on the CCC Sea Level Rise Policy Guidance (adopted 2015). A similar task is not anticipated for 2018–2023.

Performance Measure: From 2018 to 2023, number of training events related to Coastal Hazards offered by the California CZM program.

Target: From 2018 to 2023, 15 training events related to Coastal Hazards delivered by the California CZM program.

Results:

- Year 1: 3 Coastal hazard trainings
- Year 2: 2 Coastal hazard trainings
- Year 3: 0 Coastal hazard trainings
- Year 4: 1 Coastal hazard trainings
- Year 5: 25 Coastal hazard trainings

Total: 31 coastal hazard trainings

Discussion: The Coastal Commission more than doubled its target. The Coastal Commission has been successfully engaged in addressing coastal hazards as discussed in the Sea Level Rise and Coastal Hazards Section.

Metric 3

Goal: Maximize public access and recreation (*SP Goal 1*)

Objective: Enhance public access and recreation by implementing improved mitigation strategies through permit-based conditions on coastal development permits (*SP Objective 1.2*)

Strategy: One of the main regulatory tools that the Coastal Commission uses to maximize public access and recreation is to include special conditions of approval in coastal development permits that require modifications of a project to maintain public access and/or additional measures to ensure public access is maintained or enhanced. Conditions of development can also include a requirement that a legal document is recorded that provides for public access across that property. This legal document is most often in the form of an offer to dedicate (OTD) for a vertical and/or lateral public access easement. Due to recent development trends, opportunities for new public access sites to be created are expected to be lower than the previous five years.

Performance Measure: From 2018 to 2023, the number of public access sites created through CZM regulatory requirements.

Target: From 2018 to 2023, 100 public access sites created through CZM regulatory requirements.

Results:

- Year 1: 28 Public access sites
- Year 2: 18 Public access sites
- Year 3: 20 Public access sites
- Year 4: 22 Public access sites
- Year 5: 40 Public access sites

Total: 128 Public access sites

Discussion: The Coastal Commission successfully exceeded its very ambitious goal by 28 percent. A selection of the Coastal Commission's successes is highlighted in the Public Access section.

California State Coastal Conservancy

Public Access

Goal: Develop the California Coastal Trail as a major recreational amenity, tourist attraction, and alternative transportation system. (Goal 1)

Expand the system of coastal public accessways, open-space areas, parks, and inland trails that connect to the coast. (Goal 2)

Objectives: Assist with projects that secure real property or property interests to facilitate the development of the California Coastal Trail. (Objective 1E)

Acquire land to allow for development of new coastal accessways. (Objective 2G)

Strategy: Coastal Conservancy staff will manage grants to partner organizations to fund acquisition of land for coastal accessways. Coastal Conservancy staff will review grant applications and make funding recommendations to the Coastal Conservancy board for funding. Coastal Conservancy staff will provide technical assistance to help prioritize, negotiate, and complete acquisition projects.

Performance Metric: From 2018 to 2023, number of public access sites created through acquisition or easement with assistance from CZM funding or staff. (Metric 5a)

Target: From 2018 to 2023, 10 public access sites will be created through acquisition or easement with assistance from CZM funding or staff.

Results:

- Year 1: 2 Public access sites
- Year 2: 5 Public access sites
- Year 3: 4 Public access sites
- Year 4: 3 Public access sites
- Year 5: 0 Public access sites

Total: 14 public access sites

Discussion: The Coastal Conservancy exceeded its target by 40 percent. Some of their public projects are highlighted in the findings.

Metric 2: Wetlands

Goal: Enhance biological diversity, improve water quality, habitat, and other natural resources within coastal watersheds. (Goal 6)

Protect and enhance natural habitats and connecting corridors, watersheds, scenic areas, and other open-space resources of regional importance in the Bay Area. (Goal 12)

Objectives: Restore or enhance coastal habitat, including coastal wetlands and intertidal areas, stream corridors, dunes, coastal sage scrub, coastal terrace forests, and coastal prairie. (Objective 6B)

Enhance tidal wetlands, managed wetlands, seasonal wetlands, upland habitat, and subtidal habitat. (12 D)

Strategy: Coastal Conservancy staff will provide project management to coastal wetland restoration projects, including facilitating meetings, managing contractors, reviewing plans and permit applications. Conservancy staff will manage grants to partner organizations to restore coastal wetlands. Coastal Conservancy staff will review grant applications and make funding recommendations to the Coastal Conservancy board for funding.

Performance Metric: From 2018 to 2023, number of acres of tidal or Great Lakes wetlands under restoration with assistance from CZM funding or staff. (8b)

Target: From 2018 to 2023, 2,000 acres of wetlands will be under restoration with assistance from CZM funding or staff.

Results:

Year 1:	8 Acres of wetlands
Year 2:	5,041 Acres of wetlands
Year 3:	294 Acres of wetlands
Year 4:	138 Acres of wetlands
Year 5:	102 Acres of wetlands

Total: 5,583 Acres of wetlands

Discussion: The Coastal Conservancy exceeded its target by almost 160 percent.

Metric 3 Hazards

Goal: Enhance the resiliency of coastal communities and ecosystems to the impacts of climate change. (Goal 8)

Objectives: Implement projects to increase resilience to sea level rise or other climate change impacts using nature-based solutions and other multi-benefit strategies. (8C)

Strategy: Coastal Conservancy staff will manage grants to partner organizations to fund resilience and adaptation projects. Coastal Conservancy staff will review grant applications and make funding recommendations to the Coastal Conservancy board for funding. Conservancy staff will assist in project development including facilitating meetings, reviewing plans, and coordinating among agencies.

The Coastal Conservancy anticipates from 2018-2023 a) 1 state-level policies and plans developed or updated; b) 7 local-level policies and plans developed or updated; c) 0 projects completed at the state level; and d) 7 projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Performance Metric: From 2018 to 2023, number of a) state-level policies and plans developed or updated; b) local-level policies and plans developed or updated; c) projects completed at the state level; and d) projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Target: From 2018 to 2023, 15 a) state-level policies and plans developed or updated; b) local-level policies and plans developed or updated; c) projects completed at the state level; and d) projects completed at the local level to reduce future damage from coastal hazards with assistance from CZM funding or staff.

Results:

- Year 1: 2 State and local coastal hazard policies, plans, and projects
- Year 2: 1 State and local coastal hazard policies, plans, and projects
- Year 3: 0 State and local coastal hazard policies, plans, and projects
- Year 4: 2 State and local coastal hazard policies, plans, and projects
- Year 5: 0 State and local coastal hazard policies, plans, and projects

Total: 5 State and local coastal hazard policies, plans, and projects

Discussion: The Coastal Conservancy set an ambitious target and reached 33 percent of its target. The Coastal Conservancy's efforts are further discussed in the Sea Level Rise and Coastal Hazards section.

Conclusion

This evaluation concludes that the State of California is successfully implementing and enforcing its federally approved coastal management program, adhering to the terms of the federal financial assistance awards, and addressing coastal management needs identified in Section 303(2)(A) through (K) of the Coastal Zone Management Act.

These evaluation findings contain five recommendations that must be considered before the next regularly scheduled program evaluation but that are not mandatory at this time. Recommendations that must be repeated in subsequent evaluations may be elevated to necessary actions.

This is a programmatic evaluation of the California Coastal Management Program, which may have implications regarding the state's financial assistance awards. However, it does not make any judgment about or replace any financial audits.

Jeffrey L. Payne, Ph.D.
Director, NOAA Office for Coastal Management

Date

Appendix A: Response to Written Comments

**Dale A. Miller, Chairman
Elk Valley Rancheria
Crescent City, California**

On behalf of the Elk Valley Rancheria, California, a federally recognized Indian tribe (the "Tribe"), we appreciate the opportunity to provide comments regarding the National Oceanic and Atmospheric Administration's ("NOAA") evaluation of California's Coastal Zone Management Program ("CZMP"). The Coastal Act and the California Coastal Commission play crucial roles in the preservation and protection of California's coastal resources, which are of significant cultural, environmental, and economic importance to our Tribe.

The Tribe and the Coastal Commission have for years enjoyed a cooperative relationship that generally recognizes the Tribe's sovereign status and the trust status of the Tribe's land.

Under the Coastal Zone Management Act ("CZMA"), Tribal trust lands are explicitly exempt from state regulation, including the provisions of the California Coastal Act. This exemption is a recognition of the unique legal status of Tribal trust lands, which are held in trust by the United States government for the benefit of federally recognized Tribes. The federal trust responsibility ensures that Tribal lands are governed according to Tribal law, rather than state law, preserving the sovereignty and self-determination of Indian Tribes.

The California Coastal Act, which implements the State's CZMP, generally applies to all lands within California's designated coastal zone. However, due to the federal exemption provided under the CZMA, the jurisdiction of the California Coastal Act does not extend to Tribal trust lands. This means that activities on Tribal trust lands, including land use, development, and natural resource management, are not subject to the permitting and regulatory requirements of the California Coastal Commission.

For the Tribe, this exemption is important. It ensures that our Tribe retains full control over the management and use of our reservation trust lands, allowing us to govern these areas according to our traditions, cultural values, and environmental stewardship principles. The exemption is a critical aspect of maintaining our sovereignty, as it prevents the imposition of state regulations that may conflict with our Tribal laws and interests.

While our trust lands are exempt from State jurisdiction under the CZMA, the Tribe remains committed to cooperating with the California Coastal Commission on matters of mutual interest. We recognize that effective coastal management often requires collaboration across jurisdictions, particularly when it involves areas adjacent to Tribal lands or resources that are shared between Tribal and non-Tribal areas. Our cooperative relationship with the Coastal

Commission has been built on mutual respect, recognition of our sovereignty, and a shared commitment to the protection of California's coastal resources.

The Tribe appreciates the Coastal Commission's acknowledgment of this exemption and its willingness to engage with our Tribe on a government-to-government basis. This approach has facilitated productive dialogue and collaboration, allowing us to work together to address coastal management issues in a manner that respects Tribal sovereignty while also advancing shared environmental goals.

The Tribal trust land exemption under the CZMA is a vital component of preserving Tribal sovereignty. It ensures that our trust lands remain under Tribal control, free from state regulatory encroachment, while also providing a framework for cooperation with state agencies like the California Coastal Commission on issues of mutual concern.

The Elk Valley Rancheria remains committed to the responsible stewardship of our coastal resources. Our lands have been cared for by our ancestors for countless generations, and we continue to uphold our responsibility to protect and preserve these areas. We recognize the value of collaboration and partnership with state and federal agencies in managing adjacent coastal areas.

Cooperative Relationship with the California Coastal Commission and Coastal Conservancy

The Tribe appreciates the cooperative relationship that has been established between our Tribe, the California Coastal Commission and the Coastal Conservancy. We have engaged in constructive dialogue with both agencies to ensure that our perspectives and interests are considered in coastal management decisions that may affect areas of cultural significance to our Tribe.

We would like to highlight several aspects of this relationship:

1. **Respect for Tribal Sovereignty:** The California Coastal Commission has consistently demonstrated respect for the sovereign status of the Tribe. This respect has been evident in the Commission's willingness to engage with us on a government-to-government basis and to incorporate our input into decision-making processes.
2. **Cultural Resource Protection:** The Commission has worked collaboratively with our Tribe to identify and protect cultural resources within the coastal zone. This includes consulting with us on development projects that may impact areas of cultural importance, as well as working together to develop mitigation strategies when necessary.
3. **Environmental Stewardship:** Both the Tribe, the Coastal Commission, and the Coastal Conservancy share a commitment to environmental stewardship. Our collaborative efforts have included joint initiatives to preserve coastal habitats, protect endangered species, and promote sustainable land use practices. This partnership has been

instrumental in achieving positive outcomes for both the environment and our Tribal community.

4. **Communication and Transparency:** Open communication and transparency have been key to the success of our relationship with the Coastal Commission. Regular consultations and updates have allowed for the timely sharing of information and have helped to build trust between our entities.

The Coastal Commission's efforts to engage in meaningful consultation and collaboration with tribal governments on coastal management issues has included providing tribes with a seat at the table in decision-making processes that affect our coastal resources, cultural sites, and environmental stewardship practices.

Our tribal lands along the California coast are not only vital to our cultural heritage but also to the preservation of the region's biodiversity. Any initiatives under the CZMP that may have direct or indirect impacts on these lands should be carefully considered in partnership with tribal governments. This includes ensuring that our cultural sites, sacred places, and natural resources are protected from development or activities that may cause harm.

In managing California's coastal resources, the Coastal Commission should recognize the value of Traditional Ecological Knowledge (TEK) that has been passed down through generations within our communities. TEK offers insights into sustainable practices that align with the long-term health of coastal ecosystems. We urge the Coastal Commission to incorporate TEK into its planning and management strategies, ensuring that these perspectives are fully integrated and respected.

The Tribe reaffirms its commitment to working collaboratively with NOAA and the Coastal Commission to protect and manage California's coastal resources. This collaboration must be grounded in a clear understanding and respect for the legal exemptions afforded to tribal trust lands under the CZMA, as well as a genuine commitment to upholding tribal sovereignty and self-determination.

Conclusion

The Tribe appreciates NOAA's evaluation of California's Coastal Zone Management Program. We believe that the Coastal Act and the California Coastal Commission play vital roles in the protection of our coastal resources, and we appreciate the opportunity to contribute to this important process. We encourage NOAA to continue supporting the inclusion of Tribal perspectives in coastal management and to recognize the importance of upholding Tribal sovereignty as it relates to the CZMA.

We look forward to continuing our cooperative relationship with the California Coastal Commission and to working together to ensure the protection and preservation of California's coastal resources for future generations.

NOAA's Office for Coastal Management Response: The office thanks Mr. Miller, chairman of the Elk Valley Rancheria, a federally recognized Indian tribe, for his comments on the Tribe's relationships with the California Coastal Commission and State Coastal Conservancy.

**Don Wood, Senior Policy Advisor
San Diego Waterfront Coalition**

We have participated with several other local planning and environmental organizations in reviewing and commenting on coastal zone plans and projects. We strongly support the comments sent to you by Janet Rodgers of the San Diego Embarcadero Coalition and Mr. Bill Tippetts of the local Sierra Club chapter and Southwest Interpretive Association.

California's Coastal Management Program (CMP) is founded on substantial state legislation and administrative policies and programs (https://www.coastal.ca.gov/fedcd/ccmp_description.pdf) that provide effective guidance and support to state agencies, local jurisdictions and non-profit organizations that manage coastal resources.

Because management of coastal resources and their conservation, development, and access/recreational use rely on – and are expected to be constrained by – legislation, policies and programs (and funding), it is crucial that coastal activities comply with all aspects of the CMP.

It is crucial that the California Coastal Commission (CCC), as the lead agency for coastal management (as well as the San Francisco Bay Conservation and Development Commission and Coastal Conservancy) be adequately staffed and funded in order to continue to provide that support and guidance.

California's overall performance warrants a positive review regarding how it is managing its coastal zone management act responsibilities.

While the CCC's overall coastal planning performance is positive, there are ongoing and looming issues of concern. Among these are changes in state legislation (and local jurisdictions interpretations) that would reduce the CCC's ability to regulate development, particularly housing developments within the coastal zone:
(<https://calmatters.org/housing/2024/03/california-coastal-commission-protections/>).

Non-coastal zone legislation that conflicts with or reduces the CCC's mandate to manage/regulate development within the coastal zone could lead to significant degradation and/or diminishment of coastal zone values (aesthetics, access, natural resources, etc.). This is an issue that warrants closer review by and discussions by NOAA and the CCC.

Another concern is the San Diego Port District (Port)'s efforts to piecemeal planning efforts related to its master plan update and proposed waterfront redevelopment projects. We hope

that the CCC will not allow the Port to piecemeal the new LCP and Port Master Plan Update (PMPU) efforts by leaving out huge areas from the PMPU EIR and planning analyses.

Two whole port planning districts are left out of the draft PMPU as well as the downtown central embarcadero area with a well-known proposed redevelopment proposal, the Seaport San Diego Project, that has been in the works since 2016 and has its “final” project description currently undergoing CEQA EIR review. The project sponsors have recently put forward several substantial changes to the project description, while the EIR review process is underway.

Another significant concern is how local port districts may decide to interpret or enact plans (i.e., Local Coastal Plans and Port Master Plans) that conflict with the Coastal Act and related guidance or regulation. As noted in the previous comment, local jurisdictions face pressure to revise or reject past limitations such as building height limits and/or density to address what are essentially non-coastal dependent concerns (e.g., <https://obrag.org/2024/08/affordable-housing-project-in-pacific-beach-first-to-breach-30-foot-coastal-height-limit/>).

Along that same line of concern, the Port of San Diego’s current draft Port Master Plan Update (and related projects), which is not an update per se, but a completely new plan that will soon be reviewed by the CCC, proposes unbalanced approaches (goals, policies and objectives) to coastal zone development, conservation and access.

The draft PMPU fails to provide sufficient/adequate commitments to ensure conservation and enhancement of the vastly diminished historical wetland within the public tidelands despite the clear requirements to do that under Chapter 3 of the Coastal Act and in conformance with California’s Public Trust Doctrine (<https://www.coastal.ca.gov/coastalvoices/PublicTrustDoctrine.pdf>).

Also, the Port’s PMPU and currently in review development projects would seriously constrain access to public tidelands and allow non-coastal developments (e.g., TopGolf: <https://www.sandiegouniontribune.com/2023/12/05/topgolf-secures-40-year-lease-commitment-for-flagship-venue-on-san-diego-bay/>)

that are neither coastal-dependent nor coastal-related, further constraining coastal areas where some natural resource restoration/enhancements may occur. This is an issue that warrants review by and discussions with NOAA and the CCC.

We are also troubled by the way the port has been reviewing and responding to sea level rise, which affects the entire coastal zone. The CCC has produced guidance for local governments and other entities to evaluate and begin to adapt to sea level rise (<https://documents.coastal.ca.gov/assets/slr/SLR-Guidance-DRAFT-Jan-2024-508.pdf>), but for the most part implementation has been limited and done only on a pilot basis, and no effort has been made to pursue scaled-up efforts.

It will be critical for NOAA and the CCC to review how sea level rise adaptation efforts can be promoted and implemented. The basic science and relevant planning documents are available, but the necessary project implementation is not proceeding at pace with the needs.

NOAA's Office for Coastal Management Response: The office thanks Mr. Wood for his comments. Both the California Coastal Commission and San Francisco Bay Conservation and Development Commission have increased their staffing levels during the evaluation period. Mr. Wood also cited concerns about pending or enacted legislative changes regarding the Commission's role with respect to new housing development. These legislative matters are outside the scope of this Evaluation Findings Document because the legislative changes were not submitted to NOAA or approved for incorporation in the state's management program under the CZMA within the evaluation period. Nor does NOAA control the state's legislative actions with respect to legal requirements at the state and local government levels. Mr. Wood also expressed concerns with the San Diego Port District's efforts to develop a new Local Coastal Program, update their Port Master Plan, and the port's response to sea level rise. The Port Master Plan Update is still in the draft phase and has not currently been formally submitted to the Coastal Management Program. Please see the section in this document on Coastal Hazards and Sea Level Rise for a discussion of the Commission's work with local coastal programs on sea level rise.

**Janet Rogers, Co-chair
Embarcadero Coalition**

Attachment: Governance of San Diego Bay and its Tidal Lands and Regions, Grand Jury Report

We want to express our support for all the hard work the California Coastal Commission (CCC) does to protect our public access and our public assets. We hope that your focus on the Commission implementing their Coastal Management Program will help them deal with the current pressures in San Diego.

Right now, the Coastal Commission staff in San Diego is under a lot of pressure from a Port that wants to privatize and monetize the public trust lands, decrease public access except for concrete walkways, and eliminate water views and park acreage, especially downtown in the Embarcadero. The Port Master Plan Update (PMPU) is really a comprehensive new Local Coastal Plan, although the Port is calling it an Amendment. It is not amending the current Port Master Plan. The changes are so expansive that staff is not able to do a markup of the current plan to arrive at an amendment. It is a new plan. The CCC staff analysis just started in June and the Commissioners will not have to make a decision for several months, but I wanted to bring the issues to your attention.

Under this update, nearly the whole downtown Embarcadero will be a hotel strip as dense as the Las Vegas strip and more dense with hotels than any other stretch of the California Coast. The open water views will be destroyed with an excessive expansion of berthing for boats that

totally block the open water views downtown, and the water view corridors the Port represents on maps either don't exist or will be demolished. Planned waterfront parks are gone and not even mitigated with upland parks. The public will mainly get a widened concrete promenade, maybe. The Port was supposed to widen the promenade 20 years ago and it didn't happen.

There is no guarantee it will happen this time. The Port rarely does the public access improvements except when they can get a developer to pay for it, like the narrow Lane Field Park, which looks like the hotel front yard, not a public park. The Coastal Commission had to threaten to sue the Port for a park on the Navy Pier next to the Midway. This park was supposed to help mitigate all the views lost with the Midway. After 20 years it hadn't happened the CCC took legal steps and it looks like it is happening, finally. Numerous promised public access or amenities in the current PMP have been ignored or destroyed without mitigation in favor of private development. At what point does the CCC stop the blatant avoidance of promises and legal commitments to the public?

My question: Is there anything you can do to help the CCC enforce the public access and protect the public assets from a money hungry Port?

Understand that the Port had a \$38 million surplus last year and it isn't even receiving any money from the new Chula Vista Bayfront Convention Center yet. There is no legitimate financial reason to swallow downtown with hotels to make the Port financially stable. This plan is a land grab by greedy developers and a Port commission full of real estate related commissioners. Please read the Grand Jury report that the Port commissioners caused by their comments of they can do "whatever they want" when confronted with a letter from Coastal Commission staff about inherent problems in the PMPU. In a public meeting the Port commissioner actually said they can ignore the letter from CCC staff because the Coastal Commissioners would be on their side, implying that "the fix is in" to privatize most of the San Diego Port Embarcadero. I understand that there are powerful lobbying groups and developers pressuring the CCC, but I find this openly corrupt attitude from the Port disgusting. So did the Grand Jury.

As we understand it, the CCC can only accept or reject the PMPU and there are numerous reasons to reject it for not complying with the Coastal Act. If the California Environmental Quality Act (CEQA) evaluation gave the PMPU a report card, the Port would have failed with all the significant and unavoidable, and in some cases unmitigable, findings. Instead, the Port decided to ignore mitigating the problems the PMPU will create in favor of economic development, saying there are "overriding considerations", yet not providing any evidence to override the negative environmental findings. Will the CCC hold the line and not let the Port create all this environmental damage in favor of more hotels and more vehicle miles traveled, and removal of the public access and public assets?

Will the CCC allow the Port to piecemeal the new LCP by leaving out huge areas from the analysis? Two whole planning districts are left out as well as 1/3 of the downtown Embarcadero with a monstrous known development, Seaport Project, that has been in the works since 2016.

The Port is using divide and conquer to get what it wants. The Port needs to be stopped and the public depends on the state agencies, who have power over the Port, if exercised, to protect our public access and our public assets on land and water.

The Coastal Act and the Public Trust Doctrine have legal precedent over the Port Act.

I have barely touched on the Port issues in San Diego, but I think you get a sense of the problems the Coastal Commissioners and staff are experiencing with the Port of San Diego.

In 2006, Fred Kent made a presentation in San Diego covering 34 Great Waterfronts of the World. The idea was to help San Diego join that list. Instead of 100 activities and uses in our waterfront district, we get a hotel strip, a concrete walkway, and a water view blocked with marinas added to a convention center that blocks the downtown from 1/3 of the waterfront Embarcadero district, and a couple of great activities like the Midway Museum.

[Link](#) to Fred Kent's presentation.

We want a great public access waterfront that entices people to return on a regular basis because there are so many activities for people to congregate, have fun and enjoy the beautiful bay. Why can't we have it?

Instead of maximizing public access and distribution of parks, the PMPU, including the Seaport Project, eliminates planned parks and consolidates and densifies what little park land we already have.

The Port is not even trying to make the Embarcadero more than a tourist/ convention destination. The main activity is providing hotel rooms and restaurants for out-of-state visitors going to a convention. Most tourists in San Diego go to the beach area.

The Port's mandate is to manage the bay for the benefit of Californians. We have over 3 million people in San Diego County and hotel rooms and out-of-state conventions are not the draw for repeat visits to the bay. "The overarching principle of the public trust doctrine is that trust lands belong to the public and are to be used to promote Public rather than exclusively private purposes" Diana Lilly, Senior Coastal Planner, 2014

We want a Coastal Management Program and the Coastal Commission to live up to these lofty goals.

NOAA's Office for Coastal Management Response: The office thanks Ms. Rogers for her comments. The South Coast District has received funding for five additional enforcement staff for five years to help address the backlog of concerns. As discussed in the evaluation findings, in 2021, the state legislature also expanded the Coastal Commission's administrative penalty authority to apply to any violation of the Coastal Act, strengthening an effective regulatory tool

for deterring and enforcing violations of the act. The findings include a recommendation to the California Coastal Commission to continue to address its backlog of enforcement efforts.

Ms. Rogers also expressed concerns with the San Diego Port District's efforts to develop a new Local Coastal Program, update their Port Master Plan, and the port's response to sea level rise. The Port Master Plan Update is still in the draft phase and currently has not been formally submitted to the Coastal Management Program.

Anne Eubanks
Dana Point Boaters Association

Attachments:

- 1. Picture of non-existent 15-foot slips in DP**
- 2. Picture of non-existent slips #2**
- 3. Dry Boat Storage Requirements During Construction: Special Condition, Bellwether Financial Group**

I am writing on behalf of Dana Point Boaters Association (DPBA), a non-profit group which advocates for the preservation, enhancement, and expansion of affordable recreational boating. We work to improve the family-friendly atmosphere and breadth of water-oriented activities we all enjoy in Dana Point harbor.

My comments specifically address the Association's concerns regarding the California Coastal Commission's lack of enforcement and the lack of oversight of coastal development permits regarding public Tidelands marinas which should be covered under the CA Coastal Management Program.

There is increased concern amongst recreational boaters and fishermen statewide regarding public access to granted Tidelands marinas in CA. Referencing Dana Point as an example, a private partnership with a 66-year lease appears to be privatizing the marina during revitalization by building the marina with larger and fewer slips, which is in total disregard of what the coastal development permit requires. They are also using end ties to accommodate one large boat rather than using the end ties for two smaller boats (as shown in their CDP application), which circumvents the coastal development permit.

On November 4, 2020, the California Coastal Commission granted to Joseph Ueberroth, Dana Point Harbor Partners (DPHP), a permit designated as CDP 5-19-071, subject to the Standard and Special conditions, for development consisting of a large-scale remodel of Dana Point Harbor.

The CDP states: "the average slip length shall not exceed 32 feet and that the net loss of slips harbor-wide shall be minimized and shall not exceed 155 slips." A slip layout that conformed to this mandate was part of the CDP application.

In September 2022, as construction of the revitalized marina commenced, Dana Point Harbor Partners published a new slip layout that showed 2196 slips rather than 2254, resulting in a net loss of 213 slips, not 155. The average slip size on the new layout has increased to 33' from 32', mostly due to the addition of 22 berths over the length of 60', and the loss of 90 berths under 32'.

In September 2022, Dana Point Boaters Association filed a complaint with the CA Coastal Commission regarding the non-compliance of the developer with the CDP permit. The Coastal Commission confirms that their Enforcement Unit is reviewing our complaint, but they indicate they are severely understaffed and don't know when they will be able to review it. We have checked with them several times for updates and get no response, or a very limited response. As of this writing, there has been no ruling or response, and the new marina is already over 25% complete.

We are also concerned about their lack of monitoring the special conditions regarding the permit. For example, Special Condition 20 of the CDP permit requires the developer to provide an annual monitoring report to the Coastal Commission. One of the requirements of Special Condition 20 requires the developer to report the number of slips and docks reconstructed within the last year, including a breakdown of the boat slip sizes.

On March 14, 2024, DPBA requested a copy of the annual monitoring report provided in January 2023 and January 2024 from Dana Point Harbor Partners to the Executive Director. On April 10, 2024, we finally received a response. Attached is a copy of the report we received. Note, it isn't dated, but one would assume it is from 2023, which would have been due on January 30, 2024. It appears DPHP didn't provide a report for 2022 in January 2023. The report indicates seventeen, 15' slips were built, but they are non-existent. See attached photo. The 15' slips are supposed to be on the side-tie area of the gangway in the picture. There are supposed to be twenty of them and not seventeen. Note the absence of cleats in the picture.

Dana Point Boaters Association notified the Coastal Commission concerning the disparity, but again, no response.

A section of the Tidelands Grant for Dana Point reads: "That these lands shall be used by the county, and its successors, only for the establishment, improvement, and conduct of a harbor, and for the construction, maintenance, and operation thereon of wharves, docks, piers, slips, quays, and other utilities, structures, facilities, and appliances necessary or convenient for the promotion and accommodation of commerce and navigation, and for recreational use, public park, parking, highway, playground, and business incidental thereto."

In June 2024, on request by the City of Dana Point, the CA Coastal Commission approved with modifications an amendment to the Land Use Plan (LUP) and the Implementation Plan (IP) of the certified LCP to allow for two hotels and to modify the allotted square footage for boater service facilities and visitor-serving commercial uses in Planning Area 3 of the Dana Point

Harbor Revitalization Plan in Dana Point, Orange County. Dana Point Boaters Association asked that a decision on this request be delayed until our complaint regarding the lack of compliance with the CDP was addressed. If the Developer isn't compliant with the marina CDP, why approve the two hotels for the same project? In our opinion, it is rewarding bad behavior. At the meeting approving the amendment, the Coastal Commission did state their Enforcement Unit was reviewing our complaint, but we still have had no response.

Other Tidelands marinas in Southern California will soon need revitalization and existing leases are expiring. Many recreational boaters and fishermen up and down the coast are concerned their marinas will be subject to the same plight as Dana Point and are closely watching what is happening in Dana Point.

Isn't it the job of the CA Coastal Commission to enforce the permits they issue and ensure compliance of any conditions attached to the permits?

We feel enforcement of Tidelands Grants for public marinas, ensuring public access for recreational boaters and fishermen, is not getting the same oversight and scrutiny as other coastal access areas.

NOAA's Office for Coastal Management Response: The office thanks Ms. Eubanks for her comments. The South Coast District has received funding for five additional enforcement staff for five years to help address the backlog of concerns. As discussed in the evaluation findings, in 2021, the state legislature also expanded the Coastal Commission's administrative penalty authority to apply to any violation of the Coastal Act, strengthening an effective regulatory tool for deterring and enforcing violations of the act. The findings include a recommendation to the California Coastal Commission to continue to address its backlog of enforcement efforts.

Bill Tippet

I have participated with several organizations in reviewing and commenting on coastal zone plans and projects throughout San Diego and southern California. California's Coastal Management Program (CMP) is founded on substantial state legislation and administrative policies and programs (https://www.coastal.ca.gov/fedcd/ccmp_description.pdf) that provide effective guidance and support to state agencies, local jurisdictions and non-profit organizations that manage coastal resources. Because management of coastal resources and their conservation, development, and access/recreational use rely on – and are expected to be constrained by – legislation, policies and programs (and funding), it is crucial that coastal activities comply with all aspects of the CMP.

Since the 1970s when the CA Coastal Act and related legislation and administrative processes were enacted, California has for the most part effectively managed its coastal resources. It is crucial that the California Coastal Commission (CCC), as the lead agency for coastal management (as well as the San Francisco Bay Conservation and Development Commission and

Coastal Conservancy) be adequately staffed and funded in order to continue to provide that support. California's overall performance warrants a positive review regarding how it is managing its coastal zone management act responsibilities.

While the overall performance is positive, there are ongoing and looming issues of concern. Among these are changes in state legislation (and local jurisdictions interpretations) that would reduce the CCC's ability to regulate development, particularly housing developments in the coastal zone (<https://calmatters.org/housing/2024/03/california-coastal-commission-protections/>). Non-coastal zone legislation that conflicts with or reduces the CCC's mandate to manage/regulate development within the coastal zone could lead to significant degradation and/or diminishment of coastal zone values (aesthetics, access, natural resources, etc.). This is an issue that warrants review by and discussions with NOAA and the CCC.

Another significant concern is how local jurisdictions may decide to interpret or enact plans (i.e., Local Coastal Plans and Port Master Plans) that conflict with the Coastal Act and related guidance or regulation. As noted in the previous comment, local jurisdictions face pressure to revise or reject past limitations such as building height limits and/or density to address what are essentially non-coastal dependent concerns (e.g., <https://obrag.org/2024/08/affordable-housing-project-in-pacific-beach-first-to-breach-30-foot-coastal-height-limit/>). Along that same line of concern, the Port of San Diego's Port Master Plan Update (and independent, concurrently processing, projects), which is really a completely new plan that is now under review by the CCC, proposes unbalanced approaches (goals, policies and objectives) to coastal zone development, conservation and access. The PMPU does not provide sufficient/adequate commitments to ensure conservation and enhancement of the vastly diminished historical wetland within the public tidelands despite the clear requirements to do that under Chapter 3 of the Coastal Act and in conformance with [California's Public Trust Doctrine](#). Also, the Port's PMPU and currently in review development projects would seriously constrain access to public tidelands and allow developments (e.g., [TopGolf](#)) that are neither coastal-dependent nor coastal-related, further constraining coastal areas where some natural resource restoration/enhancements may occur. This is an issue that warrants review by and discussions with NOAA and the CCC.

A more general concern is how local entities are reviewing and responding to sea level rise, which affects the entire coastal zone. The CMP has produced guidance for local governments and other entities to evaluate and begin to adapt to sea level rise (<https://documents.coastal.ca.gov/assets/slr/SLRGuidance-DRAFT-Jan-2024-508.pdf>), but for the most implementation has been limited or done more as pilot tests, not scaled-up efforts. It will be critical for NOAA and the CCC to review how sea level rise adaptation efforts can be promoted and implemented. The basic science and relevant planning documents are available, but the necessary project implementation is not proceeding at pace with the needs.

NOAA's Office for Coastal Management Response: The office thanks Mr. Tippit for his comments. Both the California Coastal Commission and San Francisco Bay Conservation and Development Commission have increased their staffing levels during the evaluation period. Mr.

Tippet cites concerns about pending or enacted legislative changes regarding the Coastal Commission's role with respect to new housing development. These legislative matters are outside the scope of this Evaluation Findings Document because the legislative changes were not submitted to NOAA or approved for incorporation in the state's management program under the Coastal Zone Management Act within the evaluation period. Nor does NOAA control the state's legislative actions with respect to legal requirements at the state and local government levels.

Mr. Wood also expressed concerns with the San Diego Port District's efforts to develop a new Local Coastal Program and update their Port Master Plan as well as the port's response to sea level rise. The Port Master Plan Update is still in the draft phase and currently has not been formally submitted to the Coastal Management Program.

Mr. Tippet also expressed a general concern regarding how local entities are responding to sea level rise. The state of California is a national leader in addressing sea level rise and coastal resilience. The state recently passed the *Sea level rise: planning and adaptation bill* (2023) and both the California Coastal Commission and San Francisco Bay Conservation and Development Commission, in close coordination with the Ocean Protection Council, California Sea Level Rise State and Regional Support Collaborative, have established guidelines for the preparation of regional sea level rise plans. Please see the section in this document on Coastal Hazards and Sea Level Rise for a discussion of the Commission's work with Local Coastal Programs on sea level rise.

San Francisco Bay Conservation and Development Commission

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State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

ATTACHMENT 2

PermitType	PermitNumber	County	Permittee Name	Project Name	Date_Issued	Location	Brief Project Description
Federal	C2026.002.00	San Francisco	U.S. Department of Veterans Affairs	U.S. Department of Veterans Affairs Former Sausalito Marinship Machine Shop Transfer	5/13/2026	Within the Coastal Zone, at the former Sausalito Marinship Machine Shop at 25 Liberty Ship Way, in the City of Sausalito, Marin County.	Sell and transfer of the former Sausalito Marinship Machine Shop property out of federal ownership.
Federal	C2025.008.00		U.S. Coast Guard	U.S. Coast Guard Station San Francisco Repairs	4/23/2026	Within the Coastal Zone, at the U.S. Coast Guard Station San Francisco at 1 Yerba Buena Road, in the City and County of San Francisco.	Perform repairs to waterfront facilities, including a pier, wharf, seawall, and boat hallout facilities; wave panel stabilization; and replacement of a floating dock and small boat docks and guide piles.
Federal	C2025.006.00	Multiple	Department of the Army	MOTCO Real Property Master Plan	3/25/2026	Within the Coastal Zone, at the Military Ocean Terminal Concord at 5150 Port Chicago Highway, in unincorporated Contra Costa County.	Implement a Real Property Master Plan for facility modernization, including repairs and construction of transportation infrastructure, utilities, rail, and buildings.
Federal	C2025.005.00	NA	US Army Corps of Engineers	2026-2029 USACE San Francisco Bay Dredging	1/16/2026	Within the Coastal Zone, 17 federal navigation channels, in-bay disposal sites, and mutiple beneficial reuse sites	Maintenance dredging of deep and shallow draft federal navigation channels, in-bay disposal, beneficial reuse, and ocean disposal over four years.
Federal	C2019.004.11	Alameda	U.S. Army Corps of Engineers, San Francisco District	USACE Oakland Harbors Dredging Time Extension	12/23/2025	In the Bay in the City of Oakland and County of Alameda in the Oakland Inner and Outer Harbor.	Time extension to extend the authorization for maintenance dredging in the Oakland Inner and Outer Harbor for Fiscal Year 2025.
Federal	C2019.004.10	Contra Costa and San Francisco	US Army Corps of Engineers, San Francisco District	USACE dredging in Richmond Outer Harbor	10/29/2025	In the Bay, Richmond Outer Harbor, and the Alcatraz disposal site, in Contra Costa and San Francisco counties, respectively.	Emergency dredging episode authorization due to planned lack of dredging in Richmond Outer Harbor, hazard to navigation, potential to create oil spill.
Federal	C2025.002.00	Contra Costa	Federal Aviation Administration	San Francisco International Airport Low-Level Wind Shear Alert System #2 Wooden Platform Replacement	8/29/2025	Within the Bay and the Coastal Zone, approximately 3,180 feet northeast of the San Francisco International Airport in the San Francisco Bay (37.636389, -122.361111), in the City and County of San Francisco	Repair an existing degraded wood platform that supports aviation related instruments for safe air traffic control on Runway 19L at SFO
Federal	C2025.001.00	Alameda	Department of the Army Military Surface Deployment and Distribution	MOTCO Maintenance Dredging Berths 2 and 3	7/16/2025	Within the Coastal Zone, at the Military Ocean Terminal Concord in unincorporated Contra Costa County.	Maintenance dredging of Wharves 2 and 3.
Federal	C2025.004.00	San Francisco	GreenGenStorage, LLC	GreenGen Mokelumne Pumped Storage Project	7/7/2025	Outside of BCDC jurisdiction, in Amador and Calaveras counties.	Request for concurrence with a consistency certification that a decision by the Federal Energy Regulatory Commission for issuance of an original license for the proposed Mokelumne Pumped Storage Project located in Amador and Calaveras counties (outside of the Commission's jurisdiction) complies with BCDC's certified coastal management program under the Coastal Zone management Act.
Federal	C2019.004.08		USACE	USACE Fed O&M Dredging	5/13/2025	In the Bay in seven locations:including the Main Ship Channel, Oakland Harbor, Richmond Inner Harbor, Pinole Shoal, Suisun Bay Channel and New York Slough, Redwood City Harbor, and Petaluma River.	This is a one year dredging program to maintain navigation in the Bay.
Federal	C2024.008.00	Alameda	NOAA	Marine Debris Removal and Regional Stewardship Project	5/2/2025	In the Bay in the City of Oakland and the County of Alameda at multiple locations in the Oakland Alameda Estuary including Martin Luther King Jr. Shoreline Park	This project is focused on the removal of abandoned and derelict vessels (ADVs), other large debris items (furniture, appliances), and small shoreline debris from the Oakland Alameda Estuary, which feeds into the San Francisco Bay.

Federal	C2019.004.09	Alameda	USACE	USACE Dredging in Oakland	4/17/2025	In the Bay in the City of Oakland and County of Alameda in the Oakland Inner and Outer Harbor.	Increase the authorized volume of sediment to be dredged from the Oakland Inner and Outer Harbor due to increased shoaling and overruns associated with the high-water flows during the winter, as well as a time extension to the dredging episode.USACE has withdrawn its request for Amendment No. Ten to LOA C2019.004.09. (2025.05.30)
Federal	C1999.006.03	San Francisco	United States Coast Guard	USCG SF Boat Basin Dredging	4/1/2025	In the Bay in the City and County of San Francisco at the SF Boat Basin 37.810983,-122.360764	Dredging of approximately 18,900 cy (60,000 cy over a 10-year period) from the Sector San Francisco Boat Basin and Pier dredge area in San Francisco, CA. The dredging is comprised of boat basin area (-10 ft MLLW), transition area (-10 to -14 ft MLLW), and pier area (-14 ft MLLW) with a 2-foot overdredge.
Federal	C2019.004.07	Contra Costa	U.S. Army Corps of Engineers, San Francisco District	Richmond O&M Dredging FY24	3/13/2025	Within the Coastal Zone, at the Richmond Inner Harbor, in the City of Richmond, Contra Costa County.	Increase the authorized volume of sediment to be dredged from the Richmond Inner Harbor by 25,000 cubic yards for this dredging season, and extend the dredging episode from April 9, 2025 to April 30, 2025.
Federal	C2019.004.06	San Mateo	US Army Corps of Engineers, San Francisco District	Redwood City Time Extension	12/31/2024	Maintenance dredging at Redwood City federal navigation channel	An extension of completion time for dredging, and beneficial reuse of dredged sediment from Redwood City Harbor federal navigation channel at Montezuma Wetlands
Federal	C2019.007.01	San Francisco	NOAA	Repair NOAA Greater Farallones National Marine Sanctuary Pier at Crissy Field Time Extension	12/16/2024	In the Bay at Crissy Field in the City and County of San Francisco	To extend the commencement time, until November 30, 2026 and an extension of completion time, until November 30, 2029, for the maintenance and repair of the National Park Service's Pier.
Federal	C2024.010.00	San Francisco	Federal Aviation Administration	Oakland Airport Perimeter Dike Seismic Improvement Project	11/26/2024	In the Shoreline Band in the City of Oakland the County of Marin in the Oakland Airport Priority Use Area at 1 Airport Drive, Oakland. Project area is located in Township 2 South, Range 3 West,Sections 20 and 30-31 and is situated along OAK's south field adjacent to Runway 12-30	The purpose of the Airport Perimeter Dike Seismic Improvements Project (Phase 2, or the Project) at OAK is to reduce the susceptibility of the APD to overtopping or deformation as a result of seismic events, which could lead to flooding of OAK runways and interruption of airport operations.
Federal	C2024.005.01	Contra Costa	Defense Logistics Agency	Defense Fuel Support Point Ozol Timber Pier De-Construction-Time Extension	11/22/2024	At the Defense Fuel Support Point (DFSP) Ozol, located at 700 Carquinez Scenic Drive, Martinez, Contra Costa County.	This amended letter of agreement authorizes a revision to Special Condition II.C.1, allowing for an extension of the in-water work window from November 30, to December 15.
Federal	C2019.004.05	Alameda	USACE	USACE dredging time extension	11/18/2024	Maintenance Dredging time extension for Oakland and Richmond Inner Harbors through Spring 2025	Time Extension to complete dredging
Federal	C2024.005.00		Defense Logistics Agency	Defense Fuel Support Point Ozol Timber Pier De-Construction	10/16/2024	At the Defense Fuel Support Point (DFSP) Ozol, located at 700 Carquinez Scenic Drive, Martinez, Contra Costa County.	The removal of a deteriorated timber pier, consisting of 157 timber pilings, decking, and associated infrastructure.
Federal	C2024.007.00	Contra Costa	United States Coast Guard	Electric Vehicle Support Equipment Infrastructure	10/15/2024	In the City and County of Alameda on the USCG Base on the northwest end of Coast Guard Island and surrounded by Brooklyn Basin.	Enhance its infrastructure at the USCG Base Alameda, California, by installing new electric vehicle support equipment (EVSE) and renewable energy systems. No Effect Letter was issued on 10/15/24

Federal	C2024.009.00	Alameda	US Coast Guard	Waterfront Repairs at USCG Station San Francisco	10/15/2024	In the Bay in the City and County of San Francisco on east side of Yerba Buena Island at te USCG Station.	The U. S. Coast Guard (USCG) proposes to conduct repairs to waterfront facilities at USCG Station San Francisco, on Yerba Buena Island, San Francisco, California. The work would involve replacing damaged sections of the wave screen mounted on the patrol cutter pier (WPB pier); replacing or repairing floating docks attached to the WPB pier; and replacing or repairing the floating docks where the station's small boats are berthed (small boat docks). No effect letter was issued on 10/15/24
Federal	C2024.003.00	Solano	National Park Service	Sea Scout Base Dock	5/24/2024	Within the Bay and the Coastal Zone, at the Sea Scout Base in the San Francisco Maritime National Historical Park in the City and County of San Francisco.	Replacement of gangway and floating dock at Sea Scout Base situated on west side of Aquatic Park Cove of San Francisco Maritime National Historic Park.
Federal	C2024.001.00	Contra Costa	U.S. Army Corps of Engineers San Francisco District	MOTCO Large Object Relocation	5/3/2024	In the Coastal Zone, at the Military Ocean Terminal Concord	Moving large submerged objects.
Federal	C2024.004.00	San Francisco	US Coast Guard	USCG Oakland Harbor ATON	4/12/2024	In the Bay in the Cities of Oakland and San Rafael and Counties of Alameda and Marin.	Negative determination for the repair and upgrade of seven aids to navigation (ATON) in Oakland and one ATON in San Rafael Creek.
Federal	C2024.002.00		U.S. Army Corps of Engineers	Data Collection for Potential Military Ocean Terminal concord Beneficial Use Pilot	3/28/2024	At two locations in the Suisun Bay, off the shorelines of Ryer Island and Seal Islands.	Installation of two temporary (one year) data logger monitoring platforms comprised of a six-foot-by-six-foot galvanized steel basket sitting atop four 2-inch galvanized steel pipes, equipped with instruments to monitor sediment concentration, turbidity, conductivity, wind, and wave velocity. The activity will have "no effect" on the coastal zone of San Francisco Bay or its resources.
Federal	C2023.007.00		U.S. Army Corps of Engineers	MOTCO Restricted Area Expansion	2/12/2024	Within the Coastal Zone, at the Military Ocean Terminal Concord in unincorporated Contra Costa County.	Expand the boundaries of the Military Ocean Terminal Concord restricted area. The activity will have "no effect" on the coastal zone of San Francisco Bay or its resources and uses.
Federal	C2023.003.00	Various	U.S. Army Corps of Engineers, San Francisco District	Oakland Harbor Turning Basin Widening Study	12/27/2023	Within the Coastal Zone, at Oakland Inner Harbor and Outer Harbor turning basins, at the Port of Oakland in the City of Oakland, Alameda County.	Expansion of the Inner Harbor Turning Basin from 1,500 feet to 1,834 feet, and the Outer Harbor Turning Basin from 1,650 feet to 1,965 feet. Note: There is a net reduction of fill in the Bay – 395,000 cy and 7.6 acres of fill removed
Federal	C2023.004.00	Alameda	United States Department of Transportation Federal Aviation Administration	FAA MOTCO Decommissioning Program	11/20/2023	Within the Coastal Zone, at the Military Ocean Terminal Concord in unincorporated Contra Costa County.	Demolition of an auxiliary building, antenna, concrete foundations, and fencing and restoration of the site to near pre-existing salt marsh conditions.
Federal	C2019.004.04	Contra Costa	United States Army Corps of Engineers, San Francisco District	Richmond O&M Dredging FY23	10/27/2023	Within the Coastal Zone, at the Richmond Inner Harbor, in the City of Richmond, Contra Costa County.	Adjust the total volume to be dredged from 350,000 cubic yards to 750,000 cubic yards and extend the completion date to December 31, 2023.

Federal	C2022.011.01	Alameda	United States Army Corps of Engineers	2023 San Francisco Bay Strategic Shallow-Water Placement Pilot Project Time Extension	10/13/2023	Within the Coastal Zone, west of Eden Landing Ecological Reserve, near the City of Hayward, Alameda County.	Extension of completion date from November 30, 2023, to December 31, 2023.
Federal	C2023.006.00	Contra Costa	Federal Emergency Management Agency, Region 9	FEMA Risk Mapping, Assessment and Planning Program	8/29/2023	Within the Coastal Zone.	The identification of coastal flood hazard areas on Flood Insurance Rate Maps (FIRMs) and Flood Insurance Studies (FISs), conducted in accordance with FEMA's Risk MAP lifecycle for flood risk projects. Issued No Effects determination.
Federal	C2023.005.00	Contra Costa	BNSF Railway Company	BNSF Railroad Abandonment	8/17/2023	In the Coastal Zone	Issuance by the Surface Transportation Board of a notice of exemption for authority to abandon approximately 0.79 miles of rail line (Line Segment 7258) with no salvage activities.
Federal	C2023.001.00	San Mateo	US DOT Maritime Administration, Suisun Bay Reserve Fleet	MARAD SBRF Dredging 2023-2033	6/6/2023	Within the Coastal Zone, at the Suisun Bay Reserve Fleet wharf, in the City of Benicia; at the pass channel within Suisun Bay and along the south-east end of the Carquinez Strait; and at Cullinan Ranch Restoration Project along the Napa River in Vallejo and Montezuma Wetlands Restoration Project in the Suisun Marsh, Solano County.	To maintain safe navigation to and from the Suisun Bay Reserve Fleet wharf as well as across Suisun Bay to the Carquinez Strait, the U.S. DOT Maritime Administration (MARAD) would conduct new work dredging of up to 315,000 cubic yards (cy) of sediment with approximately 91,000 cy dredged from alongside the Suisun Bay Reserve Fleet wharf and approximately 224,000 cy dredged from within the pass channel to minus 8 feet mean Lower Low Water (MLLW) and minus 32 feet MLLW respectively, with 2 feet of over depth allowance throughout. The sediment will be beneficially reused at either Cullinan Ranch Restoration Project or the Montezuma Wetlands Restoration Project. The dredging will be conducted with a mechanical/clamshell dredge and will take place over a ten year period.
Federal	C2023.002.00		US Army Corps of Engineers	Regional Dredged Material Management Plan Monitoring Platforms	5/24/2023	Within the Coastal Zone, in the shallow waters off the shorelines of Mare Island in eastern San Pablo Bay, Solano County; Pinole, Contra Costa County; Richmond/Albany, Alameda County; Hayward/Cogswell/Long Beach, Alameda County; and Eden Landing Ecological Reserve, Alameda County.	Install five temporary data logger monitoring platforms comprised of a 6x6-foot galvanized steel basket sitting atop four two-inch steel pipes, equipped with solar panels and electronics.
Federal	C2017.008.02		United States Fish and Wildlife Service	Phase II of the South Bay Salt Pond Restoration Project	5/3/2023	Within the Coastal Zone and within a Bay Plan-designated wildlife refuge, at the former Salt Ponds within the San Francisco Bay National Wildlife Refuge.	Revise text referring to the South Bay Salt Pond Restoration Project Quality Assurance Plan for Fill Import to Operate and Maintain Levees at Ravenswood and Alviso Salt Pond Complexes to the Master Quality Assurance Program Plan (Master QAPP) for the entire Refuge; revise date of the Master QAPP from 2018 to 2021; incorporate future revisions of the Master QAPP; allow beneficial reuse of foundation material as long as it is covered soon after by wetland surface material.

Federal	C2022.012.00	Alameda	United States Army Corps of Engineers	Lower Colma Creek Continuing Authorities Program Section 103 Project	5/3/2023	Within the Coastal Zone, at the South San Francisco/San Bruno Water Quality Control Plant at 195 Belle Air Road, in the City of South San Francisco, San Mateo County.	Construct a 2,000-foot-long sheetpile floodwal, approximately 3 to 4.5 feet above grade at the north side of the South San Francisco/San Bruno Water Quality Control Plant, and a 700-foot-long floodwall approximately 4 feet above grade on the south side of the plant, and a perimeter sheetpile floodwall at Pump Station 4.
Federal	C2022.011.00	Multiple counties	United States Army Corps of Engineers	2023 San Francisco Bay Strategic Shallow-Water Placement Pilot Project	4/13/2023	Within the Coastal Zone, west of Eden Landing Ecological Reserve, near the City of Hayward, Alameda County.	Use dredged material from operations and maintenance dredging of the Redwood City Harbor federal navigation channel to examine whether the strategic placement of material can leverage wave/tidal currents to transport sediment onto adjacent tidal mudflats and salt marshes.
Federal	C2022.006.00	Multiple	National Marine Fisheries Service Northwest Fisheries Science Center	2023 Salmon Management Plan	2/13/2023	Within the Coastal Zone, Fisheries management measures	No effects
Federal	C2021.003.01	Marin	United States Army Corps of Engineers	Base Yard Debris Dock Partial Replacement Project Time Extension	2/2/2023	In the Bay, at the U.S. Army Corps of Engineers (USACE) Base Yard at 2100 Bridgeway in the City of Sausalito, Marin County.	Time extension for the USACE Base Yard Debris Dock Partial Replacement Project to December 31, 2024.
Federal	C2019.004.02	Alameda	United States Army Corps of Engineers	Oakland Inner and Outer Harbor FY2022 50/50 Pilot Project	12/27/2022	Within the Coastal Zone, at the Oakland Inner and Outer Harbors in the San Francisco Bay.	Amend the Consistency Determination to include in-Bay placement in the list of appropriate disposal locations for material from the Oakland Inner and Outer Harbor channels.
Federal	C2019.004.03	Marin	United States Army Corps of Engineers	San Rafael Creek Operations and Maintenance Dredging Project FY2022	12/27/2022	Within the Coastal Zone, at San Rafael Creek, in the City of San Rafael, Marin County.	Dredge from Station 0+00 to -5+00 in the across-the-flats channel.
Federal	C2022.010.00	Solano	United States Army Corps of Engineers	Suisun Marsh Managed Wetlands Operations and Maintenance Project	12/15/2022	Within the Coastal Zone.	Reissuance of General Permit 3.
Federal	C2004.005.08	Sonoma	United States Fish and Wildlife Service	Cullinan Ranch Wetland Restoration Project Second Offloader	10/14/2022	Within the Coastal Zone at the Cullinan Ranch Restoration Project in the San Pablo Bay National Wildlife Refuge.	Add a second offloader to import beneficial reuse dredge material.
Federal	C2022.009.00		United States Coast Guard	Point Edith Crossing Front Range Light	9/27/2022	Within the Coastal Zone, at Point Edith Crossing in Suisun Bay.	Replacement of damaged navigation aid.
Federal	C2022.008.00		National Oceanic and Atmospheric Administration National Ocean Service	National Ocean Service Mapping and Surveying Activities	8/24/2022	Within the Coastal Zone.	Mapping and surveying activities undertaken by the NOAA National Ocean Service in 2023-2027.
Federal	C2022.004.00	San Francisco	National Park Service	Eppleton Hall Mooring Replacement Project	7/14/2022	Within the Coastal Zone, at the Hyde Street Pier on the eastern side of Aquatic Park in the City and County of San Francisco.	Replace the mooring on three historic vessels (the Eppleton Hall, Thayer, and Balclutha).
Federal	C2005.003.04	San Francisco	National Park Service	Stabilize 1939 Alcatraz Wharf Project	5/13/2022	In the Bay, at the Alcatraz Fixed Wharf and finger pier on Alcatraz Island, in the City and County of San Francisco.	Repair piles, replace piles, add additional seismic safety piles, and repair or replace concrete slabs and beams at the Alcatraz Fixed Wharf and associated finger pier.
Federal	C2021.006.00	Contra Costa	Military Ocean Terminal Concord (MOTCO), Department of Public Works - Environmental	MOTCO Programatic Environmental Assessment	4/25/2022	Within the Coastal Zone, at the Military Ocean Terminal Concord in unincorporated Contra Costa County.	Routine maintenance and repair activities over a period of 10 years.
Federal	C2021.005.00	San Francisco and Marin counties	United States Army Corps of Engineers, Sacramento District	Angel Island Fort McDowell Borings	12/20/2021	In the Coastal Zone, at Fort McDowell, Angel Island, in the City and County of San Francisco and the City of Tiburon, Marin County	Collect boring samples.

Federal	C2021.004.00	Solano	U.S. Geological Survey	U.S. Geological Survey Monitoring System Installation	11/12/2021	In the Bay and in the Primary Management Area of the Suisun Marsh, between Joyce Island and Grizzly Island in Montezuma Slough, between Ryer Island and Port Chicago in Suisun Bay, and south of Chipps Island.	Installation of two monitoring stations and maintenance of existing stations consisting of 18-inch steel pilings, aluminum mounts with acoustic doppler velocity meters, PVC pipes, solar panels, and navigational safety signage.
Federal	C2021.003.00	Marin	U.S. Army Corps of Engineers	Partial Replacement of the USACE Base Yard Debris Dock	11/8/2021	In the Bay, at the U.S. Army Corps of Engineers Base Yard at 2100 Bridgeway in the City of Sausalito, Marin County.	Replacement of a 125-foot-long and 21-foot-wide portion of the existing Debris Dock of the USACE Base Yard facility, involving demolition of the existing decking and removal of existing piles and bulkhead, pile driving replacement piles, and installation of new deck and bulkhead.
Federal	C1988.010.15	San Francisco	National Park Service, San Francisco Maritime National Historical Park, Interior Region 10	National Historic Landmark Steam Tugboat Hercules Berthing and Gangway Improvements	10/19/2021	In the Bay, at Aquatic Park, in the City and County of San Francisco.	Construct an improved access system and mooring configuration for the National Historic Landmark Steam Tugboat Hercules.
Federal	C2013.004.01	Alameda	U.S. Department of Veterans Affairs, San Francisco Health Care System	Revised Federal Consistency Determination for the Alameda Point Outpatient Clinic and Columbarium	8/16/2021	In the Bay and within the 100-foot shoreline band, on the former NAS Alameda Airfield, in the City of Alameda, Alameda County.	Creation of a tidal marsh mitigation area consisting of at least 7.3 acres of created tidal marsh habitat, a 3.3-acre transition zone, a 14.8-acre tidal marsh enhancement area, and a 0.5-acre splash pad/maintenance road. Construction of two new drainage outfalls to discharge to the Oakland Inner Harbor and Bay, and one new outfall for future use by the City of Alameda.
Federal	C2017.008.01		San Francisco Bay National Wildlife Refuge Complex	Phase II of the South Bay Salt Pond Restoration Project	8/5/2021	Pond R5/S5 levees	Design changes and additional fill associated with the Ravenswood Ponds restoration described in the Commission's conditional Letter of Agreement C2017.008.00. The request included additional levee improvements to the Pond R5/S5 levees and a change in dredging method for breaching the Ravenswood Pond Complex.
Federal	C2007.005.07	Solano	U.S. Coast Guard	USCG Station Vallejo	7/1/2021	In the Bay at U.S. Coast Guard Station Vallejo, Solano County.	Conduct maintenance dredging.
Federal	C2019.004.01	San Mateo	United States Army Corps of Engineering, San Francisco District	Maintenance dredging	6/3/2021	Redwood City Harbor	To increase the volume of sediment authorized to be dredged from the Redwood City Harbor federal navigation channel from 300,000 cubic yards to 600,000 cubic yards for calendar year 2021. In reviewing the available information regarding proposed dredging in 2021, Commission staff found that the total volume proposed to be dredged in 2021 would be approximately 2.37 Mcy, with potential for approximately 770,000 cy placed at beneficial reuse sites, approximately 640,000 cy disposed of in Bay, and 980,000 disposed of at the SFDODS. These are estimates based on information provided to the DMMO and LTMS program managers.
Federal	C2021.002.00	Contra Costa	United States Coast Guard	Solarization of Power Systems at East Brother Light Station	5/19/2021	In the 100-foot shoreline band, on East Brother Island, in the City of Richmond, Contra Costa County.	Negative determination for Installation of a new solar panel at East Brother Lighthouse and approval of a request by the East Brother Light Station to install a solar array on East Brother Island.

Federal	C2021.001.00	San Francisco Bay	NOAA Office of Coast Survey	Hydrographic Survey OPR-L361-FA-21 of San Francisco Bay	5/17/2021	At various locations within San Francisco Bay.	Hydrographic survey of a 100-square nautical mile area within a 400-square nautical mile area in San Francisco Bay to map the seafloor in waters deeper than 3 meters.
Federal	C1988.010.14	San Francisco	National Park Service, San Francisco Maritime National Historical Park, Interior Region 10	Alma Dock Replacement Consistency Determination	3/2/2021	In the Bay, at the end of Hyde Street Pier, Aquatic Park, in the City and County of San Francisco.	Replace a dock and gangway for access to historic boat the Alma
Federal	C2019.007.00	San Francisco	NOAA Greater Farallones National Marine Sanctuary	Repair NOAA Greater Farallones National Marine Sanctuary Pier at Crissy Field	12/18/2020	In the Bay at Crissy Field in the City and County of San Francisco	Repair a pier
Federal	C2007.005.08	Solano	U.S. Coast Guard	Maintenance dredging	10/2/2020	U.S. Coast Guard Station Vallejo	Time Extension This TE granted an extension of commencement time, until April 1, 2021, and an extension of completion time, until January 1, 2023, for the work authorized under BCDC Consistency Determination No. C2007.005.05 (Amendment No. 5)
Federal	C2020.008.00	Marin	U.S. Geological Survey	El Campo Piling Project	9/18/2020	In the Bay at El Campo, 3700 Paradise Drive, Paradise Cove, in the Town of Tiburon, Marin County.	Install commercially-available piling jackets on 25 pilings at the former El Campo Marina to improve water quality and test different surface coatings to identify if any surface coatings provide improved habitat for marine species.
Federal	C2020.001.00	Sonoma	United States Department of Agriculture	Haire Ranch Restoration Project	9/11/2020	Within the Coastal Zone on Skaggs Island, in Sonoma County.	Transfer land and conduct tidal marsh restoration.
Federal	C2020.007.00	Alameda	United States Coast Guard	US Coast Guard Cathodic Protection Rehabilitation Project (Negative Determination)	7/10/2020	Within the Coastal Zone, at the National Security Cutter Pier at United States Coast Guard Base Alameda, Alameda County.	Install and replace cathodic protection equipment on piles supporting an existing pier. (Negative determination)
Federal	C2008.003.03	Contra Costa	Department of the Army, Military Ocean Terminal Concord (MOTCO)	MOTCO Small Craft Berthing Facility Upgrade	6/30/2020	Within the Coastal Zone, in the Bay and within the 100-foot shoreline band, at the Concord Naval Weapons Station's, Military Ocean Terminal Concord (MOTCO), on the south shore of Suisun Bay, directly south of Roe Island, in the City of Concord, Contra Costa County.	Reconfigure a barge pier and construct a small craft berthing facility.
Federal	C2020.002.00	San Francisco	US Coast Guard	Sail Grand Prix 2020	6/25/2020	In the Bay, within the City and County of San Francisco	Withdrawn by USCG - COVID, canceled event
Federal	C2020.005.00nd	Alameda	Federal Aviation Administration		5/27/2020	In the Bay, at the INB Inner Marker site, adjacent to the Oakland International Airport, in the City of Oakland, Alameda County.	Remove an antenna, equipment shed, and wooden structure.
Federal	C2020.004.00	Marin	U.S. Army Corps of Engineers, San Francisco District	Sausalito Debris Dock Electrical Upgrade	4/1/2020	At 2100 Bridgeway, in the City of Sausalito, Marin County.	Remove and install electrical lines; install electrical panels and light poles; and trim trees.
Federal	C2020.003.00		NOAA National Marine Fisheries Service	2020 Ocean Salmon Management Measures	2/27/2020	Regional, California, Oregon, and Washington	CZMA Determination letter for 2020 Ocean Salmon Management Measures
Federal	C2018.003.04		United States Army Corps of Engineers	Redwood City Harbor Maintenance Dredging Episode Time Extension	12/20/2019	Within the Bay at Richmond Outer Harbor, San Bruno Shoal, and Petaluma Flats.	Time extension for Redwood City Harbor Maintenance Dredging Episode authorized by C2018.003.01.
Federal	C2004.005.07	Sonoma	U.S. Fish and Wildlife Service	Cullinan Ranch Restoration Project	12/19/2019	Within the Coastal Zone at the Cullinan Ranch Restoration Project in the San Pablo Bay National Wildlife Refuge.	Conduct levee repairs.

Federal	C2019.004.00	Multiple	U.S. Army Corps of Engineers, San Francisco District	Maintenance Dredging	12/13/2019	Within the Bay at ten federal navigation channels, including the Main Ship Channel, Oakland Harbor, Richmond Harbor, Pinole Shoal, Suisun Bay Channel and New York Slough, Redwood City Harbor, Petaluma River, Napa River Channel, San Bruno Shoal, and San Rafael Channel.	Five-year maintenance dredging.
Federal	C2018.001.01		United States Coast Guard	U.S. Coast Guard Aids to Navigation Replacement Project	12/9/2019	Within the Coastal Zone, in San Francisco Bay, San Pablo Bay, and Napa River.	Replace and upgrade 15 aids to navigation (ATON) in multiple locations throughout the San Francisco Bay Area.
Federal	C2019.009.00	San Mateo	U.S. Fish and Wildlife Service	Acceptance of Lot 1 Property Donation from Keech Properties, LLC, at Redwood Shores by the United States	11/13/2019	In the Bay and within the 100-foot shoreline band and within a Waterfront Park, Beach Priority Use Area, at Redwood Shored, in the City of Redwood City, San Mateo County.	Negative Determination - Acceptance of Lot 1 Property Donation from Keech Properties, LLC, at Redwood Shores by the United States.
Federal	C2018.003.03	San Mateo	United States Army Corps of Engineers	USACE - Redwood City Maintenance Dredging Volume Increase	11/8/2019	In the Bay at Redwood City Harbor, in the City of Redwood City, San Mateo County, and at the state- and federally-designated aquatic dredged material disposal site at Alcatraz Island, the federally authorized San Francisco deep ocean disposal site, or outside the Commission's jurisdiction.	Increase Redwood City maintenance dredging volume
Federal	C2019.005.00	Multiple	US Army Corps of Engineers	Reissuance of RGP 5 Permit for Emergency Situations	8/20/2019	In the Bay in all nine Bay Area counties.	Concurrence request for renewal of Emergency Repair and Protection Regional General Permit No. 5.
Federal	C1999.006.02	San Francisco	U.S. Coast Guard	USCG - Yerba Buena Island Dredging	8/14/2019	Within the Bay at the U.S. Coast Guard Sector San Francisco, Yerba Buena Island, City and County of San Francisco.	New work dredging of 88,000 cubic yard (cy) and maintenance dredging for a total volume up to 200,000 cy at the USCG YBI Cutter Aspen Mooring Area to a depth of -24 ft MLLW plus 2 ft of overdepth with placement of sediment at SF-11, SF-DODS, or an approved beneficial reuse site over a ten-year period.
Federal	C2017.005.01	San Francisco	National Park Service	Alcatraz Ferry Embarkation Project	8/7/2019	Within the Coastal Zone, at Pier 31.5, in the City and County of San Francisco.	Renovate and expand a ferry terminal.
Federal	C2004.005.06	Sonoma	United States Fish and Wildlife Service	Time Extension - Cullinan Ranch	8/6/2019	Within the Coastal Zone at the Cullinan Ranch Restoration Project in the San Pablo Bay National Wildlife Refuge.	Time extension for placement of material and modification of special condition.
Federal	C2019.008.00		NOAA National Marine Fisheries Service	Amendment 21-4 to the Pacific Coast Groundfish FMP, adjustments to requirements for Vessel Movement and Monitoring systems, and Seabird Avoidance Measures for longline vessels	8/2/2019	Regional, California, Oregon Washington, and the Pacific Coast Treaty Indian Tribes	Three rulemakings by NMFS that will adjust the Pacific Coast Groundfish Fishery Management Plan: Amendment 21-4 to the Pacific Coast Groundfish FMP, adjustments to requirements for Vessel Movement and Monitoring systems, and Seabird Avoidance Measures for longline vessels
Federal	C2008.003.02	Contra Costa	Department of the Army, Military Ocean Terminal Concord (MOTCO)	MOTCO Repair Barge Pier	7/16/2019	In the Bay and within the 100-foot shoreline band at the Military Ocean Terminal Concord (MOTCO), in Contra Costa County.	Repair and replace portions of a barge pier.
Federal	C2019.003.00nd	San Francisco	U.S. Coast Guard	Coast Guard - Yerba Buena Island Jet Docks	5/30/2019	Within the Coastal Zone, at Yerba Buena Island, in the City and County of San Francisco.	Remove piles, repair dock surfaces, and replace dock fittings and wooden walers.

Federal	C2019.006.00		National Marine Fisheries Service Northwest Fisheries Science Center	Fisheries research and surveys	4/11/2019	Within the exclusive economic zone off the coasts of California, Oregon, and Washington.	Conduct fisheries surveys and research.
Federal	C2015.006.02	Santa Clara	U.S. Army Corps of Engineers	South Bay Shoreline Project – Phase I, Levee Reaches 2&3	4/10/2019	In the Alviso (Salt) Pond Complex located mostly within the Don Edwards San Francisco Bay National Wildlife Refuge (Ponds A9-A17), and partly on land owned by the City of San Jose (Pond A-18), in Santa Clara County.	Construct Phase I of the South Bay Shoreline Project, Levee Reaches 2&3 and the railroad bridge closure area, and associated public access.
Federal	C2019.001.00	San Francisco	U.S. Coast Guard	Coast Guard - Yerba Buena Island Jet Docks	4/5/2019	Within the Coastal Zone, at Yerba Buena Island, in the City and County of San Francisco	Install jet docks.
Federal	C2018.003.02		United States Army Corps of Engineers	Clear Water Calibration and Test Dredging at Yaquina and Oakland Harbor Dredging Extension	1/29/2019	In the Bay at Pinole Shoal and Oakland Harbor, and at the state- and federally-designated aquatic dredged material disposal site at Alcatraz Island, the federally authorized San Francisco deep ocean disposal site, or outside the Commission's jurisdiction.	Conduct clear water calibration and test dredging of the newly renovated Yaquina, including dredging of 10,700 cy of sediment in Pinole Shoal navigation channel, and extend the environmental work window for dredging of the Oakland Harbor federal navigation channel.
Federal	C2018.006.00	Marin	National Estuarine Research Reserve	Nearshore placement pilot project and research	12/13/2018	Within the 100-foot shoreline band at multiple sites across the National Estuarine Research Reserve (NERR) System.	Thin-layer sediment placement, evaluating effects of sediment additions on plant recovery and growth in tidal salt marshes. Additionally, the project will have 0.004 acres of temporary impacts; and potential for 0.002 acres of permanent impacts to tidal marsh habitat. If there are permanent impacts, there are plantings that are being required. There is no mitigation required.
Federal	C2018.003.01	Multiple Counties	Army Corps of Engineers	Increase sediment volume to be dredged from the Richmond Outer Harbor federal navigation channel.	10/10/2018	Within the Bay at Richmond Outer Harbor, San Bruno Shoal, and Petaluma Flats.	Increase volume of dredging for Richmond Outer Harbor, add dredging at San Bruno Shoal and Petaluma across the flats.
Federal	C2007.005.06	Station Vallejo	USCG	Maintenance Dredging	10/8/2018		Dredging Time Extension
Federal	C2005.003.03	San Francisco	U.S. Department of the Interior, National Park Service	Alcatraz Island Dock Pile Replacement Project	9/24/2018	Within the Coastal Zone, at Alcatraz Island, in the City and County of San Francisco.	Replace existing wooden pilings with an HDPE covered steel pilings.
Federal	C2018.007.00	San Francisco	San Francisco International Airport	San Francisco International Airport - Taxiway Improvements	9/13/2018	In the Coastal Zone, at the San Francisco International Airport, in the City of San Francisco, San Mateo County.	Realignment, shifting, and widening of taxiways at SFO to accommodate FAA standards.
Federal	C2018.004.00	Multiple Counties	U.S. Fish and Wildlife Service	Rail Research and Trapping	9/7/2018	Within the Coastal Zone in McInnis Marsh in Marin County, Arrowhead Marsh and other East Bay Regional Park District properties in Alameda County, and Laumeister Marsh in Santa Clara County	Install traps and other equipment to trap and study California Ridgway's Rail
Federal	C2020.006.00	Contra Costa	US Army	Military Ocean Terminal Concord		In the Bay, within the Coastal Zone at the MOTCO berthing areas	Reclassified to C2025.001.00. Review was conducted by MOTCO personal did not respond to requests for information.
	NO C2025.007.00 on file	Contra Costa					
Federal	C2026.003.00	Marin		Office of Naval Research			Naval Sonar Array Installation

PermitType	PermitNumber	County	Permittee Name	Project Name	ProjectCost	Date_Issued	Location	Brief Project Description
Administrative	M2016.026.00	Contra Costa	California Coastal Conservancy		\$1,000,000.00	07/03/2018	In the Bay and within the Shoreline Band, at Giant Marsh located at 5551 Giant Highway, in the City of Richmond, Contra	Restore oyster beds, native eelgrass beds, and tidal marsh and revegetate upland ecotone habitat
Administrative	M2018.013.00md	Solano	Montezuma Duck Club		\$32,000.00	07/25/2018	Within the primary management area of the Suisun Marsh, at the Montezuma Duck Club (#503) in unincorporated Solano County	Install new metal sheet pile, HDPE drain pipe, and flap gate
Administrative	M2018.014.00md	Solano	Bob Bozek		\$62,570.00	07/25/2018	Within the primary management area of the Suisun Marsh, at the Cygnus Gun Club (Duck Club #418) in unincorporated Solano	Install new HDPE drain pipe, flap gate, and 2 15-foot bulkheads
Administrative	M2018.017.00	Marin	Stuart Ryan		\$20,000.00	07/26/2018	In the Bay, at 172 Beach Road, in the City of Belvedere, Marin County.	Formerly NOI2017.022.00. Construct a boat lift and raise section of pier.
Administrative	M2016.011.00	Santa Clara	City of San Jose Public Works Department	Construct a stormwater pump station		08/03/2018	In the Bay and within the 100-foot shoreline band, at 1130 Catherine Street, in the City of San Jose, Santa Clara County.	Construct a new pump station and force main.
Administrative	M2018.019.00md	Solano	Suisun Resource Conservation District			08/31/2018	Within the Primary Management Area of Suisun Marsh, at multiple managed wetlands.	Levee maintenance at multiple managed wetlands in Suisun Marsh using sediment dredged from adjacent sloughs.
Administrative	M2016.020.00	Marin	Amalfi 135 Belvedere LLC			09/12/2018	In the Bay and within the 100-foot shoreline band, at 135 Belvedere Ave in Belvedere, Marin County	Construct an approximately 875-square-foot pile-supported boat dock and associated 108-square foot cantilevered gangway
Administrative	M2018.021.00md	Solano	Suisun Resource Conservation District	Hunter's Cut Bulkheads	\$30,000.00	09/25/2018	Within the Primary Management Area of Suisun Marsh, at Duck Club #424, in unincorporated Solano County.	Install 3 bulkhead walls.
Administrative	M2015.042.00md	Solano	Valero Energy Corporation			10/04/2018	In the Bay, at 2850 Bayshore Road, in the City of Benicia, Solano county.	Replace an outfall pipeline in the Primary Management Area of the Suisun Marsh
Administrative	M2018.002.00	Santa Clara	Silicon Valley Club, LLC			10/25/2018	Within the 100-foot shoreline band, at 656 America Center Court in the City of San Jose, Santa Clara County	Construct a public pathway as part of a 261-room hotel project
Administrative	M2018.024.00md	Solano	California Waterfowl Association	Grizzly Island Wildlife Area - New Pump Installation	\$100,000.00	10/25/2018	Within the Primary Management Area of Suisun Marsh, at Grizzly Island Wildlife Area Pond 10, unincorporated Solano County.	Construct a new pump station, platform and walkway, and HDPE discharge pipe with flap gate.
Administrative	M2018.007.00	San Francisco	Meyer and Meyer Partnership			11/08/2018	Within the 100-foot shoreline band, at 1550-1598 Custer Avenue, in the City and County of	Install a sheetpile bulkhead

Administrative	M2018.020.00	Marin	Belvedere Land Company	Maintenance dredging of the BLC docks and surrounding area in Belvedere Cove	\$200,000.00	11/14/2018	Within the Bay at Belvedere Cove, City of Belvedere, Marin County.	Maintenance dredging (10-year, multi-episode) at resident docks and surrounding areas at Belvedere Cove.
Administrative	M2017.019.00	Marin	City of Sausalito		\$2,360,000.00	12/10/2018	In the Bay and within the 100-foot shoreline band, at Dunphy Park located between Napa and Litho Streets, in the City of Sausalito, Marin County.	Replace an outfall pipe and install public access improvements at an existing public park.
Administrative	M2018.023.00	Alameda	Oakland Global Rail Enterprise, LLC			01/18/2019	Within the 100-foot shoreline band along Burma Road at the former Oakland Army Base, in the City of Oakland, Alameda County.	Install 101 lineal feet of permanent fencing along the railroad right-of-way lease property line at the former
Administrative	M2019.003.00md	Solano	Montezuma Harbor LLC	Montezuma Harbor Single-Family Residence	\$150,000.00	03/14/2019	Within the Primary Management Area of the Suisun Marsh, at 3150 Grizzly Island Road, in the City of Suisun City, Solano County.	Replace a single-family residence
Administrative	M2019.002.00md	Solano	California Waterfowl Association	California Waterfowl Association Water Control Structure	\$35,000.00	04/09/2019	In the Primary Management Area of the Suisun Marsh, in the Grizzly Island Wildlife Area Crescent Unit, in unincorporated Solano County.	Install an exterior drainage water control structure.
Administrative	M2018.010.00	Solano	Hiemstra Properties, Inc.		\$10,000.00	04/10/2019	Within the 100-foot shoreline band, at 913-915 Wilson Avenue, in the City of Vallejo, Solano	Install a driveway, fence, and concrete pad (after-the-fact)
Administrative	M2019.005.00	San Francisco	F50 League LLC	SailGP San Francisco		05/03/2019	Within the 100-foot shoreline band, at the St. Francis Yacht Club, 99 Yacht Road in the City and County of San Francisco	Install facilities and conduct an annual sailing league event.
Administrative	M2019.007.00	Alameda	F50 League LLC	SailGP San Francisco Technical Base		05/03/2019	Within the 100-foot shoreline band, at 2199 Clemente Ave, in the City of Alameda, Alameda County.	Construct temporary structures, conduct staging, and store boats associated with a sailing event.
Administrative	M2017.028.00	Marin	James and Hollie Haynes			06/07/2019	In the Bay, 270 Beach Road, City of Belvedere, Marin County	Replace an existing boat dock
Administrative	M2019.009.00	Alameda	Cargill, Incorporated			06/27/2019	In the Bay and within the 100-foot shoreline band, at Plummer Slough in the City of Newark, Alameda County	Construct an approximately 1,464-square-foot bridge
Administrative	M2018.005.00md	Solano	Solano Land Trust			07/05/2019	In the primary management area of the Suisun Marsh, at 3521 Grizzly Island Road, in the City of Suisun City, Solano County	Conduct wetland restoration activities
Administrative	M2018.018.00md	Solano	Daniel Whiteley			07/22/2019	Within the Primary Management Area of Suisun Marsh, at Duck Club #536, unincorporated Solano County.	Install bulkhead walls at Duck Club #536 (Marsh Club), at the intersection of King Cut extension ditch and Solano Cut ditch.

Administrative	M2018.025.00	Alameda	City of Alameda	Alameda Seaplane Lagoon Ferry Terminal	\$19,602,550.00	07/22/2019	Within the Bay and 100-foot shoreline band, at 1800 Ferry Point Road, Seaplane Lagoon, in the City of Alameda, Alameda County.	Construct a ferry terminal, consisting of an abutment, pier, gangway, and float for loading passengers, as well as a Bay Trail extension, parking and other landside amenities.
Administrative	M2019.018.00	San Francisco	FW-JP Management LLC	Treasure Island Wedding		08/05/2019	Within the 100-foot shoreline band, at 700 Avenue of the Palms, on Treasure Island, in the City and County of San Francisco.	Hold a private wedding ceremony and reception, and construct temporary structures.
Administrative	M2019.008.00		City of Pittsburg	Pittsburg Marina and Shoreline Maintenance Dredging Project	\$11,377,000.00	08/07/2019	In the Bay, at the dredging disposal site SF-9 (Carquinez Strait) and in the Primary Management Area of the Suisun Marsh at the Montezuma Wetlands Restoration Project, in unincorporated Solano County.	Dispose of up to 457,000 cubic yards of dredged sediment from the Pittsburg Marina at the Carquinez Strait Disposal Site (SF-9) or the Montezuma Wetland Restoration Project over a ten-year period.
Administrative	M2019.024.00md	Solano	Barto Price III and Donna Price	The Family Club #423	\$16,760.00	08/22/2019	In the Suisun Marsh Primary Management Area, at The Family Club (Duck Club #423), 2 Pierce Lane, Benicia, Solano County.	Install a bulkhead wall with wailers and metal sheet piles.
Administrative	M2019.025.00	San Mateo	Midpeninsula Open Space District			08/22/2019	In the Bay, within the 100-foot shoreline band at the Ravenswood Open Space Preserve in the County of San	Install Bay Trail improvements adjacent to tidal marsh
Administrative	M2019.010.00	Contra Costa	Tesoro Refining & Marketing Company, LLC, Martinez Refinery	Tesoro Bioxidation Pond Maintenance Project	\$10,000,000.00	09/09/2019	Within the 100-foot shoreline band, at the Tesoro Refinery, 150 Solano Way, in the City of Martinez, Contra Costa County.	Install a road and repair an existing berm.
Administrative	M2019.020.00md	Solano	Suisun Resource Conservation District	Suisun Marsh managed wetland exterior levee flood damage repairs and	\$103,427.78	09/12/2019	At multiple locations in the Bay and Primary Management Area of Suisun Marsh, in unincorporated Solano County.	Dredging of up to 12,064 cy of sediment for exterior levee repairs at five managed wetlands located within the Primary Management Area of Suisun
Administrative	M2019.014.00		California Department of Transportation	U.S. Highway 101 Managed Lanes Project	#####	09/25/2019	Within the 100-foot shoreline band, at various locations along Highway 101, in Santa Clara and San Mateo Counties.	Convert existing portions of Highway 101 to high-occupancy toll (HOT) lanes.
Administrative	M2017.026.00	Santa Clara	Santa Clara Valley Water District		\$33,843,000.00	09/26/2019	In the Bay, salt ponds, and within the 100-foot shoreline band, south of Dixon Landing Road, within and adjacent to Pond A12, in the Alviso area of the City of San Jose, Santa Clara County.	Construct new flood protection levees and ecosystem restoration to restore tidal action and wetland habitat.
Administrative	M2019.012.00	San Mateo	State Lands Commission	Fisherman's Park Interim Improvements	\$325,000.00	10/24/2019	Within the 100-foot shoreline band at Fisherman's Park, in the City of Burlingame, San Mateo County.	Replace a segment of the Bay Trail, remove trees, install a picnic area, and repave a parking

Administrative	M2019.022.00	Marin	Barbara Malatesta	Pier Repair, 242 Beach Road, Belvedere, CA	\$40,000.00	11/08/2019	In the Bay and within the 100-foot shoreline band at 242 Beach Road, in the City of Belvedere, Marin County.	Repair a pier, dock, stairs, and decking; replace a ramp and decking; and install railings at a residence.
Administrative	M2019.016.00md	Solano	David D. Bohannon Organization	Can Can Duck Club	\$80,000.00	11/27/2019	Within the primary management area of Suisun Marsh, at the Can Can Duck Club, 3148 Grizzly Island Road, Solano County.	Replace a mobile home.
Administrative	M2019.006.00	Solano	City of Vallejo	North Mare Island Repair Project		01/24/2020	Within the 100-foot shoreline band, near Grove Avenue, Mare Island, in the City of Vallejo,	Repair an existing levee by installing a sheet pile wall.
Administrative	M2019.015.00	Alameda	City of San Leandro	San Leandro Marina Boat Launch Dock Replacement	\$95,000.00	02/12/2020	In the Bay, at the City of San Leandro Municipal Marina, 1 Pescador Point Drive, in the City of San Leandro, Alameda County.	In the Bay, repair an existing boat launch and use that boat launch for limited private ferry service on weekdays.
Administrative	M2019.021.00	Marin	2000 Paradise LLC	The Caprice	\$600,000.00	02/26/2020	In the Bay and within the 100-foot shoreline band, at 2000 Paradise Drive, in the Town of Tiburon, Marin County.	Renovate a restaurant ("The Caprice"), including replacement of roofing and windows, painting, and piling repair.
Administrative	M2019.027.00md	Solano	Fred Blevins	Cordelia Slough Bulkhead Installation and Exterior Rip-Rap Placement	\$230,000.00	03/10/2020	In the Bay and in the Primary Management Area of Suisun Marsh, at Cordelia Gun Club #404, in Solano County.	Install 160 linear feet of sheetpile bulkhead on the exterior of a slough channel. Install 65 linear feet of rip-rap on the outside of a section of levee where sheetpile bulkhead is installed.
Administrative	M2020.002.00md	Solano	Jennifer Lesa Frost	Denverton Barn	\$87,000.00	04/20/2020	In the 100-foot shoreline band and within the Primary Management Area of Suisun Marsh, at 3815 Denverton Road, in the City of Suisun, Solano County.	Construct a 2,400-square-foot barn residence on a residential site using the existing concrete slab foundation from the previous residence.
Administrative	M2016.003.00	San Mateo	City of San Mateo, Public Works Department			04/22/2020	In Bay, and within 100-foot shoreline band and at a San Francisco Bay Plan-designated waterfront park priority use area, along the Bay Trail near Poplar Avenue, City of San Mateo, San Mateo County	Replace a pump station
Administrative	M2016.004.00	San Mateo	City of San Mateo, Public Works Department			04/22/2020	In Bay, and within 100-foot shoreline band and at a San Francisco Bay Plan-designated waterfront park priority use area, along Airport Boulevard, City of San Mateo, San Mateo County	Replace a pump station and reconstruct a levee
Administrative	M2019.035.00	Alameda	TC I 2421 Blanding, LLC	2020 Everett Street Soil Cap	\$191,727.00	05/08/2020	Within the 100-foot shoreline band, at 2020 Everett Street, in the City of Alameda, Alameda	Mitigate contamination at an outdoor industrial yard by capping it with soil and asphalt.

Administrative	M2017.009.00	Marin	Larkspur Isle Condominium Owners' Association, Inc. c/o Paradise Properties			06/12/2020	In a Certain Waterway, at 600 Larkspur Plaza Dr., City of Larkspur, Marin County	Install shoreline protection along an eroded shoreline
Administrative	M2020.005.00md	Solano	Volanti Investment Associates	Sheet pile bulkhead walls at the Volanti Duck Club		07/06/2020	Within the Primary Management Area of Suisun Marsh, at the Volanti Duck Club (#219), 3377 Grizzly Island Road, in unincorporated Solano County.	Install two sheet pile bulkhead walls on an exterior levee.
Administrative	M2019.033.00	Alameda	California Department of Transportation	Gilman Street Interchange Improvement Project	\$61,724,000.00	07/09/2020	Within the 100-foot shoreline band, adjacent to I-80 between post miles 6.38 and 6.95, in the Cities of Berkeley and Albany, Alameda County.	Construct a new Bay Trail segment, reconfigure parking, modify access to Golden Gate Fields, and develop landscaping along the Gilman Street
Administrative	M2019.011.00	Marin	Golden Gate Bridge Highway and Transportation District	Corte Madera Four-Acre Tidal Marsh Restoration Project	\$1,800,000.00	08/13/2020	In the Bay and within the 100-foot shoreline band, east of Highway 101, adjacent to the Corte Madera Marsh Ecological Reserve, in the Town of Corte Madera, Marin County.	Restore approximately 4-acres of a former dredge material disposal site to tidal action to create tidal marsh habitat.
Administrative	M2020.014.00md	Solano	Natural Resources Group, Inc.	Wings Landing Tidal Habitat Restoration Project	\$6,183,000.00	09/11/2020	Within the Primary Management Area of Suisun Marsh, at Wings Landing (Managed Wetland #211) in unincorporated Solano County.	Conduct dredging and excavation, levee breaching, removal of water control structures, and fill placement to restore and enhance tidal
Administrative	M2020.004.00	Marin	Steven & Leigh Allocca	Allocca Residence		09/24/2020	In the Bay, at 43 West Shore Road, in the City of Belvedere, Marin County	Rebuild and existing pier, add a boat lift and small craft platform life, and remove 2 abandoned wood piles.
Administrative	M2020.010.00md	Solano	Wohn Ranch	Wohn Ranch Sheet Pile Installation	\$48,000.00	10/02/2020	Within the Primary Management Area of Suisun Marsh, at the Wohn Hunting Club (Club #605), 2673 Shiloh Road, Suisun City, Solano County.	Install a sheet pile wall. Notice of Completion Due: December 31, 2023
Administrative	M2020.018.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Dredging, Montezuma Slough Dredger Cut	\$1,372.14	10/15/2020	In the Bay and Primary Management Area of Suisun Marsh, at the Montezuma Slough Dredger Cut, in unincorporated Solano County.	Conduct dredging for levee maintenance.
Administrative	M2020.007.00	Contra Costa	Pacific Gas and Electric Company	Shell Pond (SWMU 4.18) Managed Natural Recovery Project		10/20/2020	Within the 100-foot shoreline band at 100 Trojan Road, in the City of Bay Point, Contra Costa County.	Establish a vegetative cap, place riprap, and remove a pump. Work authorized must commence prior to 10/31/2021, and must be completed by 10/31/2031

Administrative	M2020.011.00md	Solano	Westervelt Ecological Services	Potrero Riprap	\$20,000.00	10/20/2020	Within the Primary Management Area of Suisun Marsh, at the Potrero Duck Club (Club #303), 5108 State Route 12, in unincorporated Solano County.	Install riprap along a levee. Work authorized must commence prior to 12/31/2021, and must be completed by 12/31/2023
Administrative	M2020.019.00md	Solano	David D. Bohannon Organization	Can Can Levee Sheet Piling	\$31,810.00	12/18/2020	In the Primary Management Area of Suisun Marsh, at the Flatlander Duck Club (Club #526), 3148 Grizzly Island Road, in unincorporated Solano County.	Install a sheet pile wall.
Administrative	M2019.030.00	Marin	BKHH Holdings LLC	Hickey Family Home_2000 Point San Pedro Road	\$1,500,000.00	12/22/2020	Within the 100-foot shoreline band at 2000 Point San Pedro Road, in the City of San Rafael, Marin County	Construct a single family home
Administrative	M2020.001.00	Sonoma	City of Petaluma	City of Petaluma Maintenance Dredging	\$2,000,000.00	01/26/2021	In the Bay, at the San Pablo Bay Disposal Site (SF-10) in Marin County, and at the Cullinan Ranch Restoration Project in Solano County.	Dispose or place up to 350,000 cy of dredged sediment from the Petaluma Marina and Upper Petaluma River Federal Navigation Channel over a 10-year period at the San Pablo Bay Disposal Site (SF-10), Cullinan Ranch Restoration Project, or other authorized locations.
Administrative	M2019.026.00	San Mateo	San Mateo County Public Works	Bayfront Canal and Atherton Channel Flood Management and Restoration Project	\$8,000,000.00	02/25/2021	In the Bay, within the 100-foot shoreline band, and within BCD's salt pond jurisdiction at Bayfront Canal and Atherton Channel, Marsh Road, in the City of Redwood City, San Mateo	Construct a concrete diversion structure, box culverts, a concrete outlet structure, and excavate soil for flood management.
Administrative	M2019.013.00	Marin	David McCloskey	121 Belvedere Avenue Pier, Boatlift, and Kayak project	\$225,000.00	04/08/2021	In the Bay and within the 100-foot Shoreline Band, at 121 Belvedere Avenue, in the City of Belvedere, Marin County.	Install a boat dock, boat lift, and stairs associated with a single-family residence.
Administrative	M2020.009.00	Marin	Marin County, Department of Public Works, Capital Projects Division	Bayside Park ADA Improvements	\$634,000.00	04/16/2021	Within the 100-foot shoreline band at Bayside Park, 882 Point San Pedro Road, in the City of San Rafael, Marin County.	Construct ADA accessibility improvements, including grading, landscaping, path replacement, construction of a parking space, and installation of benches and trash receptacles.
Administrative	M2020.006.00	Alameda	East Bay Regional Park District	MLK Regional Shoreline Bay Trail Gap and Improvements Project (Doolittle Drive)		05/14/2021	In the Bay and within the 100-foot shoreline band, at Doolittle Drive South, Martin Luther King Jr. Regional Shoreline, in the City of Oakland, Alameda County.	Construct a new Bay Trail segment, replace a boat launch, install shoreline protection, and remove debris.

Administrative	M2019.023.00	Marin	Cliff Partners, LLC	2 Cliff Waterfront Improvements Project	\$6,100,000.00	05/27/2021	In the Bay and within the 100-foot shoreline band, at 2 Cliff Road, in the City of Belvedere, Marin County.	Construct a boat dock, boat lift, stairway, landing, and stairs.
Administrative	M2021.008.00	Marin	Brian Durwood	22 Lucky Drive		07/02/2021	In the Certain Waterway jurisdiction of Corte Madera Creek, at 22 Lucky Drive in Greenbrae, unincorporated Marin County.	Use and maintain approximately 790 square feet of fill for existing residential appurtenant facilities consisting of: 1. A 406-square-foot portion of a deck at the residence; 2. A 90-square-foot ramp; 3. A 280-square-foot dock; 4. 13 pilings and several smaller supports comprising; and 5. Approximately 190 cubic yards of concrete rubble riprap on the north side of the residence (47.6 feet x 2 feet x 2 feet).
Administrative	M2021.009.00	Alameda	The Mihailo Crnjanski 2010 Revocable Trust	1620 Fernside Boulevard	\$3,000.00	07/02/2021	In the Bay and within the 100-foot shoreline band, at 1620 Fernside Boulevard, Alameda County.	In the Bay, use, repair, and maintain an existing 810-square-foot pier, 276-square-foot ramp, 240-square-foot floating dock, and 25 pilings totaling 1,351 square feet of fill and, in the shoreline band, construct, use, and maintain a portion of a garage/building, paving, and
Administrative	M2020.020.00	Alameda	City of Berkeley - Parks, Recreation & Waterfront	Berkeley Marina Streets Improvement Project	\$8,307,870.00	07/22/2021	Within the 100-foot Shoreline band at the Berkeley Marina at Spinnaker, Marina and University Avenue.	Streets Improvement Project at the Berkeley Marina.
Administrative	M2021.003.00md	Solano	Tree Slough Farms	Tree Slough Farms - New Water Control Structure Installation	\$45,000.00	07/22/2021	In the primary management area of the Suisun Marsh, in Montezuma Slough, on Grizzly Island approximately one-half mile west of the Grizzly Island Bridge, in	Install exterior drainage water control structures to improve managed wetland water management capabilities.
Administrative	M2021.004.00md	Solano	Arnold Ranch Inc.	Arnold Ranch #415 -Water Control Reconfiguration	\$45,000.00	07/22/2021	At a managed wetland within the primary management area of the Suisun Marsh, west of Joice Island and Suisun Slough, east of the Southern Pacific railroad tracks, at a duck club known as Arnold Ranch, in	Install exterior drainage water control structures to improve managed wetland water management capabilities.
Administrative	M2020.021.00	Marin	City of San Rafael	Schoen Park Modifications	\$655,000.00	08/26/2021	Within the 100-foot shoreline band, at Schoen Park, City of San Rafael, Marin County	Repurpose Schoen Park into additional on-street public parking.

Administrative	M2021.011.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Consolidated Dredging-Dredged Material Reuse/Disposal 2021	\$90,359.78	09/10/2021	At multiple locations in the Primary Management Area of Suisun Marsh, including at Club 404-Cordelia Gun Club, Club 220-Joice Island Mallard Farms, Club 303-Potrero Duck Club, Club 319-Stolte Farms, Club 634-Grizzly Hilton, and GIWA-Ponds 1-8, in unincorporated Solano County.	Dredging of 30,600 cubic yards of material over 10.04 acres at six locations in Suisun Marsh waterways, with material to be used for managed wetland exterior levee maintenance.
Administrative	M2021.002.00	Marin	Andrew Kaplan	3820 Paradise Drive Single Family Residence	\$6,500,000.00	11/11/2021	Within the 100-foot shoreline band, at 3820 Paradise Drive, in unincorporated Marin County.	Construct a single-family residence and associated landscaping.
Administrative	M2019.032.00		Oakland Athletic Rowing Society	Oakland Athletic Rowing Society Dock	\$20,000.00	11/12/2021	1965 Embarcadero at the Livingston Street Pier in the City of Oakland, Alameda County.	Construction of a new 800-square-foot floating dock, 300-square-foot gangway, and 641-square-foot landing deck with 350 square feet of the landing deck cantilevered over the Bay.
Administrative	M2020.016.00	Contra Costa	California State Coastal Conservancy	Terminal Four Wharf, Warehouse, and Piling Removal		11/18/2021	In the Bay and within the 100-foot shoreline band, at 2055 Stenmark Drive, in the City of Richmond, Contra Costa County.	Remove a wharf, warehouse, pilings, and structures; construct shoreline protection; and enhance habitat.
Administrative	M2021.001.00	Marin	Wendy and William Barks	110 Beattie Pier and Boathouse	\$10,000.00	12/22/2021	In the Bay and within the 100-foot shoreline band, at 110 Beattie Street, in the City of Novato, Marin County.	Replace a residential pier and boathouse.
Administrative	M2021.020.00	Alameda	City of Emeryville	Davenport Park Rehabilitation	\$271,412.00	02/25/2022	Davenport Park, at 3100 Powell Street in the City of Emeryville, Alameda County	Rehabilitate a public park with play area, picnic area, and landscaping.
Administrative	M2021.025.00	San Francisco	SailGP	SailGP 2022 San Francisco Technical Base	\$400,000.00	03/07/2022	In the Bay and within the 100-foot shoreline band, at Pier 96 in the City and County of San Francisco	Temporary installation of two cranes and up to 12 moorings, and use of existing spud barges on property from February 1, 2022, to April 8, 2022, for a sailing competition.
Administrative	M2021.026.00	San Francisco	Crab Station	Crab Station Shared Spaces	\$0.00	03/10/2022	In the Bay, at 2 Fisherman's Wharf, in the City and County of San Francisco.	Extended use of expanded outdoor dining area.
Administrative	M2021.029.00	San Francisco	Sabella and La Torre	Sabella and La Torre Outdoor Dining	\$0.00	03/10/2022	Within the 100-foot shoreline band, at 2809 Taylor Street, in the City and County of San Francisco.	Install outdoor dining area.
Administrative	M2021.031.00	San Francisco	Scoma's Restaurant, Inc.	Scoma's Outdoor Dining	\$5,000.00	03/10/2022	Within the 100-foot shoreline band, at 1965 Al Scoma Way, in the City and County of San	Install new outdoor dining facilities.

Administrative	M2022.002.00	Santa Clara	Google LLC	Google Caribbean Campus, West Channel Enhancement Project	\$14,100,000.00	04/08/2022	In the Bay and within the 100-foot shoreline band, at Google's Caribbean Campus, in the City of Sunnyvale, Santa Clara County.	Construct two pedestrian bridges over a channel, and restore and enhance areas of tidal aquatic, estuarine wetland and riparian habitats. Mostly in the Shoreline Band. Only temporary fill in the Bay
Administrative	M2021.005.00	Marin	Marin County Water Conservation and Flood Control	Lower College of Marin Corte Madera Creek Restoration Project	\$1,710,000.00	05/26/2022	Within a "certain waterway," Corte Madera Creek, downstream of Stadium Way Bridge, in unincorporated Marin County.	Restoration project involving removal of fill and concrete, reshaping of bank, and planting with native tidal wetland, transition zone, and upland
Administrative	M2021.027.00md	Solano	California Department of Fish and Wildlife	Grizzly Island Wildlife Area Water Control Structures	\$45,000.00	05/26/2022	Within the Commission's salt pond and managed wetland jurisdiction, in the Suisun Marsh Primary Management Area, in a Wildlife Refuge priority use area, at Pond 3 of the Grizzly Island Wildlife Area near Montezuma Slough, in unincorporated Solano	Install two new 24-inch water control structures on an exterior levee
Administrative	M2021.028.00md	Solano	California Department of Fish and Wildlife	Grizzly Island Wildlife Area - Goodyear Slough Water Control	\$20,000.00	05/26/2022	Within the Commission's managed wetland jurisdiction, in the Suisun Marsh Primary Management Area, in the Goodyear Slough wetland area, in unincorporated Solano County,	Install one new 36-inch water control structure in an exterior levee
Administrative	M2021.007.00	Alameda	City of Oakland	Fruitvale Bay Trail	\$454,343.00	06/09/2022	In the 100-foot shoreline band, at 400 Lancaster Street in the City of Oakland, Alameda County.	Construction of an accessible 12-foot-wide concrete pedestrian and bicycle trail connecting public ROW at Fruitvale Avenue to Lancaster Street, including a 42-inch steel guardrail. This would be a segment of the Bay Trail.
Administrative	M2021.015.00	Contra Costa	Contra Costa County Public Works Department	Contra Costa County Routine Maintenance Program	\$750,000.00	06/14/2022	In the Bay and within the 100-foot shoreline band, at various locations in unincorporated Contra Costa County, including	Routine maintenance program including activities such as culvert repair and replacement, sediment and debris removal, access road and ramp maintenance, vegetation management, and other minor
Administrative	M2022.006.00	Marin	San Francisco State University Estuary & Ocean Science Center	Reef Design Innovations for Living Shorelines	\$200,000.00	07/08/2022	In the Bay, at the Estuary and Ocean Science Center at 3150 Paradise Drive, in the Town of Tiburon, Marin County; Dunphy Park at Bridgeway and Napa Street in the City of Sausalito, Marin County; and San Rafael Bay south of San Rafael Creek,	Place and anchor concrete elements on the sediment bay floor and on the riprap and concrete adjacent to the seawall to create stable habitat for native Olympia oysters and other native species.

Administrative	M2021.033.00	Solano	Josh Russell	640 West I Fence and Shed	\$15,000.00	09/12/2022	Within the 100-foot shoreline band, at 640 West I Street in the City of Benicia, Solano County.	Replacement of front and rear fencing and construction of a 10' x 6' shed.
Administrative	M2022.009.00md	Solano	Mark Moragne	Grizzly Hilton Riprap	\$15,000.00	09/19/2022	Within the Primary Management Area of the Suisun Marsh, at Duck Club #632 - Grizzly Hilton, in unincorporated Solano County.	Install 18 cubic yards of new riprap on 20 feet of exterior levee and covering 240 square feet.
Administrative	M2022.018.00md	Solano	California Waterfowl Association	Beneficial reuse of dredging material in Suisun Marsh	\$550,000.00	09/20/2022	In the Primary Management Area of the Suisun Marsh, along Montezuma Slough and at Grizzly Island Wildlife Refuge, in unincorporated Solano County.	Dredge along Montezuma Slough to obtain material for managed wetland exterior levee maintenance at Grizzly Island Wildlife Refuge.
Administrative	M2022.019.00	Sonoma	City of Petaluma	Ellis Creek Water Recycling Facility Outfall Replacement Project	\$1,557,392.00	09/20/2022	In a Certain Waterway (Petaluma River), at the Ellis Creek Water Recycling Facility at 3890 Cypress Drive, in the City of Petaluma, Sonoma County.	Relocate an existing outfall from the Petaluma River to a new location adjacent to the Ellis Creed Water Recycling Facility and remove the Petaluma River
Administrative	M2022.021.00md	Solano	California Department of Fish and Wildlife	Grizzly Island Wildlife Area Riprap	\$200,000.00	09/20/2022	Within the Primary Management Area of the Suisun Marsh, at 2548 Grizzly Island Road, in unincorporated Solano County.	Install 268 linear feet (3,216 square feet) of new riprap on scoured portions of exterior levee in the Bay and 600 linear feet of new riprap on interior ditch banks of Grizzly Island Wildlife Area.
Administrative	M2022.016.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Letter of Permission Dredging 2022	\$83,607.98	09/22/2022	Within the Primary Management Area of the Suisun Marsh, in wetlands 128, 406, 415, 220, 501, 907, and 930, in unincorporated Solano County.	Dredging in Suisun Marsh waterways to obtain material for managed wetland exterior levee maintenance.
Administrative	M2022.017.00	San Francisco	Port of San Francisco	San Francisco Living Seawall Pilot Project		10/05/2022	In the Bay, at various locations along The Embarcadero, in the City and County of San Francisco.	Install devices to test ecological enhancement approaches at three locations along the San Francisco waterfront, including Pier 45, Pier 14-Agricultural Building, and South Beach Harbor east breakwater. The EONcrete tiles are being tested for future use in conjunction with projects designed to increase the seismic safety of the Embarcadero seawall and flood protection along the the San
Administrative	M2022.011.00	Contra Costa	California State Lands Commission	Crockett Restoration	\$485,450.00	10/07/2022	In the Bay and within the 100-foot shoreline band, at 501 Port Street in the City of Crockett, Contra Costa County.	Phase 1 removal of concreet deck, support pilings, shoreline debris, 2 beached barges, and 3 sunken vessels; and Phase 2 removal of "Army Pier" and

Administrative	M2018.026.00	Sonoma	Sonoma Resource Conservation District	Levee Maintenance Program		10/13/2022	In the Bay, Certain Waterways, and within the 100-foot shoreline band, at various locations throughout Sonoma Creek and Petaluma River in Sonoma	Dredge and use material to raise existing flood protection levees
Administrative	M2022.014.00md	Solano	Ken Puccini	Gum Tree Farms #504 PAI	\$20,100.00	10/24/2022	In the Bay and within the Primary Management Area of the Suisun Marsh, at Duck Club #504 - Gum Tree Farms, in unincorporated Solano County.	Install three new 16-inch high density polyethylene drain pipes with stainless steel flap gates.
Administrative	M2019.028.00	Alameda	City of San Leandro	Neptune Drive Shoreline Flood Protection Project	\$2,000,000.00	11/02/2022	Within the 100-foot shoreline band at 13165 Neptune Drive, in the City of San Leandro, Alameda	Enhance existing concrete riprap and earthen levee and construct a new concrete floodwall
Administrative	M2022.012.00	Solano	Steve Taugner	1004 Neptune Court Single-Family Residence Shoreline Protection, in the City of Suisun, Solano County		11/07/2022	In the Bay and within the 100-foot shoreline band, at 1004 Neptune Court in the City of Suisun City, Solano County.	Shoreline stabilization at a single-family residence.
Administrative	M2021.023.00	Marin	City of San Rafael	San Rafael Creek Non-Federal Dredge Area Maintenance Dredging	\$3,000,000.00	11/21/2022	In the Bay, in San Rafael Creek adjacent to San Rafael Creek federal navigation channel and the Loch Lomond Marina and access channel near the City of San Rafael, Marin County.	Maintenance dredging at residential and commercial docks and harbors (Lowries Marina and San Rafael Yacht Harbor) located on San Rafael Creek.
Administrative	M2019.034.00	Marin	Spaulding Marine Center	Spaulding Marine Center Boat Docks	\$200,000.00	11/22/2022	In the Bay at Spaulding Marine Center in Richardson Bay, in the City of Sausalito, Marin County.	Maintain boat docks conduct maintenance dredging.
Administrative	M2022.005.00md	Solano	Spinner Island Club 940	Spinner Island Club 940 Enforcement After the Fact Permit	\$48,444.80	11/28/2022	Within the Primary Management Area of the Suisun Marsh, at Club 940, where the Montezuma Slough meets the Sacramento River, in unincorporated Solano County.	Permit a Dock on the Montezuma Slough that was made larger in 2008(Original dock was permitted) and two x 20-foot Shipping containers for storage. Each container is 8'x20' for a total of 320 square feet (replacing 25'x25' shed).
Administrative	M2021.012.00	Alameda	Joseph Cheng	400 Lancaster	\$0.00	01/26/2023	Within the 100-foot shoreline band, at 400 Lancaster Street in the City of Oakland, Alameda County	Continued use of existing warehouse building as office space (Enforcement Case No. ER2018.022.00) and installation of security fence.

Administrative	M2021.022.00	San Mateo	CEMEX	CEMEX Port of Redwood City Ready Mix Concrete Plant	\$9,713,376.00	01/26/2023	Within the 100-foot shoreline band, in a port priority use area, at 876 Seaport Boulevard at the Port of Redwood City, in the City of Redwood City, San Mateo County.	Develop a ready-mix concrete batch plant with a 100-foot tall plant tower, two-lane drive through truck feed system, and ancillary uses and accessory structures for offices, maintenance, parking areas, etc.
Administrative	M2022.026.00	San Francisco	Port of San Francisco	Queen's Outdoor Dining	\$5,000.00	01/26/2023	Within the 100-foot Shoreline Band, at Pier 33 on The Embarcadero, in the City and County of San Francisco.	Authorize long-term outdoor dining in 352-square-foot area with 2 fixed posts with diverters and 5 new public bike racks.
Administrative	M2022.013.00	Solano	City of Vallejo	Mare Island Causeway Bridge Preventative Maintenance Project	\$13,800,000.00	02/02/2023	In the Bay, at the Mare Island Causeway Bridge in the Mare Island Strait, in the City of Vallejo, Solano County.	Maintenance and repairs to the Mare Island Causeway Bridge, primarily above the waterline, but also including replacement of one pile and repair of another pile.
Administrative	M2021.018.00	Marin	Marin County	Hal Brown Park Tidal Restoration Project	\$664,000.00	02/09/2023	Along a certain waterway (Corte Madera Creek), at Hal Brown Park at 255 Bon Air Road in Greenbrae, in unincorporated Marin County.	Remove and replace an existing wood-framed bridge and adjacent asphalt pathway sections with a longer, higher-elevation, prefabricated steel bridge, a wooden boardwalk, and raised, re-paved asphalt pathway
Administrative	M2021.010.00	Marin	John Wright	726 Point San Pedro Road	\$2,000,000.00	03/15/2023	Within the 100-foot shoreline band, at 726 Point San Pedro Road in the City of San Rafael,	Construction of a two-story single-family home of 2,511 square feet with a two-car attached garage.
Administrative	M2021.014.00	Alameda	Bay Maritime Corp.	320 West Cutting Blvd Waterfront Improvements	\$2,000,000.00	03/17/2023	In the Bay, and within the 100-foot shoreline band, at 320 West Cutting Blvd. in the City of Richmond, Alameda County.	replace docks and wharf at a commercial boatyard
Administrative	M2023.001.00	San Francisco	SailGP	SailGP Pier 80 Technical Base	\$500,000.00	04/14/2023	In the Bay and within the 100-foot shoreline band, at Pier 80 in the City and County of San Francisco.	Construct a temporary technical base and 11 temporary moorings to support the SailGP sailing competition between April 17 and May 28, 2023.
Administrative	M2019.005.02	San Francisco	SailGP	SailGP San Francisco 2023	\$550,000.00	04/21/2023	In the Bay, and within the 100-foot shoreline band, at 1 Yacht Road, in the City and County of San Francisco	Between April 22 and May 12, 2023, construct, use, and maintain temporary spectator grandstands, offices, pop-up tents, portable restrooms, and other facilities for the SailGP San Francisco 2023 race. The race will take place May 6-7, with two practice days on May 4-5. It is a
Administrative	M2021.035.00	Marin	Justs Karlsons	60 Century Drive	\$60,000.00	04/21/2023	Within the 100-foot shoreline band, at 60 Century Drive in Mill Valley, Marin County.	After the fact permit for stairs and kayak ramp to beach with adjacent decks and railings (Enforcement Case No.

Administrative	M2021.006.00	Sonoma	Sonoma County Regional Parks	Hudeman Slough Boat Launch Improvement Project	\$1,257,978.80	06/14/2023	In a Certain Waterway, along Hudeman Slough at 28000 Skaggs Island Road, in Sonoma County.	Demolition, reconstruction, and other improvements of existing boat launch and boarding dock facility.
Administrative	M1992.047.01md	Solano	California Department of Fish and Wildlife	Montezuma Slough Fish Screen Replacement Project	\$2,800,000.00	06/30/2023	Within the Primary Management Area of the Suisun Marsh and within a Bay Plan-designated Wildlife Priority Use Area, at 2548 Grizzly Island Road, in unincorporated Solano County.	Replace and relocate tidal intakes and fish screen infrastructure within Montezuma Slough and replace and install new interior water control structures within Grizzly Island
Administrative	M2020.023.00md	Solano	Pacific Flyway Fund	Pacific Flyway Center Water Control Structures	\$27,500.00	07/06/2023	In Suisun Marsh, at Ramsey Road, in the City of Fairfield, Solano County	Install water control structures for wetland creation and enhancement in the Suisun
Administrative	M2023.006.00md	Solano	California Department of Fish and Wildlife	Grizzly Island New Lands Enhancement	\$215,000.00	07/14/2023	In the Primary Management Area of the Suisun Marsh and within a Bay Plan-designated Wildlife Priority Use Area, at 38.1135942, - 121.9711540, in unincorporated Solano County.	Install three exterior and five interior water control structures.
Administrative	M2022.023.00	Marin	San Rafael Yacht Harbor	San Rafael Yacht Harbor Maintenance Dredging	\$1,500,000.00	07/21/2023	In the Bay, at the San Rafael Yacht Harbor at 557 Francisco Boulevard East, in the City of San Rafael, Marin County.	Maintenance dredging of slips, waterways, and creekside dicks to 6 feet MLLW + 1-foot over dredge allowance in 3 to four episodes over 10 years.
Administrative	M2022.027.00	San Mateo	City of Millbrae	Millbrae Nearshore Outfall Restoration Project	\$1,000,000.00	07/27/2023	In the Bay and within the 100-foot shoreline band, at 2-198 and 1-99 Old Bayshore Highway in the City of Millbrae, San Mateo County.	Remove and replace existing dilapidated nearshore outfall. Permit conditioned to minimize public access impacts during construction.
Administrative	M2021.034.00	Marin	Dirk Ivory	90 Century Drive		08/03/2023	Within the 100-foot shoreline band, at 90 Century Drive in the City of Mill Valley, Marin County.	Existing stairs and landscaping to shoreline. Note: The 90th day for this application was extended to
Administrative	M2023.005.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Letter of Permission Dredging 2023	\$149,508.81	09/01/2023	In the Primary Management Area of the Suisun Marsh, in wetlands 117, 402, 406, 413, 414, 706, 219, 220, 415, 424, 501, 503, 510, 807, and 610, in unincorporated Solano County.	Dredging in Suisun Marsh waterways to obtain material for managed wetland exterior levee maintenance.
Administrative	M2022.024.00md	Solano	Port of Stockton	Simmons Island Habitat Restoration Project	\$1,000,000.00	09/25/2023	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.	Regrading stockpiled sediment from past dredged material placement.

Administrative	M2022.001.00	Solano	Gary Spicer	360 West I Single Family Residence	\$465,000.00	09/29/2023	Within the 100-foot shoreline band, at 360 West I Street in the City of Benicia, Solano County.	Construct a new 1-story house and attached 2-story garage with ADU.
Administrative	M2022.020.00		Pacific Gas & Electric Company	Ignacio Mare Island Phase 2 Tower Replacement	\$36,000,000.00	09/29/2023	In the Bay and within the 100-foot shoreline band, at the mouths of Novato Creek, the Petaluma River, and Sonoma Creek, in unincorporated Marin, Sonoma, Napa, and Solano counties.	Replace three sets of water crossing structures at Novato Creek, the Petaluma River, and Sonoma Creek.
Administrative	M2023.003.00		Bandwidth IG, LLC	San Francisco Fiber Optic Cables Project	\$10,000,000.00	10/02/2023	In the Bay and within the 100-foot shoreline band, between the southern corner of Lagoon Road and Sierra Point Parkway in the City of Brisbane, San Mateo County, and west of the Tony Lema Golf Course in the City of San Leandro, Alameda County.	Place fiber optic cables and conduits in the Bay, buried between 3 and 6 feet deep, connecting to one landing vault in the City of Brisbane and another in the City of San Leandro.
Administrative	M2023.004.00	Contra Costa	John Muir Land Trust	Pacheco Marsh Public Access	\$4,000,000.00	10/06/2023	In the Bay and within the 100-foot shoreline band, at Pacheco Marsh, located along Pacheco Creek near the intersection of Waterfront Road and Solano Way, in unincorporated Contra Costa County.	Implementation of the public access phase of the Lower Walnut Creek Restoration Project, involving installation of 2 or 3 pedestrian bridges, a vehicle access bridge, a floating small watercraft dock, and other amenities.
Administrative	M2023.011.00md	Solano	Lorenzo Bavoso	Club 501 The Island Club New Drain Project	\$110,000.00	10/16/2023	In the Primary Management Area of the Suisun Marsh, at Duck Club #510 (The Island), in unincorporated Solano County.	Install two new 24-inch High Density Polyethylene drain pipes with stainless steel flap gates.
Administrative	M2023.018.00	Contra Costa	California State Lands Commission	Crockett Timber Pile Removal	\$899,393.00	10/20/2023	In the Bay, 750 ft west of Eckley Pier, in the Census-designated place of Crockett, in unincorporated Contra Costa County.	Remove (or break off two feet below the mudline) 436 creosote timber piles and deck debris, in an area approximately 750 feet long and within 250 feet of the shoreline,
Administrative	E2023.005.00	Solano	Reclamation District No. 1607 - Van Sickle Island	Van Sickle Island Emergency Levee Repair	\$1,320,000.00	10/30/2023	Within the Primary Management Area of the Suisun Marsh, along the perimeter of Van Sickle Island, in unincorporated Solano County.	Breach, erosion, and damage repairs on Sacramento River and Honker Bay levees.
Administrative	M2023.023.00	San Francisco	Port of San Francisco	Fisherman's Wharf SkyStar Wheel	\$271,000.00	11/03/2023	Within the 100-foot shoreline band, at Seawall Lot 301 in the City and County of San Francisco.	Temporary installation of a 148-foot-tall ferris wheel for a 6-month period, with the opportunity to extend the authorization for up to two years.

Administrative	M2023.030.00	Marin	City of Mill Valley	Hauke Park Pedestrian Bridge Reclaimed Water Line Replacement	\$40,000.00	12/22/2023	In the Bay, between Bayfront Field and Hauke Park, at 498 Sycamore Avenue, in the City of Mill Valley, Marin County.	Replace existing reclaimed water line on the Hauke Pedestrian Bridge with a new HDPE pipe.
Administrative	M2023.014.00	Marin	Terry and Ron Epstein	2200 Mar East Remodel	\$1,420,000.00	01/25/2024	In the Bay and within the 100-foot shoreline band, at 2200 Mar East Street in the Town of Tiburon, Marin County.	Replace doors and windows and deck railings, renovate interior, add solar panels, and add maintenance access stairs to
Administrative	M2023.007.00	Marin	Livia and Mutahar Glasgow	Glasgow Residence Renovation Phase II		02/22/2024	In the Bay and within the 100-foot shoreline band, at 435 E. Strawberry Drive in unincorporated Marin County.	Redevelop stairs and pathways; construct a new studio, decking area, patio, and boat loading area; relocate an existing wood gangway; and repair an existing bulkhead at a single-family residence.
Administrative	M2023.027.00	San Francisco	Treasure Island Development Authority	Treasure Fest	\$27,500.00	02/23/2024	Within the 100-foot shoreline band, on Treasure Island on Avenue N between California Avenue and 8th Street, in the City and County of San Francisco.	Operate a market-style event held the last weekend of each month.
Administrative	E2023.007.00	Sonoma	Pacific Gas and Electric Company	Lakeville-Ignacio #1 230kV Line IG01/004 Emergency Tower Repair	\$1,300,000.00	03/14/2024	In the Bay and within the 100-foot shoreline band, northeast of 230 Sears Point Road, in unincorporated Sonoma County.	Install new connections and cathodic protection where the tower structure meets the foundations, and replace concrete foundation caps that would raise connections above
Administrative	M2023.002.00	Marin	Sausalito-Marín City Sanitary District	Beach Force Main Rehabilitation Project	\$2,000,000.00	03/21/2024	Within the 100-foot shoreline band, at the end of Main Street near 201 Bridgeway, in the City of Sausalito, Marin County.	Install liner in existing force main, replace connection piping and valves at two locations, and add pumps and controls to existing pump station.
Administrative	M1999.043.06	San Mateo	City of Palo Alto	Palo Alto Horizontal Levee Pilot Project	\$1,760,000.00	04/05/2024	In the Bay and within the 100-foot shoreline Band, near the Palo Alto Regional Water Quality Control Plant at 2501 Embarcadero Way, in the City of Palo Alto, San Mateo County.	Construction of a 500-linear-foot horizontal/ecotone levee adjacent to Harbor Marsh, which is designed to provide habitat enhancements, increased flood and sea level rise resiliency, water quality improvements, and public access benefits.
Administrative	M2023.033.00	Marin	Robert Feirman	57 West Shore Road Beam Repair	\$50,000.00	04/12/2024	In the Bay and within the shoreline band, at 57 West Shore Road in the City of Belvedere, Marin County.	Install 4 steel beams under the house and deck to reinforce two existing, failing wooden beams.
Administrative	M2022.008.00	Alameda	Eagle Rock Aggregates	Oakland Eagle Rock Aggregates	\$50,000,000.00	04/16/2024	Within the 100-foot shoreline band, at the Port of Oakland, at 1425 Maritime Street in the City of Oakland, Alameda County.	Construct and use two radial stacking conveyors, a marine operations break room, fencing, and gates for an aggregate terminal.

Administrative	M2023.010.00	Marin	San Rafael Sanitation District	Bayside Acres Beach Sewer Relocation Project - Phase B1	\$260,000.00	04/18/2024	Within the 100-foot shoreline band, at 177, 179, 181, and 183 Oak Drive, in the City of San Rafael and unincorporated Marin	Install new lateral pipelines and individual pumps at 4 homes on Oak Drive.
Administrative	M2024.004.00	Marin	City of Sausalito	Sausalito Sea Lion Statue Re-Install	\$20,000.00	05/17/2024	In the Bay at 466 Bridgeway in Sausalito in Marin County.	Install Sea Lion statue art installation in the Bay.
Administrative	M2022.029.00	Marin	The Fallen Oak Trust	95 West Shore Pile Repairs	\$670,000.00	05/20/2024	In the Bay, at 95 West Shore Road in the City of Belvedere, Marin County.	Repair 34 existing piles, add 3 concrete shear walls above existing grade beams, ad 6 sets of stainless steel cross braces, replace existing 4-pile boat lift.
Administrative	M2023.019.00	San Francisco	Port of San Francisco	Wharf J9 Temporary Floating Dock	\$8,323,876.00	06/10/2024	In the Bay, at Wharf J9 at Pier 47, in the City and County of San Francisco.	Remove a portion of the dilapidated Wharf J9 at Pier 47 and replace it with a 12-foot by 270-foot temporary floating dock, access platforms, and gangway. The new floating dock will remain in plan for approximately 2-5 years until the Wharf J9 Redevelopment Project is
Administrative	M2024.007.00md	Solano	Seecon Financial & Construction Co., Inc.	Gray Goose Regrading Project-Duck Club 122		06/18/2024	In the Suisun Marsh jurisdiction in the City of Fairfield in the County of Solano.	The project will include the recountouring/shallowing of a exiting bass pond and removal of existing interior levees.
Administrative	M1981.067.03	Marin	Corinthian Yacht Club	Maintenance Dredging of the Corinthian Yacht Club Harbor	\$1,200,000.00	07/02/2024	In the Bay at 43 Main St in the town of Tiburon in the County of Marin.	10 year permit authorizing Maintenance dredging of the Corinthian Yacht Club harbor to allow navigable ingress and egress to the Club.
Administrative	M2019.001.00	Contra Costa	East Bay Regional Park District	Point Molate San Francisco Bay Trail	\$5,748,228.00	07/02/2024	In the Bay and within the 100-foot shoreline band from the Richmond-San Rafael Bridge to Point Molate, in the City of Richmond, Contra Costa County.	Construct 2.5 miles of a pedestrian and bicycle trail, install a concrete beach access ramp, repair riprap, and replace a damaged culvert.
Administrative	M2023.029.00	Marin	J&M Paradise Properties LLC	2088 Paradise Drive Residential Remodel	\$1,200,000.00	07/05/2024	In the Bay and within the 100-foot shoreline band, at 2088 Paradise Drive in the Town of Tiburon, Marin County.	Remodel a multi-family residence, involving the installation of a new parking deck and driveway, construction of a new accessory dwelling unit with a deck, expansion of the first and second floors, expansion of the basement floor patio, replacement of the existing outdoor staircases and landings.

Administrative	1974.007.16	Solano	Kiewit Infrastructure West Company	Kiewit Corp Monitored Security System		08/06/2024	In the 100-foot shoreline band, at 96 Solano Avenue, in the City of Vallejo, Solano County.	Build a fence.
Administrative	M2024.008.00md	Solano	Wheeler Island Land Company	Wheeler Island Drainage Water Control Structure Installation	\$109,000.00	08/06/2024	In the Suisun Marsh in the City of Suisun City and County of Solano.	Installation of 4 new exterior drain structures with 15 ft wide steel bulkhead to each control structure. Installation will increase circulation, drain capacity and improve habitat quality.
Administrative	M2023.008.00	Contra Costa	IV1 1411 Harbour Way S Owner LLC	Terminal 3 Portside Commerce Center	\$26,500,000.00	08/12/2024	Within the 100-foot shoreline band and within a Bay Plan-designated Port Priority Use Area, at Richmond Terminal 3 at 1411 Harbour Way, in the City of Richmond, Contra Costa County.	Re-grade and pave existing paved deck, install parking spaces, construct public access sidewalk, construct new public outlook, and install fencing and stormwater system.
Administrative	1984.012.11	Alameda	Safe Harbor Ballena Isle Marina	Safe Harbor Ballena Isle Marina Maintenance	\$4,375,000.00	08/16/2024	In the Bay, at Ballena Isle Marina at 1150 Ballena Boulevard, in the City of Alameda, Alameda County.	Maintenance dredging of approximately 250,000 cubic yards of sediment over a 10-year period.
Administrative	M2024.022.00md	Solano	Rich Island Gun Club	Rich Island Drainage Water Control Structure Installation	\$57,000.00	08/16/2024	In the Managed Wetlands and Bay, at Rich Island Gun Club - SRCD Parcel #802, in the City of Suisun, Solano County.	Installation of one exterior water control structure to increase circulation and drain capacity. The installation will also improve water quality.
Administrative	M2023.009.00	Marin	Pacific Gas and Electric Company	Ignacio-Alto-Sausalito 60 kV Tower 04/037 and 04/38 B-Tag Project (Gallinas Creek Tower Replacements)	\$12,000,000.00	08/19/2024	In the Bay and within the 100-foot shoreline band, at two locations along Gallinas Creek near 665 North San Pedro Road, in unincorporated Marin County.	Replace two degraded electrical towers with new 132.5-foot-tall type 2B towers, and replace degraded boardwalks.
Administrative	M2024.006.00	Marin	PG&E	Ignacio-Alto-Sausalito 07/54 Tower Replacement	\$7,889,642.00	08/19/2024	In the Bay and 100 foot Shoreline Band in the City of San Rafael in Marin County.	Replace a degraded electrical tower that is in danger of failure on the Ignacio-Alto-Sausalito circuit.

Administrative	M2024.018.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Letter of Permission Dredging 2024	\$34,573.64 08/28/2024	In the Bay and in managed wetlands, in the Primary Management Area of the Suisun Marsh, at 128 Mrs. Murphy's Gun Club, 404 Cordelia Gun Club, 405 Sunrise Island Duck Club, 420 Antioch Goldeneye, 219 Volanti Duck Club, 220 Joice Island Mallard Farms, 424 Lower Joice Island, and 425 Cal Farms, in unincorporated Solano County.	Dredging in Suisun Marsh waterways to obtain material for managed wetland exterior levee maintenance.
Administrative	M2024.017.00md	Solano	Suisun Resource Conservation District	Fish Screen Dredging 2024, 2025, 2026	\$54,180.00 08/29/2024	In the Bay and in managed wetlands, within the Primary Management Area of the Suisun Marsh, at 424 Lower Joice Island, 425 Cal Farms Duck Club, 426 Tip End Duck Club, 501 The Island Club, 502 Grizzly Club, 503 Montezuma Duck Club, 506 Four Winds Duck Club, 525 Balboa Farms Duck Club, 527 Delta King Duck Club, 625 Pintail Ranch Duck Club, and 634 Grizzly Hilton Duck Club, in unincorporated Solano County.	Yearly dredging in Suisun Marsh waterways to clean silt buildup out of 12 Fish Screen basis over three years.
Administrative	M2024.016.00md	Solano	California Department of Fish and Wildlife	Joice Island Levee Maintenance and Dredging	\$250,000.00 08/30/2024	In the Bay and within the 100-foot shoreline band, in the Primary Management Area of the Suisun Marsh, and within a Bay Plan-designated Wildlife Priority Use Area, along Montezuma Slough and at Grizzly Island Wildlife Area Joice Island Unit, in unincorporated Solano County.	Dredging along Montezuma and Suisun Sloughs to obtain material for Suisun Marsh managed wetland exterior levee maintenance on Grizzly Island Wildlife Area's Joice Island Unit.
Administrative	M2024.011.00	San Francisco	Edward Dudensing	224 Sea Cliff Stairway Removal	\$264,000.00 09/09/2024	Within the 100-foot shoreline band, at 224 Sea Cliff Avenue in the City and County of San Francisco.	Remove unpermitted oncrete walls and stairs at a single family residence and authorize ancillary structures after the fact. Recording The permittee shall record this permit on all parcels affected by this permit with the City and County of San Francisco.

Administrative	M2023.024.00	Marin	Town of Tiburon	Tiburon Main Street Bridge Protection Plan	\$300,000.00	09/25/2024	In the Bay and within the 100-foot shoreline band, at the junction of Main Street and Beach Road in the Town of Tiburon, Marin	Conduct concrete and steel beam repairs and install steel trench plates on landward side of bridge.
Administrative	M2024.015.00	San Mateo	San Mateo County Parks Department	Coyote Point Recreation Area Mudslide Repair Project	\$604,561.00	09/26/2024	Within the 100-foot shoreline band, at Coyote Point Recreation Area at 1701 Coyote Point Drive, in the City of San Mateo, San	Repair a small landslide on the slope north of the CuriOdyssey building, including construction of a retaining wall.
Administrative	M2024.009.00	Marin	Marin County	Mill Valley-Sausalito Path Signage	\$99,000.00	10/22/2024	In the Bay and within the 100-foot shoreline band, along the Mill Valley-Sausalito Multi-Use Path and McGlashan Path, in the cities of Mill Valley and Sausalito, Marin County, and in unincorporated Marin County.	Update and consolidate signage to benefit public use of the path by improving wayfinding, orientation, and safety.
Administrative	M2023.031.00	Marin	Sausalito Evergreen SPE, LLC	Portofino Riviera Apartments	\$9,000,000.00	11/04/2024	In the Bay and within the 100-foot shoreline band, at 215 Main Street in the City of Sausalito, Marin County.	Balcony and guardrail safety improvements, renovation of interior units, exterior improvements.
Administrative	M2023.015.00	Solano	City of Vallejo	50 Solano Ave Soil Remediation	\$580,000.00	11/12/2024	Within the 100-foot shoreline band, at 50 Solano Avenue in the City of Vallejo, Solano County.	Remove and dispose of approximately 10,000 cubic yards of contaminated soil and install up to three monitoring wells.
Administrative	M2024.020.00md	Solano	Department of Water Resources	Meins Landing Exterior Levee Repair and Stabilization Project	\$350,000.00	11/18/2024	In the Commission's Managed Wetland and Bay jurisdictions, at Property 631 Meins Landing on Montezuma Slough, 5404 Birds Landing Road, Birds Landing, in Solano County.	Install 825 linear feet of steel sheet piles to stabilize 24 exterior levee erosion sites.
Administrative	M2019.004.00	Alameda	Joe Shekou	JHS Properties - Solar Farm	\$45,000.00	12/05/2024	Within the 100-foot shoreline band, at Elmar Court in the City of Richmond, Contra Costa County.	After-the-fact authorization of a eight-acre solar farm and Bay Trail segment.
Administrative	M2017.002.02	Alameda	Port of Oakland	Oakland Airport Perimeter Dike Seismic Improvements	\$52,000,000.00	12/20/2024	In the 100ft Shoreline Band in the City of Oakland and County of Alameda.	Improvements to the Airport Perimeter Dike at Oakland International Airport to be able to withstand a major seismic event.

Administrative	M2023.021.00	Alameda	City of San Leandro	San Leandro Marina Emergency Demolition Project	\$1,982,714.00	12/20/2024	In the Bay and within the 100-foot shoreline band, at the San Leandro Marina at 40 Mulford Point Drive, in the City of San Leandro, Alameda County.	Demolish abandoned structures at the San Leandro Marina, involving: (1) Remove former Harbor Master's office and affiliated ramps and walkways and, install a floating containment boom in the Commission's Bay jurisdiction (after-the-fact) (2) Demolish and remove former Spinnaker Yacht Club, 2 boat covers, and restrooms at Pescador Point. (3) Demolish and remove San Leandro Yacht Club, storage shed, and install a temporary fence protecting the
Administrative	M2024.005.00	San Mateo	DW Burlingame I Owner, LLC, DW Burlingame II Owner, LLC, DW Burlingame III Owner, LLC	Peninsula Crossing - Phase 0	\$84,855.44	01/03/2025	In the Bay and within the 100-foot shoreline band, at 1200-1340 Old Bayshore Highway, in the City of Burlingame, San Mateo County.	Demolition and site preparation activities on a 12-acre site, including soil stabilization and surcharging, the placement of stitch piers, lightweight fill, shoreline protection, and storm drainage, and development of a public access area,
Administrative	M2023.022.00	San Mateo	San Francisco International Airport	SFO Shoreline Protection System Maintenance Program	\$5,600,000.00	01/24/2025	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Airport Priority Use Area, at the San Francisco International Airport, in unincorporated San Mateo	5 years of maintenance and repair of the existing shoreline protection system.
Administrative	M2021.030.00	Marin	Paula Fava Corcoran	5 Hillside Terrace Pier and Boathouse Repair		02/07/2025	In the Bay and within the 100-foot shoreline band, at 5 Hillside Terrace, in the City of Novato, Marin County.	Repair a pier and boathouse.
Administrative	M2024.023.00	Marin	Jacqueline Bos and Eric McCrath Rev'ble Living Trust	4916 Ranch Rd Pier and Boardwalk	\$150,000.00	02/11/2025	In the Bay at 4916 Ranch Road, in the City of Tiburon and County of Marin.	New boat shed with landing and wooden boardwalk and a new 200-foot-long pier and boat lift.
Administrative	M2024.013.00	San Mateo	Alan Forrest and Adeline Forrest Revocable Trust	505 Bayshore Sediment Cleanup	\$1,150,000.00	02/19/2025	In the Bay and within the 100-foot shoreline band, at 505 East Bayshore Road in the City of Redwood City, San Mateo	Removal and replacement of soil within the site bank and off-site drainage channel per February 2024 Remedial Action Plan.
Administrative	M1971.033.01	Marin	Stacy and Mathew Perry	47 West Shore Road		03/21/2025	In the Bay in the City of Belvedere and the County of Marin at the residence of 47 West Shore	Remove existing boat lift and install new four-post lift.

Administrative	M1995.045.02	Marin	Brian Davis	37 West Shore Rd	\$120,000.00	03/21/2025	In the Bay in the City of Belvedere and the County of Marin at the residence of 37 West	Remove single I-beam and install two aluminum boat lift.
Administrative	M2024.036.00	Alameda	City of Berkeley	Berkeley Waterfront Coffee Vendor	\$10,000.00	04/04/2025	Within the 100-foot shoreline band, at 124 University Avenue in the City of Berkeley, Alameda County.	Place and temporarily use, through March 1, 2035, a non-permanent metal shipping container on a pre-existing concrete pad as a concession stand within an approximately 115-square-foot area. During operating hours, place stanchions adjacent to the structure to direct
Administrative	M2024.019.00	Contra Costa	Ethos Energy	Crockett Cogeneration Seawall Repairs		04/25/2025	In the Bay and the 100 foot Shoreline Band in the City of Crockett in the County of Contra Costa.	To conduct necessary repairs to the seawall to protect the electrical generation plant.
Administrative	M2022.015.00	Solano	Patrick and Kathryn Craig	9 Sandy Beach Carport	\$20,000.00	05/12/2025	In the Bay, at 9 Sandy Beach Road in the City of Vallejo, Solano County.	After-the-fact approval of a carport replacement in response to Enforcement Case ER2022.020.00.
Administrative	M2024.034.00	Solano	Linda Magnelli	628 John's Place Shoreline Protection	\$18,000.00	05/15/2025	Within the Commission's Bay and 100-foot shoreline band jurisdictions, at 628 John's Place, in the City of Benicia, Solano County.	Improve shoreline protection at a single-family residence, involving the following activities: (1) Remove approximately 78 linear feet of concrete wall blocks within the Commission's Bay jurisdiction. (2) Construct, use, and maintain in-kind an approximately 78-linear-foot concrete retaining wall, and place 40 cubic yards of riprap slope. (3) Construct, use, and maintain two keystone walls, totaling approximately 185 linear feet within the 100-foot shoreline
Administrative	M2023.020.00	San Mateo	Port of Redwood City	Port of Redwood City Living Shoreline Pilot Project	\$378,000.00	06/06/2025	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use Area., at the Port of Redwood City at 675 Seaport Boulevard, in the City of Redwood City, San Mateo	Place 30 to 40 tidepool units, manufactured by EConcrete, in the intertidal zone along 30 linear feet of shoreline.
Administrative	M1995.034.03	Contra Costa	TransMontaigne Operating Company L.P.	TransMontaigne Operating Company Martinez Terminal Dredging	\$400,000.00	07/07/2025	In the Bay in the City of Martinez in the County of Contra Costa County at the Martinez Terminal.	Conduct maintenance dredging of the terminal berth as required over a 10 year period using clamshell dredge and barge with disposal at that site authorized by the DMMO for each individual dredging episode.

Administrative	M2022.025.00	Contra Costa	Contra Costa County Flood Control and Water Conservation District	Grayson and Walnut Creeks Levee Improvement	\$3,300,000.00	07/10/2025	Within the 100-foot shoreline band, along Walnut and Grayson Creeks near 5019 Imhoff Drive, in Martinez in unincorporated Contra Costa County.	Raise the western levee along an approximately 7,500-foot segment adjacent to Grayson and Walnut Creeks from the SR-4 overpass in the south to the BNSF railroad bridge in the north.
Administrative	M2025.007.00md	Solano	California Department of Fish and Wildlife	Joice Island C Pond New Drain	\$40,000.00	07/23/2025	In the Primary Management Area of the Suisun Marsh and Wildlife Priority Use Area at Joice Island, in Solano County (38.1642397, -122.0467443).	Install new exterior water control structure.
Administrative	M2025.004.00md	Solano	Jon Nichols	Tule Farms Levee Removal and Realignment	\$75,000.00	08/04/2025	In the Primary Management Area of the Suisun Marsh and within a managed wetland, at Tule Farms at 345 Orehr Road, in unincorporated Solano County.	Remove an existing exterior levee to expand the wetland footprint on the property.
Administrative	M2025.009.00	Marin	Town of Corte Madera	Paradise Drive Complete Streets Project	\$2,500,000.00	08/25/2025	Within the 100-foot shoreline band, along Paradise Drive from Westward Drive to the town limit, in the Town of Corte Madera, Marin County.	Roadway improvements, including a new Class I multi-use path, raising the road for flood protection, resurfacing, and utility pole relocation.
Administrative	M2024.029.00	Alameda	Pacific Gas and Electric Company	PGE Boardwalk Access Alameda	\$4,292,250.00	08/26/2025	In the Bay County of Alameda in the Cities of Oakland and Newark	Install 7,905 square feet of boardwalks for tower access.
Administrative	M2024.030.00	Marin	PG&E	PGE Boardwalk Access Marin	\$1,887,500.00	08/26/2025	In the Bay and Certain Waterway jurisdiction near the City of Novato in the County of Marin along the Lakeville-Ignacio line.	In the Petaluma River Certain Waterway: Construct 1,686 square-feet of 3-foot-wide plastic composite boardwalks with handrails supported by 4-inch-square plastic lumber posts spaced approximately every 10 feet and two steel mesh, locked gates
Administrative	M2024.031.00	San Mateo	PG&E	PGE Boardwalk Access San Mateo	\$621,000.00	08/26/2025	In the Bay and Shoreline Band in the City of Burlingame and the County of San Mateo in the Burlingame Lagoon.	Construct 3,726 square-feet of 3-foot-wide plastic composite boardwalks with handrails supported by 4-inch-square plastic lumber posts spaced approximately every 10 feet and 7 steel mesh, locked gates at the Millbrae-San Mateo #1 115 kV Bayfront Channel tower

Administrative	M2025.012.00md	Solano	Suisun Resource Conservation District	Suisun Marsh Levee Maintenance Dredging 2025	\$143,029.26	08/28/2025	In the Bay and in managed wetlands, within the Primary Management Area of the Suisun Marsh, at Club 105 - Sweetwater Gun Club, Club 112 - Suisun Farms, Club 411 - WCB Investments, Club 124 - Fat Hen, Club 133 - Sheldrake Duck Club, Club 220 - Joice Island Mallard Farms, Club 424 - Lower Joice Island, Club 501 - The Island Club, Club 807 - Wheeler Island Club, Club 901 - San Souci, Club 931 - Delta Farms, Club 932 - Concord Farms, Club 505 - Dead Duck Country Club, and Club 610 - San Francisco Club, in unincorporated Solano County.	Dredging in Suisun Marsh waterways to obtain material for managed wetland exterior levee maintenance.
Administrative	M2025.001.00	Contra Costa	Richmond Rod and Gun Club	Richmond Rod and Gun Club Picnic Area	\$9,000.00	08/29/2025	Within the 100-foot shoreline band, at 3155 Goodrick Avenue in the City of Richmond, Contra Costa County.	Install decomposed granite picnic area and landscaping.
Administrative	M2025.005.00	Marin	The Canal Arts	Peoples of the Canal	\$98,500.00	08/29/2025	Within the 100-foot shoreline band, at Starkweather Park at 50 Canal Street, in the City of San Rafael, Marin County.	Install an interpretive signage program of 22 signs, bench seating, and commemorative sculpture.
Administrative	M2025.002.00	Contra Costa	Central Contra Costa Sanitary District	Central Contra Costa Sanitary District Routine Maintenance and Monitoring		09/11/2025	In the Bay and within the 100-foot shoreline band, along the Central San outfall pipeline, north of Waterfront Road, in unincorporated Contra Costa	Conduct routine maintenance and monitoring activities along effluent outfall pipeline.
Administrative	M2025.006.00	San Francisco	Port of San Francisco	Port of San Francisco Updated Maintenance Dredge Program	\$3,500,000.00	09/22/2025	In the Bay in the City and County of San Francisco.	Periodic dredging to provide navigable and safe operations at Port maritime Facilities.
Administrative	M2025.014.00md	Solano	Department of Water Resources	SB-19/CalSIP - Suisun Monitoring Stations Installation	\$164,000.00	09/23/2025	In the Bay and within the Primary Management Area of the Suisun Marsh, in Suisun Slough near Morrow Island and in Montezuma Slough near Dwan Witter-Harvey Sorensen Marshland, in unincorporated Solano County.	Install two flow monitoring stations, one in Suisun Slough and one in Montezuma Slough, each consisting of one 18-inch steel pile with mounted equipment.
Administrative	M2025.016.00md	Solano	Dannial Whitely	Marsh Club New Standup Blinds	\$3,000.00	09/23/2025	In a managed wetland, within the Primary Management Area of the Suisun Marsh, at the Marsh Club (#536), in unincorporated Solano County.	Construct three new 4' x 8' standup blind platforms.

Administrative	M2025.011.00md	Solano	Doug Bartman	Tip End Duck Club Levee Repair Project	\$5,000.00	09/30/2025	Within the Primary Management Area of the Suisun Marsh, at Tip End Duck Club #426, in unincorporated Solano County.	Install 80 linear feet of sheetpile bulkhead on the top edge of an existing exterior levee.
Administrative	M2025.028.00	Contra Costa	Stauffer Management Company, LLC	Blair Southern Pacific Landfill	\$100,000.00	10/20/2025	Within the 100-foot shoreline band, at the end of South 51st Street in the City of Richmond, Contra Costa County.	Implement interim surface cover/capping and drainage control on a contaminated site.
Administrative	M2025.003.00	San Mateo	Sims Metal Management	Sims Port of Redwood City Wharf 3 Sediment Remediation	\$800,000.00	10/23/2025	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use Area, at the Port of Redwood City Wharf 3, at 699 Seaport Boulevard, in the City of Redwood City, San Mateo County.	Dredge sediment from the subtidal portion of the Port of Redwood City Wharf 3 Project Area and cap the intertidal portion of the project area.
Administrative	M2025.018.00	Marin	Margaret McDonough	Angel Island Tiburon Ferry Electrification Project		11/04/2025	In the Bay and within the 100-foot shoreline band, at 21 Main street in the Town of Tiburon, Marin County.	Remove 9 piles and place 9 new steel piles, and replace the existing floating dock and gangways.
Administrative	M2024.026.00	Marin	Russell Keil III and Myka Keil	Keil Residence Renovations	\$1,610,000.00	11/10/2025	In the Bay and Shoreline Band in the City of Tiburon in the County of Marin at the residence of 2246 Mar East St.	Renovation and addition to the existing residence. Installation of new additional dwelling unit. repair concrete patio, replace and repair existing deck and replace old railing.
Administrative	M2024.032.00	Marin	Town of Tiburon	Greenwood Beach Restoration		11/14/2025	In the Bay and the Shoreline Band in the City of Tiburon and the County of Marin at Greenwood Beach which is partially in the Tiburon Boulevard Shoreline Priority Use Area on Greenwood Beach Rd.	Restoration and expansion of beach and backshore habitat to arrest progressive shoreline erosion and improve habitat and public access values.
Administrative	M2025.010.00	Solano	City of Vallejo	Bay Trail - Vine Trail Signage Project	\$2,000.00	11/21/2025	Within the 100-foot shoreline band, at 289 Mare Island Way, 485 Mare Island Way, and 1 Harbor Way, in the City of Vallejo,	Install 6 mileage posts at quarter-mile intervals along Bay Trail.

Administrative	M2024.033.00	Sonoma	Vulcan Materials - Western Region	Vulcan Landing Way Pier Dredging and Maintenance	\$0.00	11/24/2025	In the Bay in the County of Sonoma with the nearest city of Petaluma at latitude 38d13'27.43"N, longitude 122d36'24.41"W	Vulcan is proposing to dredge the berth to -8 ft Mean Lower Low Water (MLLW) to accommodate a safer approach and docking for current vessel calls. The project site consists of the existing berth area. This depth will match the adjacent federal channel and since it has not been dredged previously would be considered "new" work under current guidance from the Dredge Material Management Office
Administrative	M2025.022.00	Marin	Marin County	N San Pedro Road MP 4.45 Road Realignment	\$300,000.00	01/14/2026	Within the 100-foot shoreline band, on N San Pedro Road at Milepost 4.45, in unincorporated Marin County.	Realign existing roadway upland away from the Bay. Project will involve excavation, a nail wall, new pavement, and a new
Administrative	M2025.026.00	San Francisco	Port of San Francisco	Alioto's Plaza	\$3,200,000.00	01/22/2026	In the Bay and within the 100-foot shoreline band, at 2829-2835 Taylor Street, in the City and County of San Francisco.	Construct an approximately 5,500-square-foot interim public plaza at the former Alioto's site for approximately 5-7 years, including public seating, lighting, art, and other amenities, as well as an approximately 1,500-square-foot outdoor dining area at the Fisherman's Grotto restaurant.
Administrative	M2025.020.00	Alameda	City of Oakland	City of Oakland Fire and Police Dock Maintenance and Upgrade	\$520,000.00	02/20/2026	In the Bay and within the 100-foot shoreline band, at 47 Clay Street in the City of Oakland, Alameda County.	Repair existing jet docks, add two jet docks, and maintain and upgrade existing electric and water supply.
Administrative	M2025.031.00	Alameda	Alameda County Flood Control and Water Conservation District	Alameda Creek West End North Levee Turnaround	\$300,000.00	03/04/2026	In the Bay and within the 100-foot shoreline band, at the mouth of Alameda Creek in the City of Fremont, Alameda County.	Construct a new vehicle turnaround upstream from an existing turnaround, including grading and the placement of new fill outboard of the existing levee to accommodate the
Administrative	M2025.043.00	Marin	Golden Gate Bridge Highway and Transportation District	Sausalito Ferry Terminal Improvements	\$26,500,000.00	03/05/2026	In the Bay and within the 100-foot shoreline band, at the intersection of Anchor Street and Humboldt Avenue in the City of Sausalito, Marin County.	Replace existing access pier, terminal float, and gangway with new float, gangway, and pier.
Administrative	M2025.021.00	Alameda	Alameda County Flood Control and Water Conservation District	Temescal Creek Desilting	\$545,000.00	03/18/2026	In the Bay, in Temescal Creek from I-80 to Bay Street, near 5500 Shellmound Street, in the City of Emeryville, Alameda County.	Desilt an approximately 525-foot-long reach of Temescal Creek, from I-580 to Bay Street, as part of routine maintenance of the existing channel.

Administrative	M2025.015.00	Santa Clara	Santa Clara Valley Water District	Pond A4 Resilient Habitat Rehabilitation Project	\$5,000,000.00	04/06/2026	In a salt pond and within the 100-foot shoreline band, at Pond A4, north of East Caribbean Drive, 600 Block, in the City of Sunnyvale, Santa Clara County.	The project would involve the beneficial reuse of sediment and soil to construct an approximately 40-acre shallow mudflat habitat bench along the southern edge of Pond A4, a former salt pond. The project is designed to improve foraging habitat for shorebirds while helping reduce the regional sediment deficit in South San Francisco Bay. The project would also include an approximately 300-square-foot public access viewing area with interpretive elements, or an alternative public access area of greater or equal benefit (At time of issuance, the permit leaves some flexibility for the final public access package design due to site-specific and project-specific constraints).
Administrative	M2025.019.00	Marin	Kjerstie Utting and Andrias O'Bradaigh	30 San Rafael Residential	\$1,345,500.00	05/26/2026	Within the 100-foot shoreline band, at 30 San Rafael Avenue in the City of Belvedere, Marin County.	Demolish existing single-family residence and construct a new single-family residence with an attached accessory dwelling unit (ADU) and junior ADU.
Administrative	M2025.035.00	Marin	Larry Binkley	15 West Shore Waterfront Improvements	\$50,000.00	05/29/2026	In the Bay and within the 100-foot shoreline band, at 15 West Shore Road in the City of Belvedere, Marin County.	Remove and replace existing floating dock and gangway, and repair existing pile-supported pier.
Administrative	M2025.040.00	Marin	Kamran Ghiasi	7 West Shore Waterfront Improvements	\$50,000.00	06/02/2026	In the Bay and within the 100-foot shoreline band, at 7 West Shore Road in the City of Belvedere, Marin County.	Remove and replace a floating dock, boat lift, and pier decking, and install a new kayak lift.
Administrative	M2021.017.00	Solano	Halo Ranch, LLC	Halo Ranch Restoration Project	\$818,530.00	06/05/2026	Along a certain waterway (Petaluma River), at 4551 Lakeville Highway near Petaluma, in unincorporated Sonoma County.	Rehabilitation, re-establishment, and enhancement of tidal wetland, seasonal wetland, non-wetland riparian habitat, and non-perennial stream, including cut and fill activities and upgrading the southeastern berm separating the site from the adjacent
Administrative	M2025.008.00	San Mateo	OneShoreline	Routine Maintenance on Bayside Creeks	\$225,000.00	06/10/2026	In the Bay, in Belmont Creek at Highway 101 near 101 Industrial Road and at Sem Lane near 1301 Shoreway, in the City of Belmont, San Mateo County.	Limited sediment removal and wetland restoration on Belmont Creek.

Administrative	M2026.005.00	Alameda	Alameda County Flood Control and Water Conservation District	Sulphur Creek Levee Restoration and Habitat Enhancement Project	\$1,980,000.00	06/26/2026	In the Bay and within the 100-foot shoreline band, at Sulphur Creek and Frank's Tract West, in the City of Hayward, Alameda County.	Rebuild a failing levee at Sulphur Creek.
Administrative	M2026.012.00	Marin	Mill Valley School District	Mill Valley Middle School Phase 1 Temporary Campus	\$15,000,000.00	06/26/2026	Within the 100-foot shoreline band, at Mill Valley Middle School at 425 Sycamore Avenue, in the City of Mill Valley, Marin County.	Place a temporary campus, including portable buildings, shared outdoor deck, and other site improvements for a period of approximately three years.
Administrative	M2026.007.00	Marin	County of Marin	Seminary Drive Drainage Maintenance	\$3,500.00	07/10/2026	In the Bay, at 146 Seminary Drive in the City of Mill Valley, Marin County	Perform drainage channel maintenance, involving sediment and vegetation removal
Administrative	M2026.003.00	San Mateo	Clean Harbors Environmental Services, Inc.	Clean Harbors Long Term Barge Sediment Offloading and Transport	\$67,000.00	07/13/2026	Within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use area, at Wharf 5 at the Port of Redwood City, in the City of Redwood City, San Mateo County.	Construct a Temporary Structure for the vacuum truck loading of barge sediments at the Port of Redwood City. The Temporary Structure will be removed at the end of each dredging season.
Administrative	M2006.010.04	Alameda	City of Berkeley	Tom Bates Regional Sports Complex Fieldhouse Temporary Parking	\$15,000.00	07/17/2026	Within the 100-foot shoreline band at 400 Gilman Street in the City of Berkeley, Alameda County.	Utilize an existing, approximately 27,000-square-foot paved area for temporary vehicle parking for users of the Tom Bates Regional Sports Complex and for public access to the shoreline during the construction phase of the Tom Bates Regional Sports Complex Improvements Project.
Administrative	M2025.042.00	Marin	Peter Wagner	55 Bellevue Avenue Boat Lift	\$27,000.00	07/17/2026	In the Bay, at 55 Bellevue Ave. in the City of Belvedere, Marin County.	Install a two-track I-beam elevator boat lift (16.30 sf) with a 10,000-pound lift capacity adjacent to an existing floating
Administrative	M2026.013.00md	Solano	Balboa Farms	Balboa Farms Drainage Water Control Structure Installation	\$48,160.00	07/17/2026	In the Bay, within the 100-foot shoreline band, and in the Primary Management Area of the Suisun Marsh at Balboa Farms (Suisun RCD Parcel # 525) in the City of Suisun City in Solano County	Install a new approximately 24-foot exterior drain gate.
Administrative	M2026.014.00md	Solano	Four Winds Duck Club	Four Winds Duck Club Drainage Water Control Structure	\$48,160.00	07/17/2026	In the Bay, within the 100-foot shoreline band, and in the Primary Management Area of the Suisun Marsh at Four Winds Duck Club (Suisun RCD Parcel # 506) in the City of Suisun City in Solano	Install a new approximately 24-foot exterior drain gate.

Administrative	M2025.033.00		LS Power Grid California, LLC	LSPGC Power the South Bay Coyote Creek Crossing	\$43,000,000.00	07/31/2026	In the Bay and within the 100-foot shoreline band, between the Pacific Gas & Electric Company Newark Substation in the City of Fremont, Alameda County, and the Silicon Valley Power Northern Receiving Station, located in the City of Santa Clara, Santa Clara County.	Construction of a new 230 kilovolt (kV) alternating current transmission line, including two underground segments, totaling 10 miles, and one 2-mile overhead segment. This application specifically pertains to the crossing of Coyote Creek and its branches.
ARWP	ANOI2018.007.00	San Mateo	San Mateo County Airports			07/26/2018	Within the 100-foot shoreline band at the San Carlos Airport, 620 Airport Drive, City of San Carlos, San Mateo County.	Demolish a 1,488-square-foot portion of a hangar, and grade and landscape the site.
ARWP	ANOI2018.008.00	San Francisco	Port of San Francisco	Pier 70 Special Use District	\$250,000.00	09/19/2018	Within the 100-foot shoreline band at Pier 70, 8 22nd Street, City and County of San Francisco.	Material storage and staging during infrastructure construction activities to support Phase 1 of the Pier 70 mixed-use development project.
ARWP	ANOI2018.003.00	Marin	Marcel Houtzager			11/14/2018	In the Bay at 3 Bellevue in the City of Belvedere, Marin County	Replace two pilings to an existing boat dock gangway
ARWP	ANOI2018.009.00	Marin	401 Belvedere Corp.		\$650,000.00	01/04/2019	Within the 100-foot shoreline band, at 419 Belvedere Avenue, City of Belvedere, Marin County.	Clear and remove materials and construction debris from property.
ARWP	ANOI2018.010.00	Alameda	Port of Oakland	31 Webster Street Exterior Renovations		03/06/2019	In the Bay and within the 100-foot shoreline band, at 31 Webster Street, in the City of Oakland, Alameda County.	Conduct renovations to the exterior of an existing building and construct floating platforms for use during construction only.
ARWP	ANOI2019.003.00	Solano	APS West Coast Inc.	AMPORTS Benicia Bollard Replacement		03/07/2019	In the Bay, at the AMPORTS Marine Terminal, in the City of Benicia, Solano County.	Repair damaged wharf deck, pilings, and bollards.
ARWP	ANOI2019.004.00	San Francisco	Golden Gate Audubon Society	Pier 94 Living Shoreline Projects: Initial Phase	\$19,750.00	05/15/2019	In the Bay, at Pier 94 at the Port of San Francisco, in the City and County of San Francisco	Install temporary oyster recruitment tiles.
ARWP	ANOI2019.001.00	Marin	Laleh Zelinsky	23 Main Street, Tiburon Pile Maintenance		05/21/2019	In the Bay, at 23 Main Street, in the Town of Tiburon, Marin County.	Repair approximately 25 piles supporting an existing building.
ARWP	ANOI2019.005.00	Alameda	Richmond Yacht Club	Richmond Yacht Club Pile Repair or Replacement		07/25/2019	In the Bay, at 351 Brickyard Cove Road, in the City of Richmond, Contra Costa County.	Repair or replace five piles of a marginal wharf.
ARWP	ANOI2019.008.00	Alameda	Port of Richmond	Port of Richmond Terminal 3 Crane Removal	\$250,000.00	08/05/2019	Within the 100-foot shoreline band and a San Francisco Bay Plan-designated Port Priority Use Area, at Terminal 3, at the Port of Richmond, in the City of Richmond, Contra Costa County.	Remove two container cranes.

ARWP	ANOI2019.006.00		Port of Oakland	Demolition Activities at the Rolls-Royce Corporation Test Cell Facility at 6701 Old Earhart	\$475,000.00	10/02/2019		
ARWP	ANOI2019.011.00	Marin	James and Kim Coggan	Repair Failed Concrete at 2350 Mar East Street	\$5,000.00	10/17/2019	In the Bay and within the 100-foot shoreline band at 2350 Mar East Street, in the City of Tiburon, Marin County.	Repair failed concrete at three areas of home and sea wall
ARWP	ANOI2019.010.00	Contra Costa	Lind Marine Incorporated	Former Crockett Marina Salvage and Cleanup Project		11/04/2019	In the Bay at the former Crockett Marina site, west of the the Carquinez Bridge on the south side of the Carquinez Strait, in the census-designated place of Crockett, Contra Costa County	Remove derelict and sunken vessels and derelict pilings
ARWP	ANOI2020.004.00	San Francisco	San Francisco Public Utilities Commission	Southeast Plant Seismic Retrofit Project Temporary Bulkheads and Gates		04/24/2020	In the Bay at the Southeast Plant Quint Street Outfall Channel at Islais Creek, in the City and County of San Francisco.	Install temporary bulkheads and gates to isolate an outfall channel for repairs.
ARWP	ANOI2020.003.00	Alameda	Chevron Products Company	Chevron Richmond Refinery Long Wharf Berth 4	\$100,000.00	05/26/2020	In the Bay at 841 Chevron Way, in the City of Richmond, Contra Costa County.	Install and immediately remove eight approximately 20-inch-diameter probe piles using a vibratory hammer.
ARWP	ANOI2019.009.00	Multiple	University of California Davis	Support of native Olympia oyster restoration in San Francisco Bay	\$283,687.00	06/26/2020	In the Bay at Dunphy Park, City of Sausalito; Brickyard Cove, City of Richmond; Richardson Bay Audubon Center, Town of Tiburon; and Oyster Point, City of South San Francisco.	Install temporary structures for oyster restoration research experiments.
ARWP	ANOI2019.013.00	Alameda	City of Berkeley	Aquatic Park Central Tide Tubes Maintenance Sediment	\$982,100.00	07/07/2020	In the Bay and within the 100-foot shoreline band, at the tide Central Tide Tubes at Aquatic Park, at 2821 West Bolivar Drive, in the City of Berkeley, Alameda County.	Clean sediment and debris from 5 main tide tubes that connect the Main Lagoon at Aquatic Park to the Bay and to assess and restore their functionality.
ARWP	ANOI2020.002.00	San Francisco	San Francisco Public Works	Pier 70 Wharf 8 Fill Removal	\$1,280,191.00	08/07/2020	In the Bay and within the 100-foot shoreline band, at Pier 70 Wharf 8, in the City and County of San Francisco.	Remove approximately 17,862 square feet of shadow fill and approximately 218 cubic yards of Bay volume fill consisting of dilapidated and collapsed portions of concrete and timber decking and associated piles.
ARWP	ANOI2020.005.00	Marin	City of Larkspur			08/12/2020	Within the 100-foot shoreline band at East Sir Francis Drake Boulevard, in the City of Larkspur, Marin County.	After-the-fact removal of Sir Francis Drake statue

ARWP	ANOI2020.007.00	Marin	California Department of Parks and Recreation			12/04/2020	Within the Bay at China Camp State Park, City of San Rafael, County of Marin	Replace failed pile supporting pier
ARWP	ANOI2020.008.00	Marin	Marin Rod and Gun Club			02/02/2021	In the Bay at 2675 Francisco Blvd E. in the City of San Rafael, Marin County.	Replace 30 pilings to a pier.
ARWP	ANOI2021.001.00	Alameda	Port of Oakland	Demolition and Removal of Port of Oakland Cranes at Berths 20 and 21	\$1,121,750.00	02/11/2021	In the 100-foot shoreline band at Berths 20 and 21, West of Maritime Street, City of Oakland, Alameda County	Demolition and removal of cranes x402, x403, and x404 at Berths 20 and 21.
ARWP	ANOI2021.002.00	Marin	Sausalito Yacht Club	Sausalito Yacht Club Temporary Outdoor Dining Tent	\$15,000.00	02/11/2021	In the Bay, at the Sausalito Yacht Club, at 100 Humbolt Avenue, in the City of Sausalito, Marin County.	Install a temporary outdoor dining tent.
ARWP	ANOI2020.006.00	Contra Costa	Shore Terminals LLC	NuStar Selby Marine Terminal Maintenance Repair		02/26/2021	In the Bay, at the NuStar Selby Marine Terminal, 90 San Pablo Avenue, in the Census Designated Place of Crockett, Contra Costa County.	Repair a concrete dock on a marine terminal.
ARWP	ANOI2021.003.00	San Francisco	Port of San Francisco	Southeast Outfall Air Release Valve Replacement Project	\$350,000.00	02/26/2021	Within the 100-foot shoreline band, at the north side of Islais Creek, between 3rd Street & Pier 80.	Replace five deficient air relief valves and ancillary equipment necessary for operation of the Southeast Bay Outfall via manhole access, and replace the manhole at one of the five locations at the edge of Tulare Park.
ARWP	ANOI2021.005.00	San Mateo	Kilroy Realty Corp	Oyster Point Phase 2 Building Demo	\$4,420,000.00	04/19/2021	Within the 100-foot shoreline band, at 375, 377, and 379 Oyster Point Boulevard, in the City of South San Francisco, San Mateo	Demolish existing buildings.
ARWP	ANOI2021.004.00	Marin	Harry Easom	75 Liberty Ship Way Pile Replacement	\$25,000.00	04/23/2021	In the Bay, at 75 Liberty Ship Way, in the City of Sausalito.	Replace 3 creosote piles with 12-inch diameter steel piles.
ARWP	ANOI2021.006.00	Solano	APS West Coast, Inc.	AMPORTS - Bit 25 Repair	\$26,400.00	05/07/2021	In the Bay, at the AMPORTS Marine Terminal, at 700 Bayshore Road, in the City of Benicia, Solano County.	Repair of existing pier, including driving two pipe piles and replacement of deck where damaged.
ARWP	ANOI2021.008.00	Contra Costa	Tesoro Refining & Marketing Company LLC	Amorco Marine Terminal Fendering Upgrade and Limited Pile Repairs	\$1,200,000.00	05/12/2021	In the Bay, at the Amorco Marine Terminal, at 150 Solano Way, in the City of Martinez, Contra Costa County.	Installation of a new fender, pile damage and concrete repairs on dolphins, and possible mooring hook rotation associated with conversion of the marine terminal for use as a renewable fuels facility.

ARWP	ANOI2021.010.00	Solano	Sandra MacKenzie Cioppa	1294 West K Street Remodel	\$145,000.00	05/17/2021	Within the 100-foot shoreline band, at 1294 West K Street, in the City of Benicia, Solano County.	Remodeling of a single-family home, including energy efficiency upgrades, front entry porch renovation, rear deck repair, living room roof replacement, with no change to building height or footprint.
ARWP	ANOI2021.009.00	Alameda	City of Berkeley	Berkeley Marina Docks O & K Electrical Upgrade Project	\$1,164,839.00	06/02/2021	In the Bay, at the Berkeley Marina at 201 University Avenue, in the City of Berkeley, Alameda County	Installation of individual electrical meters at each slip along Docks O and K
ARWP	ANOI2021.007.00	Marin	City of Mill Valley	East Blithedale Rehab	\$50,000.00	09/01/2021	Within the 100-foot shoreline band, east of 650 E Blithedale Ave, in the City of Mill Valley,	Removal and replacement of asphalt paving, sidewalks, fencing, and trail entrance
ARWP	ANOI2020.009.00	Marin	City of Belvedere	China Cabin Piling Repair	\$6,000.00	09/20/2021	In the Bay at 52 Beach Road, City of Belvedere, Marin County	Repair pilings supporting China Cabin Historic Structure in the
ARWP	ANOI2021.011.00	Alameda	Oakland Yacht Club	Oakland Yacht Club Dock 1 Pile Replacement	\$75,173.00	09/22/2021	In the Bay, at 1101 Pacific Marina in the City of Alameda, Alameda County.	Replace two 14"-diameter degraded wood creosote piles with two 14" steel piles.
ARWP	ANOI2021.012.00	San Francisco	California State Parks	Griffith Street Combined Sewer Outfall Repair Project	\$75,000.00	09/22/2021	In the Bay and within the 100-foot shoreline band, in a San Francisco Bay Plan-designated Waterfront Park, Beach Priority Use Area, at the end of Griffith Street at Yosemite Slough in the City and County of San Francisco.	Rehabilitation of the face/outlet of the combined sewer outfall structure at Griffith Street by replacing weakened concrete and corroded rebar. Temporary fill to stabilize a small excavation area at the outlet of the structure to allow for repairs.
ARWP	ANOI2021.015.00	Alameda	Justine Noonan	3035 Marina Drive Dock Repair		10/13/2021	In the Bay, at 3035 Marina Drive in the City of Alameda, Alameda County.	Replacement of two damaged wood creosote piles, including one collapsed pile, with steel piles on an existing dock at a single-family residence.
ARWP	ANOI2021.013.00	Contra Costa	California State Lands Commission	Crockett Marine Service Removal	\$600,000.00	10/19/2021	In the Bay and within the 100-foot shoreline band, at 501 Port Street in Crockett, Contra Costa County.	Removal of the Nantucket Restaurant, steel barge, two sunken vessels, and a portion of Army pier.
ARWP	ANOI2021.017.00	Alameda	Russell Blumkin	3313 Fernside Boulevard Piling Replacement		10/29/2021	In the Bay, at 3313 Fernside Boulevard in the City of Alameda, Alameda County.	Remove and replace two damaged/aged pilings on floating dock.
ARWP	ANOI2022.007.00	Contra Costa	Port of Richmond	AAK USA Richmond Terminal 2 Fender Repair	\$150,000.00	03/11/2022	In the Bay and within a Bay Plan-designated Port Priority Use Area, at Terminal 2 at the Port of Richmond, at 1145 Harbour Way South in the City of Richmond, Contra Costa County.	Remove and replace damaged timber piles with 55-foot-long steel waler I-beam.

ARWP	ANOI2021.016.00	San Mateo	San Mateo County	Coyote Point Marina Channel Marker Pile Replacement	\$70,000.00	03/22/2022	In the Bay, in the entrance channel of the Coyote Point Marina at 1900 Coyote Point Drive in the City of San Mateo,	Like-for-like replacement of one broken channel marker pile.
ARWP	ANOI2022.003.00	Alameda	East Bay Municipal Utilities District	Bay Farm Island Force Main Pipe Access Project	\$175,000.00	03/22/2022	In the Bay and within the 100-foot shoreline band, at Veterans Court on Bay Farm Island in the City of Alameda, Alameda County.	Exploratory drilling to verify location of existing force main pipe and locate surrounding utilities and abandoned shoring. Excavated material to be used as backfill at conclusion of
ARWP	ANOI2022.001.00	Solano	City of Vallejo	Vallejo Marina Sewer Pump Station	\$12,000.00	04/14/2022	Within the 100-foot shoreline band, at 1 Harbor Way in the City of Vallejo, Solano County.	Install new duplex pump station, two effluent grinder pumps, and 2" forcemain.
ARWP	ANOI2022.010.00	Marin	Margaret McDonogh Trustee Mary Jane McDonogh ByPass Trust	Dock Mooring Pile Replacement		05/12/2022	In the Bay, at 21 Main Street in the Town of Tiburon, Marin County.	In-kind replacement of failed steel mooring pile.
ARWP	ANOI2022.009.00	San Francisco	San Francisco Public Utilities Commission	WW709 Sewer Replacement and Rehabilitation Project	\$8,800,000.00	05/16/2022	Within the 100-foot shoreline band, at Marina Boulevard at Baker Street and at Jefferson Street at Jones Street, in the City and County of San Francisco.	Install 50 feet of sewer pipeline lining at Marina Boulevard at Baker Street and 25 feet of lining at Jefferson Street at Jones Street.
ARWP	ANOI2022.004.00	San Mateo	County of San Mateo	Coyote Point Marina Guide Pile Replacement		05/17/2022	In the Bay, at the Coyote Point Marina, at 1900 Coyote Point, in the City of San Mateo, San Mateo County.	In-kind replacement of broken guide pile.
ARWP	ANOI2022.005.00	Solano	APS West Coast Inc.	Port of Benicia Emergency Repair Project		06/02/2022	In the Bay and within the 100-foot shoreline band, at the AMPORTS Marine Terminal at 1007 Bayshore Road, in the City of Benicia, Solano County.	Demolition of fire-damaged wharf and trestle, stabilization of the shiploader, and installation of temporary floats for petcoke export operations during repair/construction. Full repairs to the wharf and trestle are to be authorized under another permit action.
ARWP	ANOI2022.011.00	Contra Costa	Martinez Refining Company	MRC Process Vessel Delivery Project		07/27/2022	In the Bay and within the 100-foot shoreline band, at 100 Mococo Road, in the City of Martinez, Contra Costa County.	Offload equipment from barge within temporary work area.
ARWP	ANOI2022.015.00	San Mateo	San Francisco International Airport	SFO SDPS 2 Outfall E004 Urgent Repairs	\$427,000.00	10/19/2022	In the Bay and within the 100-foot shoreline band, at the San Francisco International Airport at 121 North Access Road, in unincorporated San Mateo	Remove storm drain pipes and wooden trestle structure, reinstall duckbills, and provide scour protection

ARWP	ANOI2022.012.00	Marin	Pacific Gas and Electric Company (PG&E)	PG&E Ignacio-Alto Replacement Project	\$3,000,000.00	11/21/2022	In the Bay and within the 100-foot shoreline band, immediately west of 12 East Sir Francis Drake Boulevard, in the City of Larkspur, Marin County.	Remove a power line structure.
ARWP	ANOI2022.006.00	Solano	Robin Silver	1390 West K Deck Replacement	\$54,244.00	11/28/2022	Within the 100-foot shoreline band, at 1390 West K Street in the City of Benicia, Solano	Replace decking and railings.
ARWP	ANOI2023.002.00	Contra Costa	KM Phoenix Holdings LLC	Kinder Morgan Richmond Terminal Tanker Wharf Temporary Fender Repair	\$500,000.00	04/07/2023	In the Bay, at 1306 Canal Boulevard in the City of Richmond, Contra Costa County.	Temporary repairs of spalled concrete in two fender pile systems.
ARWP	ANOI2023.003.00	San Mateo	San Francisco International Airport	SFO Runway 10L-28R Guide Lighting Trestle Repair	\$520,000.00	05/09/2023	In the Bay, at the San Francisco International Airport at 121 North Access Road, in unincorporated San Mateo County.	Repair 7 piles on guide lighting trestles.
ARWP	ANOI2022.016.00	Marin	Carlene MacDonald	333 East Strawberry Dock Replacement	\$15,000.00	06/16/2023	In the Bay, at 333 East Strawberry Drive in the City of Mill Valley, Marin County.	Repair and replace a gangway, and two pilings at a single-family residence.
ARWP	ANOI2023.004.00	Solano	Sheila Ruhl	445 West I Street Bungalow Pilings	\$27,000.00	06/20/2023	In the Bay, at 445 West I Street, in the City of Benicia, Solano County.	Repair 6 failing wooden piles under a bungalow in the Bay using fiberglass jackets.
ARWP	ANOI2022.014.00	Marin	David Holscher	2260 Mar East Pier Repair	\$65,000.00	06/22/2023	In the Bay, at 2260 Mar East Street in the city of Tiburon, Marin County.	Wrap existing piers with fiberglass jackets.
ARWP	ANOI2023.005.00	Marin	Steve Bower	Zone IV Piles: 1 Strawberry Landing	\$1,420,000.00	08/03/2023	In the Bay, at 1 Strawberry Landing, in unincorporated Marin County.	Replace 1 existing creosote pile with 12-inch steel pile in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.007.00	Marin	David Schwartz	Zone IV Piles: 227 East Strawberry	\$20,000.00	08/03/2023	In the Bay, at 227 East Strawberry Drive, in unincorporated Marin County.	Replace four existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.008.00	Marin	Jill and John Templeton	Zone IV Piles: 275 East Strawberry	\$10,000.00	08/03/2023	In the Bay, at 275 East Strawberry Drive, in unincorporated Marin County.	Replace two existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.009.00	Marin	Eric Brewer	Zone IV Piles: 317 East Strawberry	\$10,000.00	08/03/2023	In the Bay, at 317 East Strawberry Drive, in unincorporated Marin County.	Replace two existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.

ARWP	ANOI2023.010.00	Marin	Esben Pedersen	Zone IV Piles: 365 East Strawberry	\$10,000.00	08/03/2023	In the Bay, at 365 East Strawberry Drive, in unincorporated Marin County.	Replace two existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.012.00	Marin	Nick Hoppe	Zone IV Piles: 3 Strawberry Landing	\$5,000.00	08/03/2023	In the Bay, at 3 Strawberry Landing, in unincorporated Marin County.	Replace 1 existing creosote pile with 12-inch steel pile in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.013.00	Marin	Darell Krasnoff	Zone IV Piles: 431 East Strawberry	\$10,000.00	08/03/2023	In the Bay, at 431 East Strawberry Drive, in unincorporated Marin County.	Replace 2 existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.014.00	Marin	Robert Green	Zone IV Piles: 18 Egret Way	\$8,000.00	08/03/2023	In the Bay, at 18 Egret Way, in unincorporated Marin County.	Wrap 2 to 4 existing creosote piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.015.00	Marin	Leslie Ferguson-Dietz	Zone IV Piles: 26 Egret Way	\$5,000.00	08/03/2023	In the Bay, at 26 Egret Way, in unincorporated Marin County.	Wrap 2 to 4 existing creosote piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.016.00	Marin	Paul Chapman and Daria Painter	Zone IV Piles: 30 Egret Way	\$10,000.00	08/03/2023	In the Bay, at 30 Egret Way, in unincorporated Marin County.	Replace 2 existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.017.00	Marin	Eileen Perkins	Zone IV Piles: 283 East Strawberry Drive	\$10,000.00	08/03/2023	In the Bay, at 283 East Strawberry Drive, in unincorporated Marin County.	Replace 2 existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.021.00	Marin	Micca R. Wootten	Zone IV Piles: 313 East Strawberry Drive	\$20,000.00	11/13/2023	In the Bay, at 313 East Strawberry Drive, in unincorporated Marin County.	Replace 2 existing creosote piles with 12-inch steel piles in conjunction with ongoing dredging for Zone IV Channel in Richardson Bay.
ARWP	ANOI2023.006.00	Solano	Clare and Joseph Scherer	1392 West K Residence Upgrades	\$50,000.00	11/14/2023	Within the 100-foot shoreline band, at 1392 West K Street, in the City of Benicia, Solano County.	Minor repairs to a single-family residence, including the replacement of 9 windows and the repair of, and installation of handrails on, the second story balcony (partially after-the-fact).
ARWP	ANOI2023.023.00	Marin	Dirk Ivory	90 Century Drive Staircase Removal	\$0.00	11/28/2023	In the Bay and within the 100-foot shoreline band, at 90 Century Drive in unincorporated Marin	Remove existing staircase and concrete footing.

ARWP	ANOI2023.022.00	San Mateo	San Francisco International Airport	Runway 28R Trestle Handrail Repair Project	\$35,475.00	12/13/2023	In the Bay, at the San Francisco International Airport at 121 North Access Road, in unincorporated San Mateo County.	Repair handrails on the guide lighting trestle walkway.
ARWP	ANOI2023.024.00	San Francisco	Blue and Gold Fleet	Pier 39 West Marina Pile Replacement	\$60,000.00	01/16/2024	In the Bay, at the Pier 39 West Marina, in the City and County of San Francisco.	In-kind replacement of 4 steel piles.
ARWP	ANOI2023.026.00	San Mateo	City of Brisbane	Brisbane Marina Entrance Channel Pile Replacement	\$15,000.00	03/12/2024	In the Bay at 400 Sierra Point Pkwy in the City of Brisbane and the County of San Mateo.	The project entails like-for-like replacement of one damaged channel marker pile in the entrance channel of Brisbane
ARWP	ANOI2024.003.00	Marin	Lewis Kaufman and Anna Davis	414 Greenwood Beach Road	\$50,000.00	06/11/2024	In the 100 foot shoreline band in the City of Tiburon in the County of Marin.	Remove existing, unpermitted tiered wood retaining walls in rear yard and restore natural site grade, install two concrete retaining walls.
ARWP	ANOI2024.002.00	Solano	Beverley Borelli	716 W H Street Benicia Residential Pier Piling Repair	\$250,000.00	07/17/2024	In the Bay, at 716 West H Street, Benicia, in Solano County	Repair approximately 30 damaged piles with fiberglass sleeves; remove 10 damaged piles and approximately 175 truck tires from the around the
ARWP	ANOI2024.005.00	Solano	Richard Bullock	12 Sandy Beach Road	\$6,000.00	09/24/2024	In the Bay jurisdiction in the City of Vallejo and the County of Solano at the residence of 12 Sandy Beach Rd.	Hangers on deck joints will be replaced with stainless steel hangers rated for marine exposure.
ARWP	ANOI2024.004.00	Contra Costa	Phillips 66 Pipeline, LLC	Phillips 66 Richmond marine Terminal MOTEMS Wharf Concrete Repair	\$250,000.00	11/08/2024	In the Bay and Shoreline Band in the City of Richmond in the County of Contra Costa.	Repair the existing barge and tanker wharfs.
ARWP	ANOI2024.007.00	Alameda	Ballena Bay Townhouse Association	Ballena Bay Townhouse Pile Repairs		12/06/2024	In the Bay, at 352 Tidewater Drive, City of Alameda, Alameda County.	Repair 2 wooden pilings with fiberglass jackets.
ARWP	ANOI2024.006.00	Solano	Anthony Cosgrove and Kim Cosgrove	14 Sandy Beach Rd	\$500.00	01/24/2025	In the Bay in the City of Vallejo in the County of Solano at the residence of 14 Sandy Beach rd.	Install shore posts to prevent further damage to existing deck.
ARWP	ANOI2025.002.00	San Francisco	Port of San Francisco	Evans and Mariposa Combined Sewer Discharge Improvements	\$4,386,000.00	02/05/2025	In the 100-foot shoreline band, partially within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, at the ends of Mariposa Street and of Evans Avenue, in the City and County of San Francisco.	Rehabilitate two existing combined sewer discharge locations at Mariposa Street and Evans Avenue.

ARWP	ANOI2025.003.00	Alameda	Port of Oakland	Oakland Berth 10 Maintenance	\$4,955,000.00	04/11/2025	In the Bay, within a Bay Plan-designated Port Priority Use Area, at 2585 Bataan Avenue in the City of Oakland, Alameda County.	Replace deteriorated fenders and piles at Port of Oakland's Berth 10 Wharf: In the Bay: 1) Remove four 16-inch-diameter existing broken creosote treated piles; 2) Remove eleven 12-inch-diameter existing steel piles; 3) Install ten new 30-inch-diameter hollow steel piles; and 4) Install five new 7.7 ft by 12 ft fenders, each with a polyethylene covered steel panel and rubber unit, to replace the former system. In the Shoreline Band: 1) Additional maintenance work, to include: a. Remove existing soil berm and stockpile at backlands; b. Demolish old concrete curb and rebar along the edge of wharf; c. Pour new concrete bull rails; d. Remove sections of asbestos wrapped pipe; and
ARWP	ANOI2024.009.00	San Francisco	Port of San Francisco	Pier 90 Building and Wharf Demolition		05/09/2025	In the Bay and within the 100-foot shoreline band, at Pier 90, at 3305 Third Street, in the City and County of San Francisco.	Demolish above-ground buildings and structures, and abandon utilities in place, and remove 105,000 square feet of overwater structures.
ARWP	ANOI2025.001.00	Solano	City of Benicia	W 9th Street Pier Upgrade	\$4,500.00	06/09/2025	In the Bay, at the end of West 9th Street in the City of Benicia, Solano County.	In the Bay: 1) Replace pressure-treated wooden decking and railings of an existing 100 ft long and 6 ft wide fishing pier.
ARWP	ANOI2025.005.00	San Francisco	San Francisco Public Utilities Commission	Brannan Street and Sansome Street Outfall Improvements	\$11,943,987.00	06/16/2025	In the Bay and within the 100-foot shoreline band, at Sansome Street north of the Chestnut/Embarcadero intersection and at Brannan Street at Embarcadero, in the City and	Repair concrete outfalls by filling voids between the existing outfall pipe and seawall with new concrete.

ARWP	ANOI2025.008.00	San Francisco	Port of San Francisco	Alioto's Demolition		08/15/2025	In the Bay and within the 100-foot shoreline band, at 2829-2835 Taylor Street, 2847-2851 Taylor Street, and 2815 Taylor Street, in the City and County of San Francisco.	Demolish the former Alioto's restaurant building and make repairs to the Grotto No. 9 and Nick's Lighthouse buildings.
ARWP	ANOI2025.010.00	San Francisco	San Francisco Giants	North Face Climb Festival	\$12,600.00	08/29/2025	In the Bay and within the 100-foot shoreline band, at 1 China Basin Park, in the City and County of San Francisco.	Install a temporary scaffolding ramp, gangway, and floating dock for the North Face Climb Fest climbing competition.
ARWP	ANOI2025.006.00	San Francisco	Port of San Francisco	Southeast Bay Outfall Settlement Monitoring and 54-Inch Pipe Repair Project	\$310,000.00	09/02/2025	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use Area, at the end of Pier 80 and on the northern Islais Creek shoreline at the end of Illinois Street, in the City and County of San Francisco.	Conduct work for pipe repair, corrosion protection, and installation of settlement monitors at two locations.
ARWP	ANOI2025.009.00	Marin	Town of Tiburon	Bramble Beach Tiburon Seawall Repair	\$80,000.00	09/12/2025	In the Bay and within the 100-foot shoreline band, at 1 San Rafael Avenue in the Town of Tiburon, Marin County.	Replace riprap dislodged by recent storms.
ARWP	ANOI2025.013.00	San Francisco	Port of San Francisco	Pier 96 Crane Demolition		11/25/2025	Within the 100-foot shoreline band, at Pier 96 in the City and County of San Francisco.	Demolish and remove four inoperable cranes to increase the leasable area at Pier 96 and remove a hazard.
ARWP	ANOI2025.015.00	Contra Costa	C&H Sugar Company, Inc.	C&H Crockett Refinery Emergency Repairs	\$7,500,000.00	12/05/2025	In the Bay, at 830 Loring Avenue, in Crockett, Contra Costa County.	Install a replacement mooring dolphin and steel deck bridge within the footprint of existing in-water structures.
ARWP	ANOI2025.011.00	Alameda	City of Alameda	Grand Marina Wharf Interim Repairs and Maintenance	\$176,262.00	12/18/2025	In the Bay, at 2021 Alaska Packer Place in the City of Alameda, Alameda County.	Repair 13 existing 12-inch diameter creosote-treated timber piles at Grand Marina to allow for the reopening of a public access
ARWP	ANOI2026.001.00	Santa Clara	City of San Jose	City of San Jose Salt Pond A18 South Tide Gate Repair	\$2,300,000.00	03/13/2026	In a certain waterway and within BCD's salt pond jurisdiction at the San Jose-Santa Clara Regional Wastewater Facility Pond 18, in the City of San Jose, Santa Clara County	Perform urgent repairs to a water gate control structure that regulates flow between a former salt pond (Pond A18) and Artesian Slough.
ARWP	ANOI2026.003.00	Alameda	City of Oakland	City of Oakland NOAA Marine Debris Removal	\$1,200,000.00	05/15/2026	In the Bay, at 115 Embarcadero Street, from Jack London Square to Union Point Park, in the City of Oakland, Alameda County.	Remove 16 sunken vessels from the Oakland Estuary.

ARWP	ANOI2026.005.00	San Mateo	Clean Harbors Environmental Services, Inc	Clean Harbors Sediment Offloading and Transport	\$860,000.00	06/19/2026	Within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use area, at Wharf 5 at the Port of Redwood City in the City of Redwood City, San Mateo County.	Construct a dredge pump and excavator unloading area, HDPE pipe system, and carbon capture system for the vacuum truck loading of barge sediments at the Port of Redwood City. All components will be removed at the end of each dredging season.
Emergency	E2019.001.00	Marin	Milton and Mary Jane McDonogh Bypass Trust	Angel Island Ferry Terminal (Tiburon) Emergency Mooring Pile		01/23/2019	In the Bay, at the Angel Island Tiburon Ferry Terminal, at 21 Main Street, in the Town of Tiburon, Marin County.	Replace a damaged mooring pile.
Emergency	E2019.001.01	Marin	Milton and Mary Jane McDonogh Bypass Trust	Angel Island Ferry Terminal (Tiburon) Emergency Mooring Pile		02/07/2019	In the Bay, at the Angel Island Tiburon Ferry Terminal, at 21 Main Street, in the Town of Tiburon, Marin County.	Drive an I-beam to repair two damaged piles.
Emergency	E2019.002.00		California State Coastal Conservancy			02/26/2019	In the Commission's Bay and 100-foot Shoreline Band jurisdiction, at the Bel Marin Keys V (BMK V) Wetland Restoration Site (Exhibit A) located in an unincorporated area of Marin County	Place approximately 300 cubic yards (cy) of ½-ton riprap and 30 cy of clay soil along approximately 850 linear feet of the exterior levee between BMK V and San Pablo Bay. Repairs are limited to one 750 linear foot section and six smaller sections of varying sizes on the northern part of the exterior levee as
Emergency	E2019.003.00md	Solano	Union Pacific Railroad	Union Pacific Railroad Culvert Replacement - Suisun Marsh		10/30/2019	Within the Primary Management Area of the Suisun Marsh, at Milepost 38.09 of the UPRR Martinez Subdivision in the County of Solano.	Replace an existing culvert beneath the railroad tracks.
Emergency	E2020.002.00	Santa Clara	City of Sunnyvale	Sunnyvale Water Pollution Control Plant Emergency Pipeline Repair		09/11/2020	In the Bay and 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.	Emergency intallation of a temporary pipeline and containment of a leaking pipeline within the Don Edwards Wildlife Refuge.
Emergency	E2020.001.00	San Mateo	County of San Mateo, Department of Public Works	San Carlos Airport Emergency Levee Repair		09/15/2020	In the Bay and within the 100-foot shoreline band, at the San Carlos Airport in the County of San MAtteo	Emergency authorization to repair an existing levee including approximately 3,450 square feet of riprap in the Bay.

Emergency	E2020.003.00	Solano	Pacific Gas & Electric			10/23/2020	In a Certain Waterway (Napa River), at Dutchman Slough, China Slough and an unnamed slough within the Napa-Sonoma Marshes Wildlife Area and San Pablo Wildlife Refuge in Solano County.	In a Certain Waterway Conduct emergency replacement of three electricity transmission towers within a tidal marsh by performing the following activities: 1.Dredge approximately 30,000 cubic yards of sediment from a 500-foot-long reach of Dutchman Slough over a 3.5 acre area; 2. Remove existing transmission towers and install three transmission towers, each supported by 12 steel piles ranging from 16-inches in diameter to 20-inches in diameter (Towers 13/93, 13/94, and 14/105); 3. Install approximately 240-feet of permanent sheetpiles for support to the replacement towers; 4. Install approximately 240-feet of temporary sheetpiles during construction; 5. Place approximately 36,875 square feet of temporary construction mat over tidal marsh
Emergency	E2021.001.00	Contra Costa	California State Lands Commission	Crockett Nantucket Demolition Fence	\$18,211.00	11/19/2021	Within the 100-foot shoreline band, at 501 Port Street in Crockett, in unincorporated Contra Costa County.	Install approximately 140 linear feet of permanent chain link fencing attached to the ground with concrete, bolts, or similar.
Emergency	E2021.003.00	Alameda	East Bay Regional Park District	Crown Beach Boardsports Facilities Emergency Shoreline Protection		12/23/2021	Within the 100-foot shoreline band, at Robert W. Crown Memorial State Beach, immediately west of the Boardsports California Surf Shop at 600 Westline Drive, in the City of Alameda, Alameda County.	aExcavate and grade an approximately 2,450-square-foot area to prepare the site for riprap revetment installation; bInstall, use, and maintain an approximately 2000-square-foot (126-linear-foot) rock riprap revetment, including rock riprap and filter fabric; and cBackfill an approximately 450-square-foot area behind the riprap with sand excavated from the revetment toe and imported from the Park Street Groin deposition site.

Emergency	E2021.002.00	Marin	Clipper Yacht Harbor	Clipper Yacht Harbor Pile Replacement	\$25,000.00	12/28/2021	In the Bay, at the Clipper Yacht Harbor at 310 Harbor Drive in the City of Sausalito, Marin County.	Drive three metal piles to replace three broken piles to secure dock.
Emergency	E2022.001.00	Marin	Livia and Mutahar Glasgow	435 E. Strawberry Drive Emergency Boat Dock Repair	\$17,000.00	02/16/2022	In the Bay, at 435 E. Strawberry Drive, in unincorporated Marin County.	Conduct emergency repairs to redrive a pile at a residential boat dock.
Emergency	E2022.002.00	Solano	California Maritime Academy	CSU Maritime Academy - Pile Replacement	\$200,000.00	09/20/2022	In the Bay, at the Cal Maritime Boat Basin at 200 Maritime Academy Drive, in the City of Vallejo, Solano County.	Replace five 18-inch diameter steel piles and two concrete floating docks totaling 140 square feet.
Emergency	E2023.006.00	Marin	James Wickett	2306 Mar East Emergency Seawall, Piles, and Foundation Repair	\$250,000.00	01/05/2023	In the Bay and within the 100-foot shoreline band, at 2306 Mar East Street in the Town of Tiburon, Marin County.	Build a new concrete retaining wall on the land side of a filing rock seawall and repair piles and foundation at a single-family residence.
Emergency	E2022.003.00		Pacific Gas and Electric	Ignacio Mare Tower Emergency Replacement	\$10,500,000.00	04/05/2023		At 2 locations on either side of Sonoma Creek, South of State Route 37 in the counties of Sonoma, Solano and Napa
Emergency	E2023.002.00	San Francisco	St. Francis Yacht Club	St. Francis Yacht Club Emergency Dock and Pier Repairs 2023		05/01/2023	In the Bay, at the St. Francis Yacht Club Marina at 99 Yacht Road, in the City and County of San Francisco.	Replace 6 heavily damaged piles, repair approximately 12 damaged piles with fiberglass jackets/sleeves, and remove and later replace a damaged section of pier deck.
Emergency	E2023.003.00	Alameda	Oliver de Silva Inc	344 High Street Shoreline Stabilization	\$80,000.00	06/16/2023	In the Bay and within the 100-foot shoreline band, at 344 High Street in the City of Oakland, Alameda County.	Emergency repair of storm-damaged bank at Oliver de Silva asphalt facility using riprap.
Emergency	E2023.001.00	San Francisco	San Francisco Recreation and Parks Department	Pile Replacement at Fuel Dock - San Francisco Marina East Harbor		08/18/2023	In the Bay, at the San Francisco Marina East Harbor near 200 Marina Boulevard, in the City and County of San Francisco.	Emergency In kind replacement of a snapped pile.
Emergency	E2023.004.00	Marin	City of Santa Rosa	Twin Vista Levee Emergency Repair	\$306,500.00	10/23/2023	In the Bay and within the 100-foot shoreline band, near the intersection of SR-37 and Sears Point Road, in unincorporated Marin County.	Place rip rap at the eroded areas to provide bank stability and restore the levee crest. Emergency repairs would occur at four different segments of the levee, totaling approximately 410 linear feet.
								This Emergency Permit No. E2023.004.00 was issued via email on July 7, 2023

Emergency	E2024.001.00	Marin	Jan von Bothmer	67 Bellvue Ave		03/28/2024	In the Bay in the City of Belvedere in the County of Marin.	Removal of a broken dock.
Emergency	E2024.002.00	San Mateo	City of Redwood City	Belmont Slough Levee Failure		05/17/2024	On the Belmont Slough, along the northwest side of the Redwood Shores community, City of Redwood City, San Mateo County.	Emergency repair plans for a failed section of levee. The tentative plan is to isolate the repair area with water-filled cofferdams, dewater as necessary to perform the repair work, and backfill the eroded section to restore the levee structure. The adjacent levee slopes are vegetated, and the
Emergency	E2024.003.00	Alameda	City of San Leandro	San Leandro Marina Harbor Master's Building	\$124,996.00	06/14/2024	In the Bay and within the 100-foot shoreline band, at the San Leandro Marina, at 40 Mulford Point in the City of San Leandro, Alameda County.	Demolish the former Harbor Master's Office, a pile-supported structure at the marina, that was damaged by a fire.
Emergency	E2024.004.00	Marin	Sonoma Marin Rail Transit	Black Point Bridge Repair		10/14/2024	In the Bay near the city of Novato and the County of Marin at the Black Point Bridge that crosses the Petaluma River.	The bridge's center dolphin was damaged by a recent allision event with a barge. In order to restore full fendering capability to protect the structural integrity of the bridge, several timber elements and timber piles need to be removed and replaced.
Emergency	E2024.005.00	Marin	Martha D. Lyddon Trust	97 West Shore Rd		11/08/2024	In the Shoreline band in the City of Belvedere and the County of Marin at the residence of 97 West Shore Rd.	Conduct emergency work to repair the existing piles foundation under the single family overwater home residence to prevent the imminent failure of the residential structure above. A recent inspection observed that four of the five pilings supporting the house over the Bay have been undermined and are currently not supporting the house. The remaining one pile contacting the bedrock is all that supports the house on the outer bayward edge.

Emergency	E2024.006.00	Alameda	Lind Marine	Emeryville Entrance Channel Marker		11/22/2024	In the Bay in the City of Emeryville and the County of Alameda at the Emeryville Entrance Channel.	Channel marker pile to be installed is 12" x 48' concrete pile. The pile will be installed using vibratory equipment (not impact), and installation should be accomplished in one day.
Emergency	E2025.001.00	Alameda	City of Alameda	Bay Farm Island Southern Shoreline Storm Repairs		01/03/2025	In the Commission's Bay and Shoreline Band jurisdictions, on the southern of Bay Farm Island in Alameda.	Restoring and replenishing the rock slope protection of the dike and securing exposed soils to minimize additional land loss and repairing damage to the
Emergency	E2025.002.00	Solano	Reclamation District 1607	2025 Van Sickle Island Emergency Levee Repair	\$200,000.00	01/22/2025	In the Primary Management Area of the Suisun Marsh, at Van Sickle Island, on the Sacramento River in Solano County.	Temporarily repair a 400-linear-foot section of a breached levee between stations 100+00 to 104+00 by: 1. Placing approximately 600 cubic yards of rip rap over approximately 2,400 square feet; and 2. Placing approximately 1,500 cubic yards of new, imported fill over approximately 8,000 square
Emergency	E2025.003.00	Marin	Town of Tiburon	Tiburon Shoreline Park Emergency Seawall Repair	\$110,000.00	12/04/2025	In the Bay and within the 100-foot shoreline band adjacent to Shoreline Park in the Town of Tiburon, Marin County.	Conduct emergency repairs to a rock-lined seawall damaged by storm surge from a recent storm, which displaced an estimated 100 tons of material and damaged the Elephant Rock structure, a public access feature that has been temporarily closed to the public for safety reasons.
Emergency	E2026.001.00	Santa Clara	City of San Jose	City of San Jose Salt Pond A18 South Tide Gate Repair	\$2,300,000.00	02/26/2026	In a certain waterway and within BCDC's salt pond jurisdiction at the San Jose-Santa Clara Regional Wastewater Facility Pond 18, in the City of San Jose, Santa Clara County	Perform urgent repairs to a water gate control structure that regulates flow between a former salt pond (Pond A18) and Artesian Slough.
Emergency	E2026.002.00	San Francisco	Alcatraz City Cruises	Alcatraz City Cruises Ferry Float Repair		04/15/2026	In the Bay, at the Alcatraz Island Ferry Float on Alcatraz Island, in the City and County of San Francisco.	Emergency pile repairs of the Alcatraz City Cruises ferry float.

Emergency	E2026.003.00	Solano	Suisun Resource Conservation District	Lower Joice Island Bulkhead Repair		07/10/2026	In the Bay and in a managed wetland, within the Primary Management Area of the Suisun Marsh, at #424 Lower Joice Island, at 2 Pierce Lane, in unincorporated Solano County.	Repair levee collapse of 40 feet of exterior levee crown and protective tidal berm.
Majors	2017.006.00	Contra Costa	East Bay Regional Park District			12/07/2018	In the Bay and within the 100-foot shoreline band, and within a Bay Plan-designated Waterfront Park, Beach priority use area at the terminus of McAvoy Road in Bay Point in an unincorporated area of Contra Costa County	Restore approximately 7 acres of wetland and construct public access including trails and a kayak launch
Majors	2018.004.00	Alameda	Catellus Alameda LLC	Alameda Landing Waterfront Development		03/14/2019	Within the Bay and 100-foot shoreline band at the terminuses of 5th and Bette Streets in the City of Alameda, Alameda County.	Construct a mixed-use development and waterfront park.
Majors	2018.002.00	San Francisco	San Francisco Public Works	SF Fireboat Station 35	\$39,900,000.00	04/24/2019	Within the Bay and 100-foot shoreline band at Piers 22.5 and 24 in the City and County of San Francisco.	Construct a new fireboat station on top of a steel float for San Francisco Fire Department marine operations.
Majors	2018.007.00	San Francisco	Golden Gate National Parks Conservancy	Alcatraz Ferry Embarkation Project	\$7,367,000.00	08/07/2019	In the Bay and within the 100-foot shoreline band at Piers 31 and 33, The Embarcadero, in the City and County of San Francisco.	Renovate marginal wharf, bulkhead buildings, and shed buildings; install ticketing infrastructure, cafe seating, displays, and a civic plaza; and
Majors	2019.001.00	San Mateo	Phase 3 Real Estate	3000-3500 Marina Boulevard	#####	09/27/2019	Within the Commission's 100-foot shoreline band, at 3500 Marina Boulevard, in the City of Brisbane, San Mateo County.	Office park development, consisting of three buildings, podium parking.
Majors	2018.008.00	San Francisco	FC Pier 70, LLC	Pier 70 Mixed-Use Development	#####	12/02/2019	In the Bay and within the 100-foot shoreline band at Pier 70, 20th Street, in the City and County of San Francisco.	Construct a mixed-use development.
Majors	2017.008.00	San Francisco	Port of San Francisco		\$32,000,000.00	12/17/2019	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.	Construct a ferry landing and water taxi landing.
Majors	2018.006.00	Contra Costa	Terminal One Development LLC	Terminal One/Latitude Project	#####	03/12/2020	Within the Bay and 100-foot shoreline band at 1500 Dornan Drive, City of Richmond, Contra Costa County.	Construct an approximately 6.01-acre waterfront park, of which approximately 4.2 acres are located within BCDC's jurisdiction. Outside of and adjacent to BCDC's jurisdiction, construct a 316-unit residential neighborhood on approximately 7.57 acres of a master planned

Majors	2019.003.00	San Francisco	San Francisco Recreation and Parks Department	India Basin 900 Innes Remediation Project	\$7,000,000.00	04/28/2020	In the Bay and within the 100-foot shoreline band at 900 Innes Avenue, in the City and County of San Francisco.	Remediate contaminated soil and sediment, including removal of structures and debris, dredging and excavation of contaminated soils, and placement of backfill materials.
Majors	2019.006.00	San Francisco	California Barrel Company, LLC	Potrero Power Station Mixed-Use Development Project	#####	07/21/2020	In the Bay and within the 100-foot shoreline band, at the location of the closed Potrero Power Plant Station, at the terminus of 23rd Street, in the City and County of San Francisco.	Redevelopment of an approximately 29-acre site with a variety of residential, commercial, parking, community facilities, and open space land uses.
Majors	2018.003.00	Alameda	Alameda Marina, LLC	Alameda Marina Shoreline Improvement Project	\$21,000,000.00	09/09/2020	Within the Bay and 100-foot shoreline band, at 1815 Clement Avenue, City of Alameda, Alameda County.	Redevelop a 44-acre site for mixed uses, including maritime and commercial buildings, residential development, waterfront parks, and reconfiguration of an existing marina. Work must commence prior to 4/1/2021 and must be completed by
Majors	2019.005.00	Contra Costa	Contra Costa County Flood Control and Water Conservation District	Lower Walnut Creek Restoration Project	\$7,929,855.00	12/02/2020	Within the 100-foot shoreline band and a San Francisco Bay Plan-designated Water-Related Industry Priority Use Area, along the lower 2.5 miles of Walnut Creek and 1.5 miles of Pacheco Creek, in unincorporated Contra Costa County.	Restore approximately 303 acres of coastal habitat (89 acres of tidal wetland, 15 acres of non-tidal wetlands, 12 acres of tidal waters, 3 acres of non-tidal waters, 100 acres of transitional and upland areas) in formerly diked areas in the North and South Reaches of the Lower Walnut Creek Project area.
Majors	2020.001.00	San Francisco	India Basin Investments LLC	India Basin Open Space and 700 Innes Development	#####	01/28/2021	In the Bay and within the 100-foot shoreline band, at the terminus of Arelious Walker Street, in the City and County of San Francisco.	Construct a waterfront park and mixed-use residential development.
Majors	2017.001.00	Alameda	Alameda Point Partners, LLC		\$2,748,519.00	01/29/2021	In the Bay and within the shoreline band at Ferry Point and West Atlantic Avenue in the City of Alameda, Alameda County	Development of a waterfront park along Seaplane Lagoon and repair of an existing bulkhead at Alameda Point
Majors	2020.005.00md	Solano	Department of Water Resources	DWR - Bradmoor and Arnold Restoration Projects	\$3,000,000.00	04/06/2021	Within the Primary Management Area of the Suisun Marsh at Bradmoor Island and Arnold Slough in an unincorporated area of Solano County.	Tidal marsh restoration over an approximately 10 acre area.

Majors	2019.002.00	Alameda	City of Emeryville Public Works Department	Point Emery Shoreline Protection	\$500,000.00	07/22/2021	In the Bay and within the 100-foot shoreline band, at Point Emery, in the City of Emeryville, Alameda County.	Construct a rock riprap revetment.
Majors	2021.001.00	San Francisco	Bay Area Council	Klamath Historic Ferry at Pier 9	\$1,000,000.00	10/14/2021	In the Bay, at Pier 9, in the City and County of San Francisco.	Permanently moor a historic ship for use as an office.
Majors	2013.013.00		Lind Tug and Barge, Inc.	Oyster Shell Mining	\$9,441,064.00	05/09/2022		
Majors	2020.003.00	Alameda	Boatworks LLC	Alameda Boatworks Green	\$67,293,615.00	06/02/2022	Within the 100-foot shoreline band at 2229, 2235, and 2241 Clement Avenue, in the City of Alameda, Alameda County.	Construct a 182-unit residential development with shoreline open space and public access.
Majors	2021.002.00	San Francisco	San Francisco Recreation and Parks Department	900 Innes Park Redevelopment Project	\$12,000,000.00	06/06/2022	In the Bay, and within the 100-foot shoreline band, at 900 Innes in the City and County of San Francisco.	Restoration and enhancement of the 900 Innes site into an integrated park network for public access.
Majors	2022.001.00	San Mateo	West Bay Sanitary District	West Bay Sanitary District Flow Equalization and Resource Recovery Facility Ecotone Levee Improvement Project	\$10,900,000.00	04/18/2023	In the Bay and 100-foot Shoreline Band	Levee improvements along 2,000 feet of shoreline, including both ecotone levee construction and more traditional shoreline protection methods, to protect the West Bay Sanitary District's existing facilities from being lost to inundation under current conditions and future sea level
Majors	2023.004.00	San Mateo	Redwood Crossing LLC	557 East Bayshore	#####	06/20/2023	Within the 100-foot shoreline band, at 557 East Bayshore Road in the City of Redwood City, San Mateo County.	Public access components of a mixed-use development of 480 residential units and 97,101 square foot athletic club. On June 21, 2023, the San Francisco Bay Conservation and Development Commission, by a vote of 20 affirmative, 0 negative, and 0 abstentions, approved the resolution pursuant to which this permit is hereby issued.
Majors	2022.003.00	San Mateo	KR Oyster Point III, LLC	Kilroy Oyster Point Life Science and Waterfront Park Project	#####	06/23/2023	Within the 100-foot shoreline band, at 385 Oyster Point Boulevard in the City of South San Francisco, San Mateo County.	Enhance a Bay Trail segment and develop a waterfront park within Phases 3 and 4 of the Oyster Point Master Plan as part of a life sciences campus.

Majors	2022.004.00	San Mateo	DL Burlingame Sub, LLC c/o Lincoln Property Company West	777 Airport Boulevard Office Development	#####	07/28/2023	Within the 100-foot shoreline band, at 777 Airport Boulevard, in the City of Burlingame, San Mateo County.	Develop an office building. On July 20, 2023, the Commission, by a vote of 19 affirmative, 0 negative and 1 abstention, approved the resolution pursuant to which the
Majors	2023.002.00	Various	Pacific Gas and Electric Company	PG&E Bay Area Programmatic Maintenance Permit	#####	05/28/2024	In the Bay, within the Commission's certain waterways and salt pond jurisdictions, and within the 100-foot shoreline band, at various locations in Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma counties.	Programmatic authorization to cover minor repair, replacement, or improvement activities on PG&E's facilities within the Bay Area. On 5/16/24, the Commission held a public hearing and voted 14-0-1 to approve the application.
Majors	2023.003.00md	Various	Pacific Gas and Electric Company	PG&E Suisun Marsh Programmatic Maintenance Permit	\$405,000.00	05/28/2024	In the Bay, within the Primary and Secondary Management Areas of Suisun Marsh, and within the 100-foot shoreline band, at various locations in Napa, Solano, and Sonoma counties.	Programmatic authorization to cover minor repair, replacement, or improvement activities on PG&E's facilities within the Suisun Marsh. On 5/16/24, the Commission held a public hearing and voted 15-0-1 to approve the application.
Majors	2023.005.00	San Mateo	Regis Homes Bay Area, LLC	505 E. Bayshore Townhome Project	\$26,000,000.00	05/30/2024	In the Bay and within the 100-foot shoreline band in the City of Redwood City, San Mateo County	Redevelop an approximately 2.5-acre site with 56 residential townhomes, a pedestrian/bicycle trail, and other public access improvements. On 5/16/24, the Commission held a public hearing and voted 14-0-1 to approve the application.
Majors	2022.002.00	San Francisco	Pacific Gas and Electric	Piers 39 to 43 1/2 Sediment Remediation Project	#####	12/06/2024	In the Bay, at Piers 39 to 43 1/2, in the City and County of San Francisco.	Remedial action to clean up sediments impacted by past industrial waterfront activities.

Majors	2024.001.00md	Solano	Dan Riordan	Chipps Island Tidal Habitat Restoration Project	\$8,500,000.00 01/13/2025	In the Suisun Marsh on Chipps Island in unincorporated Solano County	910-acre tidal marsh restoration to provide nutrients to the marsh and habitat for sensitive and special-status species. Public access improvements include 5 miles of new and improved navigable channels, signage, a cultural landscape audio tour, and in-lieu funding. On December 19, 2024, the San Francisco Bay Conservation and Development Commission, by a vote of 15 affirmative, 0 negative, and 0 abstention, approved the resolution.
Majors	2023.006.00	San Francisco	Treasure Island Enterprises, LLC	Treasure Island Marina Replacement Project	\$12,000,000.00 02/27/2025	In the Bay and within the 100-foot shoreline band, at 1 Clipper Cove Way, in the City and County of San Francisco.	Demolish existing 108-slip marina and construct a new 168-slip marina in its place, including a 705-foot transient and marina boat dock that would serve as a wave attenuation device. On February 6, 2025, the San Francisco Bay Conservation and Development Commission, by a vote of 19 affirmative, 0 negative, and 0 abstention the permit was approved.
Majors	2023.008.00	San Francisco	San Francisco Recreation and Park Department	India Basin Shoreline Park Project	\$32,000,000.00 05/22/2025	In the Bay, within the 100-foot shoreline band, and in the San Francisco Bay Plan-designated Waterfront Park / Beach Priority Use Area at India Basin, 401 Hunter's Point Blvd., in the City and County of San Francisco.	Redevelop, expand, and enhance the existing India Basin Shoreline Park within a 7.48-acre area, including constructing water-based recreational features and other public access amenities, installing shoreline protection elements, and impacting and creating wetland habitat areas. On May 15, 2025, the San Francisco Bay Conservation and Development Commission, by a vote of 21 affirmative, 0 negative, and 0 abstention, approved the resolution pursuant to which this permit was issued.

Majors	2021.003.00	Alameda County and San Mateo County	Cargill Inc.	Cargill Solar Sea Salt System Maintenance and Operations Extension	\$10,000,000.00 06/13/2025	Within salt ponds, at Cargill's Newark Plant 1 and Newark Plant 2 in the City of Newark and the City of Fremont, Alameda County, and at the Cargill Redwood City Plant in the City of Redwood City, San Mateo County.	Time extension for maintenance and operations at Cargill's solar salt systems in Newark/Fremont and Redwood City. On June 5, 2025, the San Francisco Bay Conservation and Development Commission, by a vote of 20 affirmative, 0 negative, and 0 abstention, approved the resolution pursuant to which this permit is hereby issued.
Majors	2024.003.00	Solano	Cal maritime	Cal Maritime Academy Waterfront Master Plan	##### 06/13/2025	In the Bay and Shoreline Band in the City of Vallejo in the County of Solano.	Upgrade existing pier and trestle infrastructure by building a larger pier with support piles and expanding boat basin which will entail dredging within the existing dredge maintenance area and adding a new dredge area. On June 5, 2025, the San Francisco Bay Conservation and Development Commission, by a vote of 20 affirmative, 0 negative, and 0 abstention, approved the resolution pursuant to which this permit
Majors	2024.005.00	Alameda	East Bay Regional Park District	Restore Hayward Marsh	\$20,000,000.00 09/02/2025	Hayward	
Majors	2020.002.00	Alameda	Kinder Morgan	SFPP San Francisco Bay Pipeline Cover Restoration	\$2,720,000.00 09/11/2025	Within the Bay at Alameda and San Mateo County.	Restoration of cover to pipeline corridor
Majors	2025.003.00	Various	California Department of Transportation	State Route 37 Sears Point to Mare Island Improvement Tolay Creek Bridge	##### 05/18/2026	In the Bay and within the 100-foot shoreline band, along sections of State Route 37 and State Route 121, in unincorporated Sonoma and Solano counties.	Expand sections of highway along State Route 37 and State Route 121 to address congestion, involving replacement of Tolay Creek Bridge and channel improvements at Tolay Creek.

Material	2001.008.44	Multiple Counties	California Department of Transportation, Caltrans			07/19/2018	In the Bay and within the 100-foot shoreline band at the former San Francisco-Oakland Bay Bridge East Span at Yerba Buena Island, in the City and County of San Francisco, and in the City of Oakland, Alameda County	Retain 3 marine foundations (Piers E2, E21, E22, and E23) from the former east span of the San Francisco-Oakland Bay Bridge and construct public access areas on top of the retained piers; remove Piers E19 and E20 via controlled blasting
Material	M1996.019.03	San Francisco	Golden Gate Bridge Highway & Transportation District	#####		12/11/2018	In the Bay, on the Golden Gate Bridge, in the City and County of San Francisco	Install a physical suicide deterrent system on the Golden Gate Bridge
Material	M2017.005.03	San Francisco	Pacific Gas and Electric (PG&E)			02/28/2019	1201 Illinois Street, San Francisco, CA 94107	Offshore sediment remediation near Potrero Power Plant
Material	M2007.002.01	Alameda	East Bay Regional Park District	Encinal Beach		05/07/2019	Within the Bay and 100-foot shoreline band at Encinal Beach, in the City of Alameda, Alameda County.	Beach and dune nourishment, bank stabilization (riprap and cobble), and public access improvements including repaving existing public access trail.
Material	1982.005.22	Alameda	Alameda County Public Works Agency		\$3,000,000.00	05/13/2019	In the Bay and within the 100-foot shoreline band and within a Bay-Plan designated Waterfront Park, Beach Priority Use Area at the Monarch Bay Drive Bridge in the City of San Leandro, Alameda County	Repair and replace riprap and repair an existing tidegate . Formerly M2018.003.00.
Material	M1993.064.01	San Francisco	Port of San Francisco	Mission Bay Interim Ferry Landing		08/14/2019	In the Bay at Pier 48.5, in the City and County of San Francisco.	Install an interim ferry landing, including relocating a dock, and installing a platform, gangway, and piles.
Material	2018.005.00	San Mateo	City of Foster City	Foster City Levee Project	\$90,000,000.00	12/02/2019	Within the Bay and 100-foot shoreline band at 610 Foster City Boulevard, City of Foster City, San Mateo County.	Rehabilitate approximately 34,300 linear feet of the Foster City levee system.
Material	2001.008.46	Alameda	California Department of Transportation	Bay Bridge Shorebird Roosting Habitat Mitigation Modification		05/28/2020	In the Bay and within the 100-foot shoreline band, at the San Francisco-Oakland Bay Bridge in the City of Oakland, Alameda County and in the City of San Francisco, San Francisco County.	Modify permit requirements for shorebird roosting habitat mitigation to allow offsite, fee-based mitigation in lieu of constructing onsite habitat.
Material	M1998.003.05	San Francisco	Port of San Francisco	Heron's Head Shoreline Resilience Project	\$2,626,491.00	02/05/2021	In the Bay and Within the 100-foot shoreline band at 32 Jennings Street in the City and County of San Francisco	Place approximately 12,000 cubic yards of gravel, 2,500 tons of rock, up to 150 cubic yards of oyster reef elements, and 500 cubic yards of sand/soil and rocks to construct a living shoreline along the site's south

Material	1982.020.09	San Mateo	Peninsula Owner LLC	Peninsula Innovation Point	\$3,100,000.00	10/28/2022	Within the 100-foot shoreline band, at 567 Airport Boulevard in the City of Burlingame, San Mateo County.	Improve the existing Bay Trail and landscape along Burlingame Lagoon and Sanchez Channel as part of a new office/R&D campus development.
Material	M1982.113.01	San Mateo	200-240 Twin Dolphin, LLC	200 Twin Dolphin Drive	\$92,000,000.00	12/30/2022	Within the 100-foot shoreline band, at 200-240 Twin Dolphin Drive in the City of Redwood City, San Mateo County.	Construct a 5-story office/R&D building, detached 5-story parking garage, and trail access improvements to Belmont Creek Trail.
Material	M2002.071.07	San Francisco	Port of San Francisco	Maintenance dredging and placement/disposal activities extension		12/11/2023	Pier 27, City and County of San Francisco	Extension of permit completion time until December 31, 2024 for maintenance dredging and placement/disposal activities previously authorized in BCDP Permit No. M2002.071.00.
Material	1997.001.06	Contra Costa	Caltrans	Richmond-San Rafael Bridge Pilot Modifications	\$200,000.00	08/21/2025	In the Bay and within the 100-foot shoreline band, at the Richmond-San Rafael Bridge, in the City of San Rafael, Marin County, and the City of Richmond, Contra Costa County.	Use the right-hand shoulder of the eastbound lower deck as a part-time travel lane during peak hours on a permanent basis and continue the multi-use pathway pilot project on the westbound upper deck shoulder for three years with modifications, including reducing availability of the path to the period between Thursday afternoon and Sunday evening, converting the path back to an emergency shoulder at all other times, and providing a free bicycle shuttle Mondays through
Material	1997.001.06 (W)	Contra Costa	Caltrans	Richmond-San Rafael Bridge Pilot Modifications		08/21/2025	In the Bay and within the 100-foot shoreline band, at the Richmond-San Rafael Bridge, in the City of San Rafael, Marin County, and the City of Richmond, Contra Costa County.	
Material	2006.005.04md	Various	Trans Bay Cable LLC	Trans Bay Cable Maintenance	\$10,000,000.00	06/09/2026	In the Bay, in San Pablo Bay southwest of Mare Island and the Carquinez Strait at the Benicia-Martinez Bridge, between Solano and Contra Costa counties.	Place approximate 300 linear feet of Uraduct and 0.4 acres of concrete mattresses along a 3,000-foot-long segment of cable in East San Pablo Bay, and approximately 1,000 linear feet of Uraduct and 0.1 acres of concrete mattresses along a 1,000-foot-long segment of cable

Material	M1981.064.03	San Mateo	1 Shoreway Owner, LLC	1301 Shoreway Road	#####	07/08/2026	I the Shoreline Band in the City of Belmont in the County of San Mateo.	Demolition of the existing structure and construction of a new office/R&D building, parking, and public access improvement along Belmont Creek.
Non-Material	2007.002.04	Alameda	City of Oakland, Department of Transportation			07/03/2018	Within the Bay and 100-foot shoreline band at the Embarcadero Bridge over Lake Merritt Channel, City of Oakland,	Time extension for Embarcadero Bridge replacement project.
Non-Material	M1975.049.21	Contra Costa	Phillips 66 Company			07/03/2018	Within the Bay and 100-foot shoreline band at 1380 San Pablo Ave., in the City of Rodeo, Contra Costa County.	Time extension for Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) Audit Repairs
Non-Material	M2016.013.01	Contra Costa	Water Emergency Transportation Authority			07/03/2018	Within a San Francisco Bay Plan-designated Port Priority Use area, and in the Commission's Bay and 100-foot shoreline band jurisdiction, at the terminus of Harbour Way South, in the City of Richmond, Contra Costa County.	Install a kayak launch
Non-Material	M1987.015.23	Contra Costa	Chevron Products Company		\$20,000,000.00	07/06/2018	Within the 100-foot shoreline band, east of the Point San Pablo Yacht Harbor, in the City of Richmond, Contra Costa County	Install Solar panels and associated electrical equipment
Non-Material	1991.018.04	Marin	Stephen Brown			07/19/2018	In the 100-foot shoreline band, at 2210 Mar East St, Tiburon, Marin County	Expand a residence through a 368-square-foot living room addition
Non-Material	M1985.083.08	Multiple Counties	East Bay Regional Park District			07/23/2018	In the Bay and within the 100-foot shoreline band, throughout the properties owned by the East Bay Regional Park District in Alameda and Contra Costa Counties	Time extension for maintenance activities
Non-Material	1983.005.16A	Alameda	tennis			07/25/2018	In the Bay and within the 100-foot shoreline band at Grand Harbor in the City of Alameda, Alameda County	Amend existing permit to create split permit: A and b
Non-Material	1983.005.16B	Alameda	Grand Marina Village Owners' Association			07/25/2018	In the Bay and within the 100-foot shoreline band at Grand Harbor in the City of Alameda, Alameda County: the "Grand Marina Village Project"	Amend existing permit to create split permit A and B
Non-Material	1993.006.04	San Francisco	State of California Department of Parks and Recreation			08/06/2018	In the Bay and within the 100-foot shoreline band and within a Bay Plan-designated waterfront park, beach priority use area at Yosemite Slough in the City and County of San Francisco	Amend BCDC Permit to modify phasing of remediation, tidal wetland restoration, and other development

Non-Material	M1984.040.03	Marin	Cliff and Pamela Plumer		08/06/2018	In the Bay, at 180 Beach Road, Belvedere Cove, City of Belvedere, Marin County.	Install a boat lift.
Non-Material	1973.006.15	Contra Costa	Plains Product Terminals, LLC	\$2,500,000.00	08/08/2018	In the Bay, within a Bay Plan-designated Water-Related Industry priority use area and within the 100-foot shoreline band, at a the Plains Marine Oil Terminal located in the City of Martinez, Contra Costa County	Conduct upgrades to a marine oil terminal consistent with MOTEMS standards
Non-Material	M1975.088.03	Alameda	Alameda Unified School District - Attn: Priscilla Wong		08/10/2018	Within the 100-foot shoreline band, at Lincoln Middle School, in the City of Alameda, Alameda	Construct a seating area and remove existing landscaping
Non-Material	M1991.050.03	San Francisco	City of San Francisco Public Works		08/21/2018	In the Bay and within the shoreline band, at the Third Street Bridge over Mission Creak, in the City and County of San Francisco	Renovate the Third Street Bridge
Non-Material	M2014.004.03	Solano	Pacific Gas & Electric Company		08/31/2018	Curtola Parkway and Sonoma Boulevard City of Vallejo, Solano, County	Time Extension for Groundwater Monitoring
Non-Material	M2017.005.02	San Francisco	PG&E		08/31/2018	1201 Illinois Street, San Francisco, CA 94107	1201 Illinois Street, San Francisco, CA 94107. Remove 200 piles from offshore sediment area (SF, near Potrero PP)
Non-Material	1978.033.07	Alameda	City of Berkeley	\$137,000.00	09/10/2018	In the Bay, within the 100-foot shoreline band, and within a San Francisco Bay Plan-designated waterfront park, beach priority use area, at Cesar Chavez Park, 11 Spinnaker Way, in the City of Berkeley, Alameda County	Install approximately 7,000 square feet of riprap at an eroding existing riprap revetmetn
Non-Material	1979.042.08	San Francisco	Red & White Fleet		09/13/2018	In the Bay and within the 100-foot shoreline band, at Pier 43 1/2 in the City and County of San	Install new fender piles, gangways, walkways, and dredging to accommodate tour
Non-Material	M1994.040.04	Alameda	East Bay Regional Parks District	Point Isabel Water Access and Shoreline Protection Project	09/13/2018	Within the Bay and 100-foot shoreline band at Point Isabel, City of Richmond, Contra Costa County.	Changes in design (riprap, groin, revetment, ADA ramp, gravel rigging area) to the Point Isabel Water Access and Shoreline Protection Project.
Non-Material	M1994.068.09	Marin	Marin County Department of Public Works		09/13/2018	In the Bay at Paradise Cay residential development (Marin County Service Area No. 29), unincorporated Tiburon, Marin County	Reauthorization of dredging at entrance channel and waterways of the Paradise Cay residential development

Non-Material	M2005.015.01	Sonoma	California Department of Fish and Wildlife		09/13/2018	In a certain waterway, at the upper lagoon of the Tolay Creek Unity, within the Napa-Sonoma Marshes Wildlife Area, south of Highway 27 and east of the Highway 121 intersection, in an unincorporated area of Sonoma	Repair a damaged levee and road.
Non-Material	2006.009.04	San Francisco	Exploratorium and Port of San Francisco		09/19/2018	Within the 100-foot shoreline band, at Piers 15 and 17 at the Port of San Francisco, City and County of San Francisco	Time extensions to special exhibits and amendment to existing permit to allow special event zones
Non-Material	M2008.028.01	Marin	Sausalito Community Boating Center	\$68,000.00	09/19/2018	In the Bay and 100-foot shoreline band at the Cass Gidley Marina, City of Sausalito, Marin County	ADA-accessibility facilities upgrades, including replacing a gangway, placing 250-square-feet of additional dock, constructing concrete landing, and installing 2 ADA parking
Non-Material	M2013.011.02	San Mateo	New Cingular Wireless PCS, LLC ("AT&T")		09/19/2018	Within the 100-foot shoreline band at 550 Island Parkway, City of Belmont, San Mateo County.	Modify existing AT&T wireless facility.
Non-Material	2016.001.02	San Francisco	Water Emergency Transportation Authority		09/24/2018	In the Bay and within the 100-foot shoreline band, at the South Basin of the San Francisco Ferry Terminal in the City and County of San Francisco	Revisions to sizes of pilings and other ferry terminal structures
Non-Material	M2018.019.01md	Solano	Suisun Resource Conservation District		09/24/2018	Within the Primary Management Area of Suisun Marsh, at multiple managed wetlands.	Removal of non-native invasive vegetation as part of dredging activities at the Montezuma Gun Club.
Non-Material	2017.003.01md	Solano	California Department of Fish and Wildlife, Bay Delta Region		09/26/2018	At Hill Slough, within the Primary Management Area of Suisun Marsh, unincorporated Solano County.	Time extension for Hill Slough Tidal Restoration Project.
Non-Material	2007.003.10	San Francisco	City and County of San Francisco, Recreation and Park Department	\$13,200,000.00	10/01/2018	In the Bay, in the San Francisco Marina West basin, and the City and County of San Francisco, and at the San Francisco Channel Bar Ocean Dredged Material Disposal Site (SF-08) or at an existing in-Bay disposal site.	Conduct maintenance dredging over a 10-year period of up to 500,000 cy of sediment.
Non-Material	1980.012.11	Alameda	Emery Cove Marina Condominium Association, Inc.	\$1,200,000.00	10/03/2018	Within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, in the Bay, at 3300 Powell Street, in the City of Emeryville, Alameda County.	Replace floating docks, a wave attenuator, and gangways at an existing marina.

Non-Material	M1993.077.04	San Mateo	Port of Redwood City			10/03/2018	In the Bay and Redwood Creek, a "certain waterway," at Wharves 1 through 4 at the Port of Redwood City, in the City of Redwood City, San Mateo County.	Expand berthing areas at Wharves 1 through 4 and conduct maintenance dredging.
Non-Material	1978.035.17md	Solano	Department of Water Resources			10/08/2018	At DWR facilities including the Roaring River Distribution System, Morrow Island Distribution System, Suisun Marsh Salinity Control Gates, and Goodyear Slough Outfall, all within the Primary Management Area of Suisun Marsh in	Time extension for operations and maintenance of facilities and water quality monitoring stations in Suisun Marsh.
Non-Material	M2001.052.04A	Contra Costa	Cherokee Simeon Venture I, LLC			10/11/2018	In the Bay and within the 100-foot shoreline band, at Campus Bay, at 4677 Meade Street in the City of Richmond, Contra Costa County.	Conduct sediment, soil, and groundwater remediation and restore disturbed habitat. Habitat Area 2, as part of the larger Site Remediation.
Non-Material	2002.006.04	Contra Costa	Ecoservices, Inc			10/19/2018	In the Bay and within the 100-foot shoreline band, at Peyton Slough in the City of Martinez, Contra Costa County	Install riprap and conduct maintenance activities to protect an existing tidal marsh
Non-Material	M1984.045.06	San Mateo	Marine Science Institute			10/19/2018	In the Bay, at 500 Discovery Parkway in the City of Redwood City, San Mateo County	Permit amendment for piling repairs
Non-Material	2002.002.10	San Mateo	Westpoint Harbor LLC	Technical Corrections to the permit and authorization of up to 150,000 cy of dredging within two-year period		10/26/2018	101 Westpoint Harbor Drive, Redwood City, CA 94063	Modifications to existing BCDC Permit and authorization for dredging of marina basin (after-the-fact).
Non-Material	M2007.016.01	Marin	Marcel Houtzager			11/01/2018	In the Bay at 3 Bellevue in the City of Belvedere, Marin County	Maintenance dredging
Non-Material	M2016.014.02	Alameda	Alameda Point Partners, LLC	Site A Phase 1 Alameda Point Waterfront Park Project-Soil Stabilization Component	\$662,981.00	11/01/2018	Within the 100-foot shoreline band, adjacent to the Seaplane Lagoon at the site of the former Naval Air Station, in the City of Alameda, Alameda County.	Conduct deep soil mixing as part of the Site A Phase 1 Alameda Point Waterfront Park project.
Non-Material	1980.013.06	Alameda	Oakland Marinas, LP	Union Point Marina		11/02/2018	Within the 100-foot shoreline band at Union Point Park, 2301 Embarcadero, City of Oakland, Alameda County.	Install a steel security fence at site bathrooms.
Non-Material	M2014.029.01	Alameda	City of Alameda		\$2,830,000.00	11/07/2018	In the Bay and within the 100-foot shoreline band at Alameda Point in the City of Alameda, Alameda County	Replace an existing outfall structure

Non-Material	M1987.015.20	Contra Costa	Chevron Products Company			11/08/2018	In the Bay and within the 100-foot shoreline band, at the Long Wharf and on land adjacent to I-580, in Richmond, Contra Costa County.	Install berth fender planels, extend one berth platform, and install an osprey nesting platform.
Non-Material	M2017.027.01	Alameda	Alameda County Flood Control and Water Conservation District			11/16/2018	In the Bay and 100-foot shoreline band at Laguna Creek (Zone 6, Line E), Fremont, Alameda County	Changes to special conditions for Laguna Creek Improvements Phase 1B (Cushing Road Channel, Zone 6, Line E)
Non-Material	1977.022.05	Alameda	Ballena Bay Townhouse Association/Wanda Bacigalupi	Ballena Bay Canal Floating Breakwater System Replacement		11/19/2018	Within the Bay at the Ballena Bay Canal near Ballena Blvd, City of Alameda, Alameda County.	Remove floating tire breakwater system and steel piles and replace with a new floating concrete breakwater system with new steel piles.
Non-Material	2002.003.02	Marin	California Department of Transportation, Caltrans			11/19/2018	In a Certain Waterway, at the Corte Madera Creek Bridge, in the City of Larkspur, Marin County	Install pedestrian and bicycle pathway improvements along the northbound Highway 101 off-
Non-Material	2008.001.01	San Mateo	SF Water Emergency Transportation Authority	WETA South San Francisco Ferry Terminal/Oyster Point Marina	\$1,000,000.00	11/19/2018	Within the Bay at Oyster Point Marina - South San Francisco Ferry Terminal, City South San Francisco, San Mateo County	Conduct dredging for the Oyster Point Marina - South San Francisco Ferry Terminal.
Non-Material	M2011.001.02	San Francisco	Bay Area Rapid Transit (BART)			11/20/2018	In the Bay east of the Ferry Building at the San Francisco Ferry Plaza, City and County of San Francisco.	Time extension for marine barrier project.
Non-Material	2007.003.11	San Francisco	San Francisco Recreation and Parks	San Francisco Marina West Harbor Navigational Aids Project		12/03/2018	In the Bay at the San Francisco Marina West Harbor, 3950 Scott Street, City and County of San Francisco.	Installation of buoys and relocation of an existing wave attenuator to define a new entrance channel to the West Harbor, and time extension for Marina Degaussing Station
Non-Material	M1978.106.09	San Francisco	Port of San Francisco	Pier 23 Cafe - Time Extension for Outdoor Dining Tents		12/06/2018	In the Bay and within the 100-foot shoreline band, at Pier 23, in the City and County of San Francisco.	Place of outdoor dining tents for a period of five-years.
Non-Material	M2001.006.05	Alameda	800 Wharf St LLC "Sugar Dock"			12/11/2018	800 Wharf Street Richmond, CA	Time Extension
Non-Material	M1984.045.05	San Mateo	Marine Sciences institute - Marilou Seiff			12/27/2018	Within a certain waterway, the Redwood Creek, adjacent to Leslie Salt pile, in Redwood City, San Mateo County.	Deposit 300 cubic yards of oyster shell to replenish shell that has eroded from the beach, Pier restoration/repair
Non-Material	1979.032.02	Alameda	City of Alameda			01/03/2019	In the Bay and within the 100-foot shoreline band, adjacent to Encinal High School, in the City of Alameda, Alameda County.	Repair a boat launch, replace pilings and floats, and other facility improvements.

Non-Material	M2001.020.01	San Francisco	Port of San Francisco	Bike share stations on Port property	01/16/2019	In the Bay and within the 100-foot shoreline band, at multiple locations on Port of San Francisco-owned property, in the City and County of San Francisco.	Install bike share stations and bicycle racks for a period of up to five years.
Non-Material	1997.009.05	Alameda	LVA4 Alameda WRW, L.P. AND LVA4 Alameda WRW II, LP c/o Lionstone Investments		01/30/2019	In the Bay and within the shoreline band at 500 Wind River Way in the City of Alameda, Alameda County	Time Extension.
Non-Material	M1985.084.05		Public Works Agency, County of Alameda	\$803,000.00	02/12/2019	Miller Sweeney Bridge, Alameda, Alameda County	4 fender piles of the bridge fender system, a 9-pile dolphin cluster, and the maintenance access pier over the Oakland Estuary are being replaced in-kind
Non-Material	1974.018.12B	San Mateo	Genentech, Inc.	Parcel 37	02/22/2019	Within the 100-foot shoreline band at Parcel 37, DNA Way, in the City of South San Francisco, San Mateo County.	Convert an existing parking lot into an indoor/outdoor food service area for employees. Within the 100-foot shoreline band, construct a fence, outdoor seating area, activity area, landscaping, bioretention pond, and pedestrian walkway, and relocate required public parking
Non-Material	M1975.117.01	Alameda	Capital Financial, LLC	\$8,000.00	02/27/2019	In the Bay, at 15 Embarcadero West, in the City of Oakland, Alameda County.	Construct a 1,500 square foot floating dock.
Non-Material	1979.020.17A	Marin	Walter Bilofsky		03/05/2019	In the Bay, at 4810 Paradise Drive, in the Town of Tiburon, Marin County.	Time extension for boat dock construction
Non-Material	2013.003.02md	Solano	Lind Marine		03/12/2019	In the Bay, within the Middleground lease area, Solano County and the Suisun Marsh Primary Management Area, running parallel to the southern shoreline of Chipps Island and	Time extension for essential fish habitat mitigation requirement.
Non-Material	2013.004.02	Multiple	Hanson Marine Operations		03/12/2019	In the Bay, at Point Knox, Alcatraz, and Presidio Shoals (PRC 709.1, 2036.1, 7779.1, and 7780.1), between the Golden Gate Bridge, Angel Island and the northwestern San Francisco waterfront, in the City and County of San Francisco and Marin	Time extension for compliance with Essential Fish Habitat special condition.

Non-Material	2013.005.02md	Solano	Suisun Associates			03/13/2019	In the Bay, within the California State Lands Commission Mineral Extraction Lease Parcel Solano County and the Suisun Marsh Primary Management Area, running parallel to the southern shoreline of Chipps Island and Van Sickle Island.	Time extension.
Non-Material	2000.001.05	San Francisco	Hudson One Ferry Operating, L.P. c/o Hudson Pacific Properties, Inc.			03/14/2019	In the 100-foot shoreline band at the Ferry Building, The Embarcadero, City and County of San Francisco	5-year time extension for farmers market at the Ferry Building
Non-Material	2016.002.03md	Solano	Westervelt Ecological Services	Tule Red Tidal Restoration Project Time Extension		03/14/2019	Within the Primary Management Area of the Suisun Marsh, at the Tule Red Tidal Restoration Site, in unincorporated Solano County.	Time extension for installation of fishing piers and interpretive signs.
Non-Material	1984.002.21	San Francisco	Port of San Francisco		\$30,000.00	03/19/2019	Within the 100-foot shoreline band at Piers 38 and 40, City and County of San Francisco.	Authorize private outdoor dining areas, ADA-accessible ramps, and public access improvements for the Pier 38 and Java House restaurants.
Non-Material	M2003.017.03	Santa Clara	County of Santa Clara Department of Parks and Recreation	Alviso Safari Tour Boat Storage	\$22,575.00	03/19/2019	Within the 100-foot shoreline band at 1195 Hope Street, City of San Jose, Santa Clara County.	Construct a 15' x 50' x 17' boat storage structure for the Alviso Safari Tour Boat.
Non-Material	2000.005.05	San Francisco	FOCIL-MB LLC			03/20/2019	Within the 100-foot shoreline band, at Mission Bay Redevelopment Project in the City and County of San Francisco	Modify construction timing requirements and public access completion deadlines
Non-Material	2001.008.45	Alameda	California Department of Transportation (Caltrans)	SFOBB East Span Replacement - Oakland Touchdown Parking Lot		03/21/2019	At the Oakland Touchdown of the former San Francisco-Oakland Bay Bridge East Span, in the City of Oakland, Alameda County.	Construct a permanent public access parking lot.
Non-Material	M1999.054.02	Marin	City of Belvedere	Beach Road Seawall Toe Stabilization Project	\$350,000.00	03/26/2019	Within the 100-foot shoreline band on Beach Road across from Peninsula Road, City of Belvedere, Marin County.	Add 100 linear feet of sheet pile toe protection to stabilize an existing seawall.
Non-Material	M1985.078.04	Marin	ACV Argo Tiburon			03/27/2019	In the Bay and within the 100-foot shoreline band at 5 Main Street, in the Town of Tiburon, Marin	Renovate a restaurant.
Non-Material	M2007.008.04	Alameda	City of Berkeley	Berkeley Bay Trail Extension, Phase 3		03/27/2019	Within the 100-foot shoreline band, at University Avenue, in the City of Berkeley, Alameda County.	Construct an extended public pathway associated with the San Francisco Bay Trail.
Non-Material	2006.010.06	Marin	Marina Village Associates			04/16/2019	Within the Bay and 100-foot shoreline band at Loch Lomond Marina, Loch Lomond Drive, City of San Rafael, Marin County	Time extension for work at Loch Lomond Marina

Non-Material	2011.006.03	San Mateo	Port of Redwood City	Port of Redwood City Wharves 1 & 2 Replacement		04/19/2019	In the Bay and within the 100-foot shoreline band, at the Port of Redwood City, City of Redwood City, San Mateo County.	Time extension for wharf replacement.
Non-Material	M1987.046.05	San Mateo	Port of Redwood City	Time Extension		04/19/2019	In the Bay and within the 100-foot shoreline band, at Port of Redwood City, San Mateo	Time extension for public pathway and fishing pier improvements.
Non-Material	M2015.034.01	Alameda	Union Pacific Railroad c/o Caltrans	UPRR Lake Merritt Bridge		04/29/2019	In the Bay and within the 100-foot shoreline band, at the Lake Merritt Channel, in the City of Oakland, Alameda County.	Time extension for replacement of the UPRR Bridge.
Non-Material	M1987.015.24	Alameda	Chevron Richmond Refinery	Chevron Long Wharf Maintenance and Efficiency Project - change of scope		05/16/2019	Within a San Francisco Bay Plan-designated Water-Related Industrial Use area, the Bay, and the 100-foot shoreline band, at the Chevron Refinery, at 841 Chevron Way (inclusive of the Chevron Rod and Gun Club), in the City of Richmond, Contra Costa County	Change design details (number and type of piles) for the Richmond Refinery Long Wharf Maintenance and Efficiency Project.
Non-Material	M2015.027.06md	Solano	Chevron Pipe Line Company	BAPL HORIZONTAL DIRECTIONALBD RILL 3 (HDD3) PIPELINE REPLACEMENT PROJECT		05/20/2019	At Birds Landing and Grizzly Island, within the Primary Management Area of Suisun Marsh, in unincorporated Solano County.	Install a 2.5-mile-long underground pipeline.
Non-Material	M2013.013.03	Alameda	City of Oakland		\$90,000.00	05/23/2019	Within the 100-foot shoreline band, at Burma Road, adjacent to the Port of Oakland's Berth 6 1/5, in the City of Oakland, Alameda County.	Time extension to install required public access.
Non-Material	M2012.018.02	San Mateo	Silicon Valley Clean Water			05/30/2019	In the Bay and the 100-foot shoreline band, partially within a Wildlife Refuge Priority Use Area, at Inner Bair Island in the Cities of Redwood City and San Carlos, San Mateo County	Alter an alignment and construction methodology to a previously authorized pipeline replacement project
Non-Material	M1984.043.14	Contra Costa	Chevron Products Company	Chevron Long Wharf - Maintenance Dredging	\$49,100,000.00	05/31/2019	In the Bay at the Chevron Richmond Refinery Long Wharf, in the City of Richmond, Contra Costa County.	Conduct maintenance dredging over a 10-year period of up to 250,000 cy in any one year, with the total dredging volume not to exceed 1,500,000 cy during the life of the permit, and one episode of up to 5,000 cubic yards of new work dredging at the Berth 4 loading platform.

Non-Material	1997.009.04	Alameda	LVA4 Alameda WRWI, L.P. and LVA4 Alameda WRW II, L.P. c/o Lionstone Investments		06/05/2019	Within the 100-foot shoreline band, south easterly one-quarter of Alaska Basin, near Entrance Road, in the City of Alameda, Alameda County.	Delete permit requirement for public access connection to Fortman Marina and move to Permit Application No. M2003.029.07 (North Waterfront Cove LLC).
Non-Material	1999.014.02	San Francisco	San Francisco Public Utilities Commission	Southeast Outfall Islais Creek Crossing - Emergency Project	\$180,000.00 06/05/2019	In the Bay across Islais Creek, Tennessee Street to Quint Street, in the City and County of San Francisco.	Install a bypass pipeline for wastewater.
Non-Material	M2003.029.07	Alameda	North Waterfront Cove LLC		06/05/2019	In the Bay and within the 100-foot shoreline band, south easterly one-quarter of Alaska Basin, near Entrance Road, in the City of Alameda, Alameda County.	Add special condition for public access connection to Fortman Marina, transferred from Permit No. 1997.009.04 (LVA4 Alameda WRW I, L.P. and LVA4 Alameda WRW II, L.P.).
Non-Material	M2017.001.01	San Francisco	Treasure Island Development Authority	Special event "TreasureFest" time extension	06/13/2019	Within the 100-foot shoreline band, at Treasure Island, in the City and County of San Francisco.	Time extension for "TreasureFest" flea market event.
Non-Material	M1989.090.10	Contra Costa	Shell Oil Products US, Martinez Refinery		06/14/2019	In the Bay, within the 100-foot shoreline band, and within a Port Priority Use Area in the Carquinez Strait at the Shell Oil Marintez Refinery, in the City of Martinez, Contra Costa County	Time Extension.
Non-Material	M1992.027.01	Marin	Gardner T. Baldwin and Leona Kerr Baldwin		\$403,322.00 06/14/2019	In the Bay, at 91 West Shore Road, in the City of Tiburon, Marin County	Enlarge an existing dock
Non-Material	1987.001.06	San Mateo	City of Burlingame		06/21/2019	Within the 100-foot shoreline band and within a San Francisco Bay Plan-designated waterfront park, beach priority use area, at Bayside Park in the City of Burlingame, San Mateo County	Install fitness equipment along a public access trail.
Non-Material	M1987.042.06	Multiple	California Department of Transportation, Caltrans		06/26/2019	In the Bay and within the 100-foot shoreline band and certain waterway jurisdictions, along state highways and at toll bridges including SF-Oakland Bay Bridge, Benicia-Martinez, Carquinez, Dumbarton, Richmond-San Rafael, Bay Farm Island, San Mateo-Hayward, Hwy 37	Time extension for programmatic permit authorizing maintenance activities.
Non-Material	M2013.021.03	Marin	Caroline Mead	2070 Paradise Drive, Tiburon - Boat Lift	06/26/2019	In the Bay, at 2070 Paradise Drive in the Town of Tiburon, Marin County	Install a boat lift attached to an existing dock.

Non-Material	M1982.056.02	Santa Clara	City of Sunnyvale			07/03/2019	In the Bay and within the 100-foot shoreline band, at 301 Carl Road, in the City of Sunnyvale, Santa Clara County.	Time extension for public access closure.
Non-Material	M2008.019.04	San Mateo	HCP LS Bribane, LLC	Sierra Point Redevelopment - Brisbane		07/05/2019	Within the 100-foot shoreline band, between Sierra Point Parkway and the southern shoreline of Sierra Point, in the City of South San Francisco, San	Time extension for development and required public access amenities.
Non-Material	2017.003.02md		California Department of Fish and Wildlife, Bay Delta Region			07/17/2019		
Non-Material	1986.004.11A	San Mateo	Burlingame Point LLC			07/25/2019	In the Bay and within the 100-foot shoreline band across Sanchez Channel, in the City of Burlingame, San Mateo County.	Revised design for and extension of time to complete a pedestrian bridge.
Non-Material	M1985.087.08	Solano	City of Suisun City	Suisun Marina Dredging	\$5,200,000.00	07/29/2019	In the Bay at the Suisun Slough Channel, Whispering Bay Channel, Marina Village Residential District, and Pierce Island, in the City of Suisun City,	Conduct multi-episode maintenance dredging.
Non-Material	M1992.041.13	Alameda	Port of Oakland	Port of Oakland Annual Maintenance Dredging Project	\$45,000,000.00	08/02/2019	In the Bay and within the 100-foot shoreline band, at the Port of Oakland, at Outer Harbor Berths 7, 8, 9, 10, 20, 21, 22, 23, 24, 25, 26, 30, 32, 33, 34, 35, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, and in the channel providing access to Berths 26 and 30; at Middle Harbor Berths 60, 61, 62, 63, and at Inner Harbor Berths 67, 68, 82, 83, 84; from the western end of Berth 37 to the division between Berths 23 and 24; and at the Port of Oakland maintained marinas: Union Point Basin, South Basin, Center Basin and North Basin. Sea Breeze Marina, Tack London Square, Tack London Square Marina East. Center and West Marinas (Exhibits A-G) and at the state and federally authorized Alcatraz (SF-11) and San Pablo Bay (SF-10) disposal sites (SF 11), Berth 10 for handling facility, an authorized upland site or the San Francisco Deep Ocean	Conduct annual dredging for berth maintenance, knockdown dredging, new berth dredging, and/or construction dredging.

Non-Material	NOI2016.031.01	San Francisco	San Francisco Public Utilities Commission			08/08/2019	Within the 100-foot shoreline band near the intersection of The Embarcadero and Washington Street, in the City and County of San Francisco.	Time extension for sewer force main rehabilitation work.
Non-Material	1991.013.06	Marin	San Francisco Yacht Club			08/12/2019	In the Bay, at the San Francisco Yacht Club, 98 Beach Road, in the Town of Belvedere, Marin	Time extension.
Non-Material	M1982.007.09	Contra Costa	Levin Richmond Terminal Corporations (LRTC)			08/12/2019	In the Bay and within the 100-foot shoreline band, on the Lauritzen Channel at Wright Avenue, in the City of Richmond, Contra Costa County.	Time extension for dredging of Berth A.
Non-Material	M2017.002.01	Alameda	Port of Oakland		\$13,300,000.00	08/21/2019	In the Bay and 100-foot shoreline band at the Oakland International Airport, City of Oakland, Alameda County	South Field perimeter dike improvements, including raising the crest, improving structure, controlling seepage, and improving slope stability for FEMA 100-year flood and sea
Non-Material	M1982.104.03	Marin	Las Gallinas Valley Sanitary District	LGVSD Lower Miller Creek Channel Maintenance Project	\$115,000.00	09/03/2019	In the Bay and within the 100-foot shoreline band at 300 Smith Ranch Road, along Lower Miller Creek Channel, in the City of San Rafael, Marin County.	Expand a rock weir, conduct bank erosion repair, and remove gravel bars.
Non-Material	1998.011.06	San Mateo	City of South San Francisco			09/05/2019	Within the 100-foot shoreline band along North Access Road in the City of South San Francisco, San Mateo County.	Changes to design of North Access Road, bicycle lanes, and sidewalk.
Non-Material	1999.007.09	Alameda	Port of Oakland			09/05/2019	Within the 100-foot shoreline band, at Middle Harbor, in the City of Oakland, Alameda County.	Replace three gantry cranes.
Non-Material	M2016.006.01	Alameda	TL Partners I LP and North Waterfront Cove LLC			09/05/2019	Within the 100-foot shoreline band, at 1501 Buena Vista Avenue, in the City of Alameda,	Time extension.
Non-Material	2013.001.02	San Mateo	Burlingame Point, LLC			09/11/2019	In the Bay and within the 100-foot shoreline band, at Burlingame Point, 300 Airport Boulevard, City of Burlingame, San Mateo	Install shoreline protection associated with authorized storm drains and install stormwater pump stations.
Non-Material	M1975.049.22	Contra Costa	Phillips 66 Company	Marin Oil Terminal Engineering and Maintenance Standards (MOTEMS) Audit Repairs Project - 2017-2020		09/12/2019	Within the Bay and 100-foot shoreline band at 1380 San Pablo Ave., in the CDP of Rodeo, Contra Costa County.	Time extension for Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS) Audit Repairs Project.

Non-Material	M2017.017.01	Marin	Marin Audubon Society	Modify Vegetation Monitoring Language	09/13/2019	In the Bay and within the shoreline band at a Wildlife Refuge Priority Use Area, at the Corte Madera Marsh State Marine Area in the Town of Corte Madera, Marin County.	Modify vegetation monitoring requirements.
Non-Material	M2018.014.01md	Solano	Bob Bozek, Cygnus Duck Club #418	Cygnus Duck Club - Time Extension	09/20/2019	Within the primary management area of the Suisun Marsh, at the Cygnus Gun Club (Duck Club #418) in unincorporated Solano	Time Extension.
Non-Material	M1974.069.15	Contra Costa	Phillips 66 Company		09/26/2019	In the Bay at 1380 San Pablo Avenue, City of Rodeo, Contra Costa County.	Maintenance dredging for Phillips 66 Refinery Marine Terminal of 90,000 cy of sediment over a 10-year period.
Non-Material	M1995.037.08	Solano	Glen Cove Marina, LLC	Glen Cove Marina Dredging Time Extension	10/03/2019	In the Bay, at Glen Cove Marina, in the City of Vallejo, Solano County, and at the state- and federally-designated aquatic dredged material disposal site in the Carquinez Strait or outside the Commission's jurisdiction	Time extension for dredging authorization.
Non-Material	2000.005.06	San Francisco	FOCIL-MB, LLC	Park P22_Time Extension	10/11/2019	Within the Bay and 100-foot shoreline band, at Mission Bay Redevelopment Project in the City and County of San Francisco.	Time extension for public access improvements at Bayfront Park P22.
Non-Material	2006.007.03	Alameda	Oakland Harbor Partner, LLC	Oak to Ninth Avenue (Brooklyn Basin Development) Project	10/11/2019	Within the Bay and 100-foot shoreline band at Brooklyn Basin, City of Oakland, Alameda County.	Request for permit changes to recategorize mitigation from "high tidal marsh" to Bay waters and remove requirement to enhance and monitor wetland project at South Park West.
Non-Material	M1983.016.03	Santa Clara	City of Sunnyvale		\$1,065,000.00 10/15/2019	In the Bay, at 1444 Borregas Ave, in the City of Sunnyvale, Santa Clara County, in the City of Sunnyvale, Santa Clara County	Improve the Bay Trail and public access facilities.
Non-Material	M1984.088.01	San Francisco	Port of San Francisco	Jefferson Street Phase 2, Reconstruction of Street and Sidewalks	\$13,500,000.00 10/17/2019	Within the 100-foot shoreline band along Jefferson Street, at Fisherman's Wharf, in the City and County of San Francisco.	Replace road paving, construct sidewalks and a seawall, and install rails, lighting, and backflow preventers.
Non-Material	1987.005.06	San Francisco	Dolphin Swimming and Boating Club, Inc.	Dolphin Club Repairs	\$60,000.00 10/24/2019	In the Bay and within the 100-foot shoreline band, at 502 Jefferson Street, in the City and County of San Francisco.	Replace a seawall pile cap, remove a drinking fountain, replace benches, install trash and recycling, conduct landscaping, and repair and replace fencing.
Non-Material	1976.011.11	San Francisco	SPF China Basin Holdings LLC	China Basin Seismic Upgrade	\$54,876,000.00 10/31/2019	Within the 100-foot shoreline band, at 185 Berry Street, in the City and County of San Francisco.	Seismic retrofit of existing building.

Non-Material	M1984.002.07	Contra Costa	Kinder Morgan	KM P66 Richmond_Crane Replacement	\$200,000.00	11/27/2019	Within the 100-foot shoreline band at the ConocoPhillips 66 Richmond Marine Oil Terminal, 1300 Canal Boulevard, in the City of Richmond, Contra Costa	Replace a crane.
Non-Material	M2005.019.01	San Mateo	City of Redwood City	Redwood Shores Community Library - Art Installation	\$350,000.00	11/27/2019	Within the 100-foot shoreline band at 399 Marine Parkway, on the City of Redwood City, San Mateo County.	Install public artwork at the Redwood Shores Community Library.
Non-Material	2006.010.05	Marin	Marina Village Associates, LLC			12/04/2019	In the Bay and within the shoreline band, at the Lock Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County	Raise trail, curb and regrade public access area, and after-the-fact authorization of riprap
Non-Material	M1983.088.04	San Mateo	Stanford University Athletics			12/06/2019	In a certain waterway along Redwood Creek, west of the Cargill Salt Pile at the Port of Redwood City, in the City of Redwood City, San Mateo	Conduct maintenance of docks, pilings, and riprap.
Non-Material	M1991.044.02	San Mateo	CEMEX Construction Materials Pacific, LLC	Port of Redwood City Wharves 1 and 2 Redevelopment Project -		12/13/2019	Within the Bay and 100-foot shoreline band at Wharves 1 and 2 of the Port of Redwood City, City of Redwood City, San Mateo County.	Replace and relocate a conveyor and hopper and remove 4 piles.
Non-Material	2016.002.04md	Solano	State and Federal Contractors Water Agency	Revisions to Public Access for Tule Red Wetland Restoration Project	\$117,000.00	12/16/2019	In the Suisun Marsh Primary Management Area at the Tule Red Duck Club, 1903 Grizzly Island Road, in unincorporated Solano County	Revise public access requirements for the Tule Red Wetland Restoration Project
Non-Material	M1984.110.07	Alameda	Brotzeit Lokal, LLC	Brotzeit Lokal Time Extension		12/16/2019	Within the 100-foot shoreline band, at 1000 Embarcadero, City of Oakland, Alameda County	Time extension for public access requirements
Non-Material	1993.004.19	Alameda, Santa Clara, and San Mateo	Cargill, Incorporated	Cargill Solar Sea Salt Maintenance Permit Time Extension		12/17/2019	Within salt ponds operated by Cargill throughout Alameda, Santa Clara, and San Mateo Counties.	Time extension for maintenance permit
Non-Material	2006.010.08	Marin	Marina Village Associates, LLC	Loch Lomond Marina Time Extension		12/17/2019	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County	Time extension for permit authorizations and requirements
Non-Material	1976.011.12	San Francisco	SPF China Basin Holdings, LLC	Non-public use time extension		12/20/2019	Within the 100-foot shoreline band at the China Basin Building, on the north side of the Channel Street Channel (Mission Creek) between Third and Fourth Streets, adjacent to China Basin, in the City and County of San Francisco.	Time extension for use of public access area for limited non-public uses

Non-Material	1980.021.04	Marin	Sewerage Agency of Southern Marin	Sewerage Agency of Southern Marin Wastewater Treatment Plant Public Access		01/09/2020	Within the 100-foot shoreline band, at the Sewerage Agency of Southern Marin Wastewater Treatment Plant, located at 450 Sycamore Avenue, in the City of Mill Valley, Marin County.	Close a public access trail and develop a public rest stop.
Non-Material	M1975.049.23	Contra Costa	Phillips 66 Company, San Francisco Refinery	Mooring Line Fairway Modifications at Marine Terminal Phillips 66 San Francisco Refinery	\$45,000.00	01/10/2020	Within the Bay and 100-foot shoreline band at 1380 San Pablo Avenue, in the CDP of Rodeo, Contra Costa County.	Install an approximately 10' x 19' x 21 ' triangular section of grating on the ROD 3 (West) end of the dock to move a handrail
Non-Material	2013.010.01	Marin	City of Larkspur	Bon Air Bridge Time Extension		01/24/2020	In a certain waterway at Corte Madera Creek, located approximately two miles west of its mouth at San Francisco Bay, in the City of Larkspur, Marin	Time extension through December 2023.
Non-Material	M2001.014.03	Solano	California Maritime Academy	Dining Center Patio	\$400,000.00	01/24/2020	Within the 100-foot shoreline band, at 200 Maritime Academy, in the City of Vallejo, Solano	Construct a dining center patio.
Non-Material	1976.022.53	San Francisco	PIER 39	Installation of Bollards		01/30/2020	Within the 100-foot shoreline band, at Pier 39 of the Port of San Francisco in the City and County of San Francisco.	Install bollards as security enhancements.
Non-Material	M2002.070.03	San Mateo	ARE-East Jaime Court, LLC	400 + 450 East Jamie Court SSF Maintenance and Public Access		01/30/2020	Within the 100-foot shoreline band, at 400 and 450 East Jaime Court, in the City of South San Francisco, San Mateo County.	Repave paved areas, replace public access furnishings, replace retaining walls, remove guardrails, and conduct landscaping and grading.
Non-Material	M1980.093.01	San Mateo	Oracle America, Inc.			02/03/2020	Within the 100-foot shoreline band at 500 Oracle Parkway in the City of Redwood Shore, San Mateo County	Restriping parking lot
Non-Material	2017.004.01	San Francisco	Seawall Lot 337 Assoc.	Emergency Access Aluminum Walkway on the Pier 48 Apron	\$2,500,000.00	02/06/2020	In the Bay and within the 100-foot shoreline band, at Pier 48, in the City and County of San Francisco.	Construct an emergency access aluminum walkway on the Pier 48 apron
Non-Material	M2014.006.01	San Francisco	Bay Ship & Yacht Company	San Francisco Floating Fire Station Construction at Pier 1	\$150,000.00	02/06/2020	In the Bay, at Pier 1, Treasure Island, in the City and County of San Francisco.	Construct the San Francisco Floating Fire Station on a moored barge and a time extension of the existing authorization.
Non-Material	1984.009.12A	Marin	Clipper Yacht Harbor			02/14/2020	In the Bay, at Richardson Bay, Clipper Yacht Harbor, Gate 5 Road, Harbor Drive, City of Sausalito, Marin County	Facilities permit split, with Clipper Cove obligations (1 of 3 permits in split between Clipper Yacht Harbor and Blue Water Yacht

Non-Material	M1976.058.04	Santa Clara	City of Palo Alto			02/20/2020	In the Bay and within the 100-foot shoreline band, at the Palo Alto Airport, in the City of Palo Alto, Santa Clara County.	Repair an outfall and replace an outfall.
Non-Material	M1989.075.15	Alameda	Port of Oakland	Five-Year Extension fro Port of Oakland Shoreline Maintenance		03/06/2020	In the Bay and within the 100-foot shoreline band, throughout all areas of the Port of Oakland ownership, in the City of Oakland, Alameda County.	Five-year time extension for shoreline maintenance activities.
Non-Material	1977.005.35	Solano	City of Benicia	Benicia Marina 10-year Maintenance Dredging Time Extension		03/10/2020	In the Bay, at the Benicia Marina, in the City of Benicia, Solano County	Benicia Marina 10-year maintenance dredging time extension request.
Non-Material	1998.007.06	San Francisco	Port of San Francisco	San Francisco Police Department - Hyde Street Harbor Dock	\$1,300,000.00	03/10/2020	In the Bay at Hyde Street Harbor, 2951 Hyde Street, in the City and County of San Francisco.	Install a floating walkway and four finger docks.
Non-Material	2017.004.02	San Francisco	Seawall Lot 337 Associates, LLC	Mission Rock		03/12/2020	In the Bay and within the 100-foot shoreline band, at Pier 48, in the City and County of San Francisco.	Public access plan and request to amend permit to allow for anticipated 30-month construction period.
Non-Material	2009.003.06	Solano	Mare Island Dry Dock LLC	Modification/Amen dment of Dredge Depths		03/19/2020	Within the Bay at Mare Island, City of Vallejo, Solano County.	Request for a time extension to December 31, 2020.
Non-Material	M2013.008.02	Contra Costa	Rodeo Sanitary District			03/23/2020	In the Bay and within the shoreline band at 642 San Pablo Avenue, in the City of Rodeo, Contra Costa County	Replace existing pumps and install new pumps at the Influent Pump Station
Non-Material	1981.015.04	San Mateo	Port of Redwood City	Port of Redwood City Gangway Relocation	\$150,000.00	03/27/2020	In the Bay at 459 Seaport Court, in the City of Redwood City, San Mateo County.	Replace and relocate an existing gangway.
Non-Material	M1982.114.02	Marin	Preserve Partners	Gangway replacement	\$10,000.00	04/24/2020	In the Bay at 27 Main Street, in the Town of Tiburon, Marin	Replace a gangway to a floating dock.
Non-Material	1989.014.06	Alameda	City of San Leandro	Heron Bay Levee Maintenance		05/05/2020	In the Bay and within the 100-foot shoreline band, at the San Leandro Municipal Marina, in the City of San Leandro, Alameda	Repair an approximately 200-foot-long section of erodid riprap shoreline protection.
Non-Material	M1987.074.13A	Multiple	Pacific Gas and Electric Company			06/02/2020	In the Bay and within the 100-foot shoreline band at various PG&E facilities located in the Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and	Maintenance permit time extension.
Non-Material	M1991.050.05	San Francisco	San Francisco Department of Public Works, City and County of San			06/02/2020	Within the Bay and 100-foot shoreline band, at the Third Street Bridge over Mission Creek, in the City and County of San Francisco.	Time extension.

Non-Material	1978.019.05	Alameda	City of Alameda	Shoreline Park Pathway Lighting Project	\$750,000.00	06/11/2020	Within the 100-foot shoreline band, at 2695 Sea View Parkway, in the City of Alameda, Alameda County.	Replace pathway light poles, bollards, pole foundation, pullboxes, and associated electrical components.
Non-Material	1974.007.15	Solano	City of Vallejo	Landscape Screening Plan		06/18/2020	Within the 100-foot shoreline band, on the east shore of Mare Island Strait, between the extension of Sonoma Avenue and the extension of Lemon Street, in the City of Vallejo, Solano County.	Install landscape screening
Non-Material	M1989.064.01	Alameda	Oro Loma Sanitary District			06/18/2020	Within the 100-foot shoreline band at the Oro Loma Wastewater Treatment Plant, 2600 Grant Avenue, in the Census Designated Place of San Lorenzo, Alameda County.	Repair a ruptured water line and a construct a sheet pile wall.
Non-Material	M2015.042.01md	Solano	Valero Energy Corporation, Benicia Refinery	Valero Benicia Refinery NPDES Pipeline Replacement Project		06/19/2020	In the Bay and Primary Management Area of Suisun Marsh, at 2850 Bayshore Road, in the City of Benicia, Solano County.	Modify permit language to reflect design updates to a pipeline replacement project.
Non-Material	M2003.036.04	Santa Clara	South Bay Yacht Club		\$60,000.00	06/24/2020	In the Bay at 1491 Hope Street, City of Alviso, Santa Clara County	Conduct dock replacements and upgrades
Non-Material	M2013.002.01	Marin	Sausalito-Marín City Sanitary District	Generator Reliability Improvements Project	\$1,500,000.00	06/30/2020	Within the 100-foot shoreline band, at multiple locations, including the Main Street Pump Station, the Spinnaker Pump Station, and the Princess Pump Station, in the City of Sausalito,	Replace emergency backup generators, install two new emergency generators, and relocate pump station controls at one pump station.
Non-Material	M2009.007.01	Marin	Marin County Department of Public Works	Rehabilitation of 6 Culverts along North San Pedro Rd.	\$175,000.00	07/22/2020	Within the 100-foot shoreline band along North San Pedro Road in unincorporated Marin County.	Repair six culverts. Notice of Completion Due By: September 1, 2024
Non-Material	M1990.028.01	Marin	Donald Morris, Jr. and Kathryn Morris	29 West Shore Residence	\$750,000.00	07/27/2020	Within the 100-foot shoreline band, at 29 West Shore Road, in the City of Belvedere, Marin County.	Remodel a roof, install doors, and conduct floor leveling, painting, and landscaping at a single-family residence.
Non-Material	M2016.006.02	Alameda	TL Partners I, LP			07/27/2020	Within the 100-foot shoreline band, at Clement Avenue between its intersection with Entrance Road and approximately 700 feet west of its intersection with Sherman Street and south of 1501 Buena Vista Avenue, in the City of Alameda, Alameda	Modify requirements related to a pedestrian and bicycle path.

Non-Material	M2018.023.01	Alameda	Oakland Global Rail Enterprise		07/30/2020	Within the 100-foot shoreline band along Burma Road at the former Oakland Army Base, in the City of Oakland, Alameda County.	Time extension for construction of a fence.
Non-Material	M2002.071.06	San Francisco	Port of San Francisco		08/06/2020	In the Bay, at Berth 27 and SF-11 disposal site, in the City and County of San Francisco.	Time extension of completion time, until December 31, 2020, for maintenance dredging,
Non-Material	M2016.014.03	Alameda	Alameda Point Partners, LLC	Alameda Point Bulkhead Repair	08/06/2020	In the Bay and within the 100-foot shoreline band at the former Alameda Naval Air Station, within the area bound by Ferry Point Road (east), Seaplane Lagoon (south), and the project boundaries of the proposed "Site A - Phase I development at Alameda Point" wet and north), in the City of Alameda, Alameda	Repair of an existing bulkhead wall at a 580-foot-long portion of shoreline along the northern section of Seaplane Lagoon associated with the phase 1 development of a waterfront park along Seaplane Lagoon. Notice of Completion due by January 1, 2023
Non-Material	1998.014.07md	Solano	Montezuma Wetlands LLC		08/07/2020	In the Bay, within the 100-foot shoreline band, and within the Primary Management Area of the Suisun Marsh at the Montezuma Wetlands Project in Solano County.	Revisions to wetland restoration plan to allow placement of foundation quality sediment in Cell 14 (part of Phase II) prior to conduction 1 year of water quality monitoring.
Non-Material	M2014.004.04	Solano	Pacific Gas and Electric Company	Installation of a chain-link fence	08/12/2020	Within the 100-foot shoreline band, at 3 Curtola Parkway, in the City of Vallejo, Solano County.	Install a fence and extend completion time for monitoring wells.
Non-Material	M1988.008.06	San Mateo	San Francisco International Airport (SFO)	SFO Airfield Construction Staging Area Project	08/17/2020	Within the 100-foot shoreline band, at the San Francisco International Airport (SFO), in unincorporated San Mateo	Conduct staging during multiple airport improvement projects.
Non-Material	2002.006.05	Contra Costa	Ecoservices	Peyton Slough Remediation Project Amendment	\$500,000.00 08/20/2020	In the Bay and within the 100-foot shoreline band, at the Peyston Slough Remediation Project, located between the Carquinez Strait and Waterfront Road at 100 Mococo Road, in the City of Martinez, Contra Costa County.	Amend the existing authorization to allow maintenance and adaptive management of the remediation project over 10 years.
Non-Material	M1984.110.08	Alameda	Brotzeit Lokal, LLC		08/20/2020	Within the 100-foot shoreline band, at 1000 Embarcadero, City of Oakland, Alameda County	Time extension for public access requirements.
Non-Material	2002.007.09	San Francisco	Pacific Waterfront Partners, LLC	Taxi Dock Extension at Pier 1 1/2	\$250,000.00 08/24/2020	In the Bay at Pier 1 1/2, in the City and County of San Francisco.	Construct a dock extension. Notice of Completion due: June 1, 2023

Non-Material	2006.009.05	San Francisco	Exploratorium	Buoy time extension		08/27/2020	Within the 100-foot shoreline band, at the Port of San Francisco's Pier 15, in the City and County of San Francisco.	Time extension.
Non-Material	2006.005.03md	Solano	Trans Bay Cable LLC			09/01/2020	In the Bay and within the Primary Management Area of the Suisun Marsh in the Central Bay, San Pablo Bay, Carquinez Strait, and Suisun Bay, between the City and County of San Francisco and the City of Pittsburg in Contra Costa County, Marin County, and also Solano County	Authorize maintenance of a previously authorized 53-mile, high-voltage direct current (HVDC) submarine high power cable. Maintenance would include placement reburying the cable, and placement of concrete mattresses and rock bags, 20,000 sq. ft of concrete protective mattresses. Work authorized in Amendment No. Three, including adding fill to protect the cable and the reburial of sections that have become exposed, shall be diligently pursued to
Non-Material	1973.014.02	Marin	Commodore Marina, LLC	Commodore Marina Time Extension		09/02/2020	In the Bay and within the 100-foot shoreline band, at 11 Commodore Marina, Mill Valley, Marin County.	Time extension.
Non-Material	2017.007.01	San Mateo	City of South San Francisco	Oyster Point Development Phase 1C	\$160,000.00	09/11/2020	In the Bay, within the 100-foot shoreline band, and within San Francisco Bay Plan-designated Waterfront Park/Beach priority use area, at 401 Marina Boulevard, in the City of South San Francisco, San Mateo	Install temporary floating docks and dock connections. NOTICE OF COMPLETION DUE BY: DECEMBER 31, 2023
Non-Material	M2015.034.02	Alameda	Union Pacific Railroad c/o California Department of Transportation	UPRR Lake Merritt Channel Railroad Bridge Time Extension		09/18/2020	In the Bay and within the 100-foot shoreline band, at the Lake Merritt Channel, in the City of Oakland, Alameda County.	Time extension for construction of a railroad bridge.
Non-Material	M1996.009.04	Marin	KMC-M, LLC	Paradise Cay Yacht Harbor Maintenance Dredging		09/21/2020	In the Bay, at Paradise Cay Yacht Harbor, in the Town of Tiburon, Marin County.	Conduct maintenance dredging.
Non-Material	M2001.052.05A	Alameda	Cherokee Semeon Venture I, LLC			09/24/2020	In the Bay and within the 100-foot shoreline band, at Campus Bay, at 4677 Meade Street in the City of Richmond, Contra Costa	Time extension to complete remediation activities and install additional cap material.
Non-Material	1990.009.06	Alameda	San Francisco Bay Area Water Emergency Transportation	Alameda Harbor Bay Ferry Landing Donut Fender Piles	\$540,000.00	09/30/2020	In the Bay at the Alameda Harbor Bay Ferry Landing, in the City of Alameda, Alameda County.	Install two piles with donut fenders. Notice of Completion Due

Non-Material	M1977.113.06	Santa Clara	Valley Water (Santa Clara Valley Water District)		10/02/2020	In the Bay and within the 100-foot shoreline band, at various locations in and adjacent to Coyote Creek, Mayfield, Charleston, Mountain View, Guadalupe and Alviso Sloughs, and any unnamed tidal sloughs in Santa Clara County	Time extension. Amendment No. Six granted an extension of completion time, until December 31, 2020 for vegetation management and one sediment removal project (Stevens Creek) located in the Santa Clara Valley Water District's (Valley Water) service
Non-Material	2009.003.07C	Solano	Lennar Mare Island LLC	Modify public access exhibits and square	10/06/2020	In the Bay and within the 100-foot shoreline band, at Mare Island, in the City of Vallejo, Solano County.	Modify public access exhibits and square footages.
Non-Material	M2016.020.01	Marin	Amalfi 135 Belvedere, LLC		10/12/2020	In the Bay and within the 100-foot shoreline band, at 135 Belvedere Avenue in the City of Belvedere, Marin County.	Time extension.
Non-Material	M2000.005.05	Marin	Safe Harbor Marinas Loch Lomond LLC	Loch Lomond Marina Pile Repair	10/16/2020	In the Bay, at Loch Lomond Marina, 110 Loch Lomond Drive, in the City of San Rafael, Marin	Replace 53 marina piles.
Non-Material	M2002.058.07	Contra Costa	Tesoro Refining & Marketing Company LLC	Avon Marine Oil Terminal Dredge Event	\$355,000.00 10/16/2020	In the Bay at the Avon Marine Oil Terminal, Berth 1, at the Marathon Martinez Refinery, in the City of Martinez, Contra Costa County.	Conduct maintenance dredging.
Non-Material	M2012.022.02	Sonoma	Sonoma Land Trust	Sears Point Restoration Project Levee Erosion Adaptive Management Actions	10/21/2020	In the Bay, in a certain waterway, and within the 100-foot shoreline band, near the intersection of Lakeville Highway / Reclamation Road and State highway 37, near sears Point along the northwestern edge of San Pablo Bay, in Sonoma County.	Conduct adaptive management actions to reduce shoreline erosion and initiate marsh sediment accretion along levees surrounding a tidal marsh basin restoration project. NOTICE OF COMPLETION DUE BY: December 31, 2024
Non-Material	M2014.025.02	Multiple	State Coastal Conservancy	High Tide Refuge Islands for the San Francisco Estuary Invasive Spartina Project	\$192,410.00 10/21/2020	In the Bay and within the 100-foot shoreline band at Cogswell Marsh, in the City of Hayward, Alameda County; Dumbarton Marsh, in the City of Fremont, Alameda County; Bair Island Marsh B2 North East, in the City of Redwood City, San Mateo County; and Corkscrew Slough, in the City of Redwood City, San	Construct 20 high-tide refuge islands. NOTICE OF COMPLETION DUE BY: 12/1/2023.

Non-Material	M1982.007.10	Contra Costa	Levin Richmond Terminal Corporation (LRTC)	Levin-Richmond Terminal Berth A Maintenance Dredging		10/27/2020	In the Bay at the Levin-Richmond Terminal, Berth A, Richmond Inner Harbor, in the City of Richmond, Contra Costa County.	Conduct maintenance dredging.
Non-Material	2004.003.05	Alameda	CIM Group			11/02/2020	Within the 100-foot shoreline band, at Jack London Square, in the City of Oakland, Alameda County.	Modify and renew special events authorization. A time extension was granted until 11/30/21.
Non-Material	2018.002.01	San Francisco	San Francisco Public Works, City and County of San	Fire Station 35 North Apron Repairs		11/02/2020	In the Bay at Pier 22.5, in the City and County of San Francisco.	Conduct structural repairs at the north apron.
Non-Material	1979.042.09	San Francisco	Red and White Fleet			11/09/2020	Within the 100-foot shoreline band, at Pier 43-1/2, in the City and County of San Francisco.	Extension of commencement time, until November 1, 2024 and an extension of completion time, until December 31, 2025, for the replacement of a ticket office and rearrangement of queuing areas at Pier 43 ½, in the City and County of San Francisco, of permission previously granted to Red and White Fleet and the Port of San Francisco in BCDC Permit No. 1979.042.08.
Non-Material	M2004.020.08	Alameda	Kinder Morgan (KM) Phoenix Holdings, LLC	Kinder Morgan Phoenix Richmond Terminal Maintenance Dredging	\$2,400,000.00	11/13/2020	In the Bay at the Kinder Morgan Phoenix Terminal, in and adjacent to the Santa Fe Channel, in the City of Richmond, Contra Costa County.	Conduct maintenance dredging.
Non-Material	2014.002.02	Alameda	City of Alameda	Alameda Point Squid Sculpture and Pathways	\$150,000.00	11/18/2020	Within the 100-foot shoreline band at 650 West Hornet Avenue, in the City of Alameda, Alameda County.	Install a squid sculpture and construct pathways. Amendment No. Two. The installation of the squid sculpture and pathways authorized by Amendment No. Two must commence by December 1, 2022, or this amended permit will lapse and become null and void, and must be completed within two years of commencement, or by December 1, 2024

Non-Material	1988.009.06	San Mateo	San Mateo County Parks Department	Coyote Point Eastern Promenade Modifications	11/19/2020	Within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, in the Bay, and within the 100-foot shoreline band, at Coyote Point Recreation Area Shoreline, in unincorporated San Mateo County.	Change the project schedule and project elements of an approved promenade improvement project. NOTICE OF COMPLETION DUE BY: DECEMBER 31, 2024
Non-Material	M2019.016.01md	Solano	David D. Bohannon Organization	Replacement of modular mobile home_3148 Grizzly Island	11/19/2020	Within the primary management area of Suisun Marsh, at the Can Can Duck Club, 3148 Grizzly Island Road, Solano County.	Install a water tank, concrete pad, and wastewater treatment system.
Non-Material	2001.008.47		California Department of Transportation		12/07/2020	In the Bay and within the 100-foot shoreline band, at the San Francisco-Oakland Bay Bridge in the City of Oakland, Alameda County and in the City of San Francisco, San Francisco County.	Time extension
Non-Material	M2003.039.05	Alameda	Port of Oakland	Ship-to-shore gantry Cranes, (Berths 34 through 37)	12/11/2020	Within the 100-foot shoreline band, at the Benjamin E. Nutter marine terminal (Berths 34 through 37) at the Port of Oakland, in the City of Oakland,	Replace a gantry crane and raise two gantry cranes.
Non-Material	1976.011.13	San Francisco	SPF China Basin Holdings, LLC	Time Extension of the required PA area for limited non public uses	12/14/2020	In the Bay and within the 100-foot shoreline band at the China Basin Building, on the north side of the Channel Street Channel (Mission Creek) between Third and Fourth Streets, adjacent to China Basin, in the City and County of San Francisco.	Time Extension of the required public access area for limited non public uses.
Non-Material	2006.010.10	Marin	Marina Village Associates, LLC	Time Extension for the Harbormaster Building and Boat Repair Facility	12/14/2020	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County.	Time extension for the completion of the harbor master building and boat repair facility.
Non-Material	M2014.042.01	San Francisco	East Street Ventures, LLC	Time Extension for the outdoor dining areas at Atwater Tavern	12/17/2020	Within the 100-foot shoreline band, at 295 Terry Francois Boulevard, in the City and County of San Francisco.	Five-year extension until April 1, 2025 of outdoor dining authorization.
Non-Material	1984.002.20	San Francisco	Port of San Francisco		12/18/2020	In the Bay and within the 100-foot shoreline band at Pier 40 at South Beach Marina, Port of San Francisco, City and County of San Francisco	Replace a dock and modify public access requirements.
Non-Material	2003.007.03	Alameda	Don Edwards San Francisco Bay Naitonal Wildlife Refuge		12/18/2020	In the Bay at Eden Landing Ecological Reserve, Alameda County.	Time Extension

Non-Material	M1991.006.02	Solano	Sha Petro Inc.	Vallejo Gas Station Remodel	\$40,000.00	12/23/2020	Within the 100-foot shoreline band, at 829 Wilson Avenue, City of Vallejo, Solano County.	Remodel and expand an existing convenience store and bait and tackle shop.
Non-Material	1981.003.04A	Solano	Gina Cooper			01/07/2021	Within the 100-foot shoreline band near the corner of West 5th Street and "I" Street, in the City of Benicia, Solano County	Request reasonable rules and restrictions at a park.
Non-Material	1976.010.06	Contra Costa	East Bay Regional Park District	Point Pinole Water Access Improvement Project	\$400,000.00	01/11/2021	Within the 100-foot shoreline band, at Point Pinole Regional Park, 5551 Giant Highway, in the City of Pinole, Contra Costa	Construct a concrete pathway and install riprap to create a San Francisco Water Trail access point.
Non-Material	M1987.005.02	Marin	James and Pamela Robertson	Boat Lift Replacement	\$9,000.00	01/11/2021	In the Bay at 27 West Shore Road, in the City of Belvedere, Marin County.	Install a boat lift.
Non-Material	1978.035.18md	Solano	California Department of Water Resources	The Suisun Marsh Operations and Maintenance Project	\$500,000.00	01/29/2021	At DWR facilities including the Roaring River Distribution System, Morrow Island Distribution System, Suisun Marsh Salinity Control Gates, and Goodyear Slough Outfall, all within the Primary Management Area of Suisun Marsh in	Time extension - Conduct routine maintenance of Department of Water Resources facilities and water quality monitoring stations within the Suisun Marsh.
Non-Material	1986.001.13	Solano	City of Vallejo	Vallejo Marina Seawall Repair	\$600,000.00	01/29/2021	In the Bay, at the North Basin of Vallejo Marina, 42 Harbor Way, in the City of Vallejo, Solano County.	Repair a seawall through the installation of sheet piles, gusset plates, and connectors.
Non-Material	M1989.044.04	Contra Costa	C&H Sugar Company	C&H Waterfront Facilities Repair Project	\$10,700,000.00	01/29/2021	In the Bay at 830 Loring Avenue, in the Census Designated Place of Crockett, Contra Costa County.	Conduct pile, beam, and deck repairs.
Non-Material	M1998.060.02	Marin	City of Mill Valley	Friends Field Renovation Project		02/08/2021	Within the 100-foot shoreline band, at Friends Field, 180 Camino Avenue, in the City of Mill Valley, Marin County.	Conduct grading and field resurfacing and replanting.
Non-Material	M2006.008.02	Alameda	East Bay Regional Park District	Tidewater Use Area Phase 1 at MLK Jr. Regional Shoreline	\$1,750,000.00	02/09/2021	Within the 100-foot shoreline band, at 4675 Tidewater Avenue, in the City of Oakland, Alameda County.	Interim placement of soil stockpile and relocate utilities.
Non-Material	M2016.023.01	Marin	California Coastal Conservancy	Time extension		02/09/2021	In the shoreline band, at the Bel Marin Keys V expansion of the Hamilton Wetland Restoration Project, near the City of Novato, Marin County	Time extension for tie in between the new BMK V levee and the existing N1 levee on the north side of the Hamilton Restoration Project.
Non-Material	M2019.015.01	Alameda	PROP SF, LLC			02/10/2021		Time Extension
Non-Material	2009.003.08A	Solano	Mare Island Dry Dock LLC			02/16/2021	Within the Bay at Mare Island, City of Vallejo, Solano County.	Time extension.
Non-Material	2017.004.04	San Francisco	Seawall Lot 337 Associates, LLC	Mission Rock Time Extension		02/24/2021	Within the 100-foot shoreline band, at Seawall Lot 337, adjacent to Piers 48 and 50, in the City and County of San Francisco.	Time extension for delivery of public access audio tour.

Non-Material	M2006.022.04	Solano	Lennar Mare Island, LLC		03/08/2021	Within the 100-foot shoreline band at 1080 Nimitz Avenue, in the City of Vallejo, Solano County.	Modify public access exhibits and dedication requirements, and add a co-permittee.
Non-Material	M2006.018.01	Marin	California State Coastal Conservancy	Bel Marin Keys V 10-year Levee Maintenance	03/15/2021	In the Bay and within the 100-foot shoreline band, adjacent to San Pablo Bay, Novato Creek, and Pacheco Pond, adjacent to Bel Marin Keys Boulevard, in unincorporated Marin County.	Repairs and maintenance along approximately 20,300 linear feet of exterior levees surrounding the Bel Marin Keys V restoration site over a ten-year period. Placing up to 4,500 cy of soil and riprap to stabilize levee slopes over the ten-year period; 450 cy of solid fill in the Bay and 4,050 cy of solid fill in the 100-foot shoreline band.
Non-Material	2011.006.04	San Mateo	Port of Redwood City	Port of Redwood City Wharves 1 & 2 Replacement Time Extension	03/18/2021	In the Bay and within the 100-foot shoreline band, at the Port of Redwood City, City of Redwood City, San Mateo County.	Time extension associated with the public fishing pier replacement project.
Non-Material	M1987.046.06	San Mateo	Port of Redwood City	Public Fishing Pier Replacement Project	03/18/2021	In the Bay and within the 100-foot shoreline band, at Port of Redwood City, San Mateo County.	Administrative corrections to properly authorize the public fishing pier replacement project. This project is associated with 2011.006.04 and M1968.033.00
Non-Material	M1986.026.13	San Francisco	San Francisco International Airport (SFO)	Time Extension	03/22/2021	Within the 100-foot shoreline band, at the San Francisco International Airport, in the City and County of San Francisco.	Time extension for the commencement and completion dates for the work proposed under Amendment No.11 of BCDC Permit No. M1986.026.
Non-Material	2003.007.04	Alameda	Ducks Unlimited	Eden Landing Ecological Reserve Operations and Maintenance	03/23/2021	In the Bay at Eden Landing Ecological Reserve, Alameda County.	Modify permit to allow for imported material to be used to operate and maintain levees and other infrastructure.
Non-Material	M1995.007.03	Marin	Dutra Group	Dutra Group's Tier 1 request for San Rafael Rock Quarry	03/29/2021	In the Bay at the San Rafael Rock Quarry, in the City of San Rafael, Marin County.	Conduct maintenance dredging.
Non-Material	2009.003.07A	Solano	Mare Island Dry Dock LLC	Conduct maintenance dredging at Dry Docks 1-3 and Berths 11-15	03/30/2021	Within the Bay at Mare Island, City of Vallejo, Solano County.	Conduct maintenance dredging at Dry Docks 1-3 and Berths 11-15.
Non-Material	2013.001.03	San Mateo	Burlingame Point, LLC	Burlingame Point Project Changes	04/07/2021	In the Bay and within the 100-foot shoreline band, at Burlingame Point, 300 Airport Boulevard, City of Burlingame, San Mateo	After-the-fact authorization for various changes to the project design previously authorized.

Non-Material	2019.001.01	San Mateo	BP3-SF5 3000-3500 Marina LLC	3000-3500 Marina Boulevard Public Access and Site Modifications	\$961,500.00	04/09/2021	Within the 100-foot shoreline band at 3000-3500 Marina Boulevard, in the City of Brisbane, San Mateo County.	Construct a retaining wall along a Bay Trail segment, raise project site elevation.
Non-Material	1973.014.03	Marin	Commodore Marina, LLC	Commodore Marina Time Extension		04/16/2021	In the Bay and within the 100-foot shoreline band, at 11 Commodore Marina, Mill Valley, Marin County.	Time extension for the movement of a houseboat and associated ramp to comply with enforcement
Non-Material	2009.003.07B	Solano	Lind Marine Incorporated	Dry Dock Operation and Maintenance Dredging Project, Dry Dock 4 and Berth 16	\$3,440,000.00	04/16/2021	Within the Bay at Mare Island, City of Vallejo, Solano County.	Conduct maintenance dredging and dry dock operations at Dry Dock 4 and Berth 16.
Non-Material	M1977.113.07	Santa Clara	Santa Clara Valley Water District	Santa Clara Valley Water District Stream Maintenance Program	\$6,500,000.00	04/16/2021	In the Bay and within the 100-foot shoreline band, at various locations in and adjacent to Coyote Creek, Mayfield, Charleston, Mountain View, Guadalupe and Alviso Sloughs, and any unnamed tidal sloughs in Santa Clara County	Conduct ongoing stream maintenance, including bank stabilization, sediment removal, vegetation management, and other related activities.
Non-Material	M1982.024.03	Alameda	City of Alameda	Time Extension		04/26/2021	In the Bay and within the 100-foot shoreline band, at the Grand Street small boat launch area, at the north end of Grand Street, in the City and County of Alameda.	Time extension to maintain and replace in-kind boat launch facilities.
Non-Material	M2014.006.02	San Francisco	Bay Ship & Yacht Company	Time Extension for Bay Ship and Yacht		05/04/2021	In the Bay, at Pier 1, Treasure Island, in the City and County of San Francisco.	Time extension for vessel maintenance and repair operation.
Non-Material	M2008.019.05	San Mateo	HCP LS Brisbane, LLC	Sierra Point Parking Hours Restriction		05/10/2021	Within the 100-foot shoreline band, between Sierra Point Parkway and the southern shoreline of Sierra Point, in the City of Brisbane, San Mateo	Modify a permit condition to allow for "No Parking" within required Public Shore Parking Spaces between the hours of 2 a.m. and 4 a.m.
Non-Material	2012.001.07	San Francisco	San Francisco Recreation and Park Department, City and County of San Francisco			05/11/2021	Within the 100-foot shoreline band, at Marina Green, in the City and County of San Francisco.	Modify bioswale and public access requirements.
Non-Material	M2008.015.01	San Francisco	Harrigan, Weidenmuller Company	Warehouse Delivery Station Facility with supporting Office	\$4,750,000.00	05/12/2021	Within the 100-foot shoreline band at 435 23rd Street, in the City and County of San Francisco.	Construct tenant improvements and parking, and use a warehouse as a delivery facility and office.
Non-Material	M2002.054.01	Alameda	Stone Boatyard, LLC			05/20/2021	In the Bay and within the 100-foot shoreline band, at 2517 Blanding Avenue, in the City of Alameda, Alameda County.	Install a boat dock and use an upland area for boat repair and storage (ATF).

Non-Material	1993.006.05	San Francisco	State of California Department of Parks and Recreation	Yosemite Slough Bollard Installation		05/27/2021	Within the 100-foot shoreline band and a Bay Plan-designated Waterfront Park, Beach priority use area at Yosemite Slough, in the City and County of San	Replace a security fence with steel bollards and K-rail.
Non-Material	2000.005.07	San Francisco	FOCIL-MB, LLC	Park P22_Time Extension		06/09/2021	Within the Bay and 100-foot shoreline band, at Mission Bay Redevelopment Project in the City and County of San Francisco.	Time extension for public access improvements at Bayfront Park P22.
Non-Material	1982.004.11B	San Mateo	Oyster Cove Marina, LLC	Maintenance Dredging of the Oyster Cover Marina and Entrance Channel	\$4,500,000.00	06/10/2021	Within the Bay, at Oyster Cove Marina, City of South San Francisco, San Mateo County	Maintenance Dredging of the Oyster Cover Marina and Entrance Channel
Non-Material	M1987.074.14A		Pacific Gas and Electric (PG&E)	PG&E Repair and Maintenance Time Extension		06/10/2021	Within the commission's "bay," "certain waterway," and "salt pond" jurisdiction and within the 100-foot shoreline band at various Pacific Gas and Electric facilities in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma.	Extension of time to conduct routine repairs and maintenance at Pacific Gas and Electric Company-owned facilities.
Non-Material	M1989.055.03md	Solano	Pacific Gas and Electric Company (PG&E)	PG&E Maintenance Permit Time Extension for Suisun Marsh		06/10/2021	Within the primary management area of the Suisun Marsh at various existing Pacific Gas and Electric Company facilities, in Solano County.	Perform maintenance activities at various PG&E-owned facilities.
Non-Material	M2012.022.03	Sonoma	Sonoma Land Trust	Sears Point Levee Erosion Adaptive Management Gravel Berm and Brush Fences		06/17/2021	In the Bay (in tidal marshes), in a certain waterway (Tolay Creek), and within the 100-foot shoreline band, near the intersection of Lakeville Highway/Reclamation Road and State Highway 37, near Sears Point along the northwestern edge of San Pablo Bay, southern Sonoma County.	Place 220 cy of gravel to create a lag gravel veneer, place 300 cy of gravel to create a gravel berm, and install 10 cy of brush fences along mudflat.
Non-Material	1974.001.04	Marin	Malibu Farms	Malibu Farm's Tiburon	\$2,750,000.00	06/18/2021	In the Bay and 100-foot shoreline band, at 9 Main Street, Tiburon, Marin County.	Restaurant renovation on a pile-supported structure.
Non-Material	M2016.020.02	Marin	Amalfi 135 Belvedere, LLC	Amalfi 135 Belvedere, LLC Extension	\$0.00	06/18/2021	In the Bay and within the 100-foot shoreline band, at 135 Belvedere Avenue in the City of Belvedere, Marin County.	Time extension (per AB 1561).

Non-Material	M2019.022.01	Marin	Barbara Malatesta	Pile Replacement	\$115,625.00	07/01/2021	In the Bay at 242 Beach Road in the City of Belvedere, Marin	Replacement of 13 piles.
Non-Material	1975.002.02C	Solano	M. Greg Allio and Nicolle Shanman	Beach Access Hours Restrictions at 576 Cove Way, Benicia	\$0.00	07/15/2021	Within the 100-foot shoreline band, at 576 Cove Way, in the City of Benicia, Solano County.	Install signage regarding hours and behavior at beach access point.
Non-Material	2006.010.07	Marin	Marina Village Associates		\$800,000.00	07/30/2021	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County	Construct a marine fuel station.
Non-Material	2006.010.09	Marin	Marina Village Associates, LLC, A Delaware Limited Liability Company	Kayak Launch Enlargement_Loch Lomond Marina		07/30/2021	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County.	Construct an expanded kayak launch.
Non-Material	2006.010.11	Marin	Marina Village Associate, LLC	Loch Lomond Flooding Improvement Permit Extension Request		07/30/2021	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County.	Time extension for the completion of flooding improvements at Loch Lomond Marina.
Non-Material	2017.007.02	San Mateo	City of South San Francisco	Oyster Point Development North South Connector Path		07/30/2021	Within the 100-foot shoreline band, and within San Francisco Bay Plan-designated Waterfront Park/Beach priority use area, at 401 Marina Boulevard, in the City of South San Francisco, San	Amendment to provisions for North-South Connector Path, including time extension for completion and allowance for temporary closure during forthcoming construction on
Non-Material	2016.001.03	San Francisco	Port of San Francisco	Embarcadero Plaza	\$0.00	08/06/2021	In the Bay and within the 100-foot shoreline band, at the South Basin of the San Francisco Ferry Terminal in the City and County of San Francisco	Extend use of movable outdoor dining furnishings.
Non-Material	M1996.005.03	Contra Costa	East Bay Regional Park District		\$25,000.00	08/10/2021	1547 Dornan Drive, Richmond, Contra Costa County	Install a sidewalk to Ferry Point Breach and conduct grading activity
Non-Material	2007.003.12	San Francisco	San Francisco Recreation and Parks Department	San Francisco Marina Harbor Master Office Use Change		08/13/2021	In the 100-foot shoreline band, at 3950 Scott Street in the City and County of San Francisco.	Change in use of former Harbor Master Office to retail concession or office space with no physical modifications to the building.
Non-Material	M2014.004.05	Solano	Pacific Gas and Electric Company (PG&E)	Temporary Soil Remediation Project	#####	08/13/2021	Within the 100-foot shoreline band, at 3 Curtola Parkway, in the City of Vallejo, Solano County.	Complete a portion of a temporary soil remediation project.
Non-Material	2006.009.06	San Francisco	The Exploratorium	Pier 15 Fill Removal Time Extension	\$0.00	08/19/2021	In the Bay, at Pier 15 in the City and County of San Francisco.	Extension of deadline for permit requirement to identify a fill removal project within eight years of occupancy at Pier 15 from August 2021 to August 2022.

Non-Material	M1980.055.03	Marin	County of Marin	Mill Valley-Sausalito Path Maintenance Project	\$159,008.00	08/25/2021	Within the Bay and 100-foot shoreline band, between Almonte Boulevard and Gate Six Road, in the City of Sausalito, Marin	Repave a trail.
Non-Material	M2001.007.05	Alameda	Caster Family Enterprises, Inc.	Las Vegas II Storage Parking Restriction		09/01/2021	Within the 100-foot shoreline band, at 301 and 401 High Street, in the City of Oakland, Alameda	Enacting a four-hour parking restriction at the public access area.
Non-Material	M1998.003.06	San Francisco	Port of San Francisco	Heron's Head Nature Exploration Area	\$204,000.00	09/07/2021	Within the 100-foot shoreline band, at Heron's Head Park at 32 Jennings Street, in the City and County of San Francisco.	Development of a Nature Exploration Area, including 2,570 square feet of accessible permeable pathway, 3,500 square feet of designated play and nature exploration zones, and 4,070 square feet of planted and natural areas.
Non-Material	1998.011.07	San Mateo	Trux Airline Cargo Services		\$192,000.00	09/14/2021	Within the 100-foot shoreline band along North Access Road in the City of South San Francisco, San Mateo County.	Amendment No. Seven authorizes the permittees to make minor modifications to public benefits associated with Amendment No. Five.
Non-Material	1984.009.12B	Marin	Blue Water Yacht Harbor			09/17/2021	Within the Bay, at Harbor Basin 1 (55 Libertyship Way), Sausalito, Marin County	Facilities and dredging permit split, with Blue Water Yacht Harbor obligations (1 of 3 permits in split between Clipper Yacht Harbor and Blue Water Yacht
Non-Material	1978.020.04	Napa	Napa Valley Marina	Napa Valley Marina 2021 Maintenance Dredging	\$10,000.00	09/24/2021	Within the Commission's Certain Waterways jurisdiction, at the Napa Valley Marina at 1200 Milton Road, in the City of Napa,	Maintenance dredging of 3,930 cubic yards at the entrance channel of a recreational marina along the Napa River.
Non-Material	1973.015.03	Marin	Greenwood Bay Condominium Homeowners Association	GBHOA Fishing Pier and Pedestrian Bridge Repair Project	\$73,000.00	09/27/2021	In the Bay and within the 100-foot shoreline band, at the location of the fishing pier off of Greenwood Bay Drive and on Harbor Cove Way, in the Town of Tiburon, Marin County.	Repair a pedestrian bridge and fishing pier.
Non-Material	1998.012.07	Alameda	Point San Pablo, Inc.			09/27/2021	In the Bay and within the 100-foot shoreline band, at Point San Pablo Yacht Harbor, located at Point Richmond in the City of Richmond, Contra Costa County	Pile removal and installation, in-kind repair and maintenance to dock facilities, removal and installation of non-motorized boat launch, installation of new public access amenities and private structures in the shoreline band
Non-Material	M1984.035.08	Alameda	Schnitzer Steel Industries, Inc.	Schnitzer Steel Oakland Terminal Berth Maintenance Dredging		09/30/2021	In the Bay, at the Schnitzer Steel Oakland Terminal Berth at 1101 Embarcadero West in the City of Oakland, Alameda County.	Conduct maintenance dredging of the terminal berth over a 10-year period using clamshell dredge and barge.

Non-Material	M1989.088.03	Marin	California Department of Parks and Recreation	China Camp State Park Accessibility Improvements	\$540,310.00	10/04/2021	Within the 100-foot shoreline band, at China Camp State Park, 101 Peacock Gap Trail, in the City of San Rafael, Marin County.	Construct ADA parking stalls, walkways and paved areas; ramps, decking, picnic areas; install fencing, signage, water stations, and other amenities.
Non-Material	1977.001.18	San Mateo	San Mateo County Harbor District	Oyster Point Marina Entrance Navigation Aids Replacement	\$400,000.00	10/07/2021	In the Bay, at Oyster Point Marina, at the foot of Oyster Point Boulevard, in the City of South San Francisco, San Mateo	Replace the North and South navigation aids.
Non-Material	M2002.064.04	Solano	Kinder Morgan Energy Partners, SFPP, L.P. (SFPP)	SFPP Carquinez Strait Pipeline Cover Restoration Project	\$1,400,000.00	10/07/2021	Within the Bay at Solano and Contra Costa County.	Restoration of cover to pipeline corridor
Non-Material	M1986.026.14	San Francisco	San Francisco International Airport	Time Extension		10/14/2021	Within the 100-foot shoreline band, at the San Francisco International Airport, in the City and County of San Francisco.	Time extension for the commencement and completion dates for the work proposed under Amendment No.11 of BCDC Permit No. M1986.026.
Non-Material	1978.022.03	Marin	Harbor Cove Association	40-70 Harbor Cove Way Shoreline		10/21/2021	In the Bay at 40-70 Harbor Cove Way, Mill Valley, Marin County.	Shoreline erosion protection project
Non-Material	1973.020.15	Alameda	California Department of Transportation (Caltrans)	Alameda 84 Outer Separation Barrier	\$15,910,000.00	10/27/2021	Within the 100-foot shoreline band and in a managed wetland or salt pond, on State Route 84 between PM 0.73 and PM 3.06 from the eastern touchdown of the Dumbarton Bridge to just west of the toll plaza, in the City of Fremont, Alameda County.	Install a new concrete barrier between the eastbound lanes of Route 84 and the Marshlands Road frontage road, involving widening the outside shoulder of the eastbound lane from 5 to 10 feet, installing asphalt for roadway shoulder, installing concrete barrier, driving piles to support concrete barrier, and soil excavation as site preparation.
Non-Material	2016.005.01	San Francisco	Treasure Island Development Authority	Treasure Island/Yerba Buena Island Redevelopment Project - Second Amendment	\$319,655.00	11/01/2021	In the Bay and within the 100-foot shoreline band, in a Bay Plan-designated Waterfront Park/Beach Priority Use Area, on Treasure Island in the City and County of San Francisco	modify plans for breakwaters, bus shelters and ferry terminal shelter and rip rap. Increases bay fill from previous designs by 919 square feet.
Non-Material	M1983.016.04	Santa Clara	City of Sunnyvale			11/17/2021	In the Bay, at 1444 Borregas Ave, in the City of Sunnyvale, Santa Clara County, in the City of Sunnyvale, Santa Clara County	Time extension.
Non-Material	M1983.016.06	Santa Clara	City of Sunnyvale, Department of Public Works	Sunnyvale Primary Effluent Pipeline Project Time Extension	\$0.00	11/17/2021	In the Bay and within the 100-foot shoreline band, at 1444 Borregas Avenue in the City of Sunnyvale, Santa Clara County.	Time extension.

Non-Material	M2018.023.02	Alameda	Oakland Global Rail Enterprise	West Gateway Fence Second Time Extension	11/19/2021	Within the 100-foot shoreline band along Burma Road at the former Oakland Army Base, in the City of Oakland, Alameda County.	Time extension for construction of a fence.
Non-Material	M2018.013.01md	Solano	Montezuma Duck Club #503	Montezuma Duck Club Pump Platform	\$20,000.00 11/22/2021	Within the primary management area of the Suisun Marsh, at the Montezuma Duck Club (#503), in unincorporated Solano County.	Install new drainage infrastructure including platform and pump, sheet pile wall, HDPE drain pipes, and steel flap gates.
Non-Material	1985.002.12	Alameda	Fortman Marina	Fortman Marina Reasonable Rules and Restrictions	\$0.00 12/01/2021	Within the 100-foot shoreline band, at Fortman Marina at 1535 Clement Avenue in the City of Alameda, Alameda County.	Addition of a reasonable rules and restrictions clause to allow the marina to secure its public restrooms with keyed access.
Non-Material	M1993.014.05	San Mateo	San Mateo County	Coyote Point Marina Dredging Permit Amendment	12/01/2021	In the Bay, at the Coyote Point Marina at 1900 Coyote Point Drive in the City of San Mateo, San Mateo County.	Amend the permit to allow for 2 feet of overredge depth and add available wetland beneficial reuse sites as approved placement area, and add a figure noting potential dredge areas for the marina and entrance channel.
Non-Material	M2018.001.01	Marin	Deep Water Bay LLC	46 Cliff Road Completion Time Extension	12/02/2021	Within the 100-foot shoreline band, at 46 Cliff Road in the City of Belvedere, Marin County.	Time extension for 24 months from current expiration date of November 1, 2021.
Non-Material	1993.004.20	Alameda, Santa Clara, and San Mateo	Cargill, Incorporated	Cargill Solar Sea Salt Maintenance Permit Time Extension	12/07/2021	Within salt ponds operated by Cargill throughout Alameda, Santa Clara, and San Mateo Counties.	Time extension of maintenance permit through December 31, 2022.
Non-Material	M2010.032.01	Marin	Marin County Parks	Richardson Bay Audubon Center 10 Year Report Extension	12/08/2021	In Richardson Bay and within the 100-foot shoreline band, at Aramburu Island near Strawberry Point and the City of Mill Valley, in unincorporated Marin County.	Time extension for 10-year report from November 1, 2021, to July 1, 2022.
Non-Material	1993.010.04	San Francisco	San Francisco Recreation and Parks Department		12/09/2021	Within the 100-foot shoreline band, at India Basin Shoreline Park, in the City and County of	After-the-fact authorization for various activities.
Non-Material	2002.003.03	Marin	California Department of Transportation	N/S Greenway Staircase Removal	12/13/2021	In a certain waterway (Corte Madera Creek), on the northern bank of Corte Madera Creek at Sir Francis Drake Boulevard and Highway 101 in the City of Larkspur, Marin County.	Remove requirement for a public access staircase and install an ADA-accessible public bench.
Non-Material	M1993.064.02	San Francisco	Port of San Francisco	bayside acres	12/20/2021	In the Bay and within the 100-foot shoreline band, on the south side of Pier 48 Shed "B," in the City and County of San Francisco.	Time extension for the use of the interim ferry landing from December 2021 to December 2024.

Non-Material	M1982.052.10	Contra Costa	Chevron Pipe Line Company	Chevron Pipeline Maintenance and Repair Activities Within a Wetland Area	01/04/2022	In the Bay and within the 100-foot shoreline band at various locations in the City of Richmond, Contra Costa County at two locations along a natural gas	Conduct pipeline maintenance and repair activities within a wetland area.
Non-Material	M2019.015.02	Alameda	PROP SF	San Leandro Boat Launch Dock Replacement Service Extension	01/04/2022	In the Bay, at the City of San Leandro Municipal Marina at 1 Pescador Point Drive, in the City of San Leandro, Alameda County.	Time extension
Non-Material	2018.006.01	Contra Costa	Terminal One Development LLC	Time Extension for Terminal One Project	\$0.00 01/10/2022	Within the Bay and 100-foot shoreline band at 1500 Dornan Drive, City of Richmond, Contra Costa County.	Time Extension. •an extension of commencement time, until October 31, 2023, and •an extension of completion time, until five years from the date of commencement or October 31, 2028, whichever is earlier, for the Terminal One Project, of permission previously granted to Terminal One Development, LLC, and the City of Richmond, in BCDC Permit No. 2018.006.00.
Non-Material	1973.014.04	Marin	Commodore Marina, LLC	Commodore Marina Time Extension	01/25/2022	In the Bay and within the 100-foot shoreline band, at 11 Commodore Marina, Mill Valley, Marin County.	Time extension through October 31, 2021.
Non-Material	ANOI2019.012.01	Alameda	East Bay Municipal Utility District	Exploratory Excavation near Veterans Court	\$0.00 01/25/2022	Within the 100-foot shoreline band and a San Francisco Bay Plan-designated Waterfront Park, Beach Priority Use Area, near the eastern terminus of Veterans Court, on Bay Farm Island, in the City of Alameda, Alameda	Time extension for exploratory excavation work.
Non-Material	2019.002.01	Alameda	City of Emeryville	Point Emery Shoreline Protection Fill Clarification	02/15/2022	In the Bay and within the 100-foot shoreline band, at Point Emery, in the City of Emeryville, Alameda County.	Clarify Bay fill quantities in the Bay and in the 100-foot shoreline band.
Non-Material	2017.004.03	San Francisco	Seawall Lot 337 Associates	Mission Rock, Future China Basin Park Waterfront	\$0.00 02/16/2022	Within the 100-foot shoreline band, at Pier 48, in the City and County of San Francisco.	Design changes to the previously approved China Basin Park associated with the Mission Rock redevelopment project.

Non-Material	2018.003.01	Alameda	Alameda Marina, LLC	Alameda Marina Riprap Revision	02/16/2022	In the Bay, at 1815 Clement Avenue in the City of Alameda, Alameda County.	Revise authorized amount of riprap from 10,912 square feet to 12,776 square feet. Balanced with other portions of the project that had less fill than originally anticipated, the total solid fill increased from 6,236 square feet (803 cubic yards) to 8,056 square feet (1,446 cubic yards).
Non-Material	M2015.019.01	Marin	Alex Kashef	Valhalla Time Extension	\$0.00 02/22/2022	In the Bay and within 100-foot shoreline band, at 201 Bridgeway Boulevard, in the City of Sausalito, Marin County.	Time extension
Non-Material	M2011.005.01	San Mateo	Seaport Centre Owners' Association	Seaport Centre Levee Improvement Project	\$529,000.00 03/03/2022	Within the 100-foot shoreline band, at Seaport Centre, Chesapeake Drive, in the City of Redwood City, San Mateo County	Raise approximately 1,313 linear feet of an existing levee.
Non-Material	M1986.015.03A	Contra Costa	Rudi Fox	357 and 367 Western Drive Permit Split	\$0.00 03/10/2022	Within the 100-foot shoreline band, at 357 and 367 Western Drive in the City of Richmond, Contra Costa County.	Partial assignment of BCDC permit.
Non-Material	M1986.015.03C	Contra Costa	Bill Schwimmer	357 and 367 Western Drive Permit Split	\$0.00 03/10/2022	Within the 100-foot shoreline band, at 357 and 367 Western Drive in the City of Richmond, Contra Costa County.	Partial assignment of BCDC permit.
Non-Material	M2019.005.01	San Francisco	F50 League LLC	SailGP San Francisco Event	\$600,000.00 03/11/2022	In the Bay and within the 100-foot shoreline band, at a San Francisco Bay Plan-designated Waterfront Park, Beach Priority Use Area, at 1 Yacht Club Road, in the City and County of San	Temporarily install moorings and event structures for a sailing event.
Non-Material	M1987.074.15A		Pacific Gas and Electric Company	PG&E Repair and Maintenance Time Extension	03/18/2022	In the Bay, within the Commission's certain waterways and salt pond jurisdictions, and within the 100-foot shoreline band, at various Pacific Gas and Electric facilities in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.	Time extension to conduct routine repairs and maintenance.
Non-Material	M1989.055.04md	Solano	Pacific Gas and Electric Company	PG&E Maintenance Permit for Suisun Marsh Time	03/18/2022	Within the Primary Management Area of the Suisun Marsh, at various Pacific Gas and Electric facilities, in Solano County.	Time extension for maintenance activities.
Non-Material	M2010.017.02	Marin	Bridgeway Bight, Inc.	Bar Bocce Temporary Outdoor Dining	03/18/2022	Within the 100-foot shoreline band, at 1250 Bridgeway, in the City of Sausalito, Marin County.	Extend period of authorization for a temporary outdoor dining area at Bar Bocce Restaurant.

Non-Material	1982.005.23	Alameda	Alameda County Flood Control & Water Conservation District	Estudillo Canal Tidegate and Monarch Bay Bridge Time Extension		03/22/2022	In the Bay and within the 100-foot shoreline band and within a Bay-Plan designated Waterfront Park, Beach Priority Use Area at the Monarch Bay Drive Bridge in the City of San Leandro, Alameda County.	Time extension.
Non-Material	1990.008.14	San Francisco	Queen's Louisiana Po-Boy Cafe, LLC	Queen's Louisiana Po-Boy Cafe Shared Spaces	\$0.00	03/25/2022	Within the 100-foot Shoreline Band, at Pier 33 on The Embarcadero, in the City and County of San Francisco.	Amendment to permanently expand outdoor seating into public access area.
Non-Material	1984.009.13A	Marin	Clipper Yacht Harbor	Clipper Yacht Harbor Basins 3 and 4 Redevelopment	\$4,903,002.00	03/28/2022	In the Bay, at Richardson Bay, Clipper Yacht Harbor, at 310 Harbor Drive, in the City of Sausalito, Marin County.	Remove and replace all existing dock floats, gangways, and piles, in Basin 3 and 4 of Clipper Yacht Harbor.
Non-Material	2002.007.10	San Francisco	Pacific Waterfront Partners, LLC	Outdoor Dining Modifications		03/28/2022	Within the 100-foot shoreline band, at Piers 1 1/2, 3 and 5, on the Embarcadero, in the City and County of San Francisco.	Modify outdoor dining areas.
Non-Material	2005.004.02	San Francisco	JMA Ventures, LLC	Waterfront Restaurants Shared Spaces	\$0.00	03/28/2022	Within the 100-foot shoreline band, at 369 and 399 Embarcadero in the City and County of San Francisco.	Amend permit to allow outdoor seating for waterfront restaurants at Rincon Park.
Non-Material	1969.011.04	San Francisco	Moana Restaurant Group	Joinery Beerhall Outdoor Dining		03/30/2022	Within the 100-foot shoreline band, at 300 Turney Street, in the City of Sausalito, Marin County.	Install outdoor dining area.
Non-Material	1976.022.54	San Francisco	Pier 39 Limited Partnership	Player's Sports Grill Shared Spaces Temporary Extension		03/30/2022	In the Bay, at 2 Beach Street, in the City and County of San Francisco.	Extend temporary encroachment into public access area for expanded outdoor dining in response to the local Covid-19 public health emergency.
Non-Material	1984.002.22	San Francisco	Port of San Francisco	Frankie's Java House Outdoor Dining		03/30/2022	Within the 100-foot shoreline band, at Pier 40, in the City and County of San Francisco.	Install outdoor dining area.
Non-Material	M1978.106.10	San Francisco	Pier 23 Restaurant	Pier 23 Restaurant Outdoor Dining	\$0.00	03/30/2022	Within the 100-foot shoreline band, at Pier 23, in the City and County of San Francisco.	Install additional outdoor dining.
Non-Material	M1986.061.11	San Francisco	St. Francis Marine Center Inc.	Ramp Restaurant Public Access Viewing Deck and Remodel		03/30/2022	Within the 100-foot shoreline band, at 855 Terry Francois Boulevard in the City and County of San Francisco.	After-the-fact authorization and expansion of a bar deck and service bar, reconstruction of the restrooms for ADA compliance,
Non-Material	M1997.033.03	San Francisco	Mission Rock Resort	Mission Rock Resort Deck Expansion		03/30/2022	Within the 100-foot shoreline band, at 817 Terry Francois Boulevard, in the City and County of San Francisco.	Extension of second story deck over existing ground floor patio to allow additional outdoor seating. The proposed structure is approximately 27 feet high, with new post footings on the existing concrete deck, and 12 feet of clearance below.

Non-Material	M2008.007.03	San Francisco	HiDive Bar and Restaurant	HiDive Shared Spaces		03/30/2022	Within the 100-foot shoreline band, at the HiDive restaurant at Pier 28 1/2 in the City and County of San Francisco.	Continued use of 10'x10' space including tables and chairs or outdoor dining.
Non-Material	2009.003.09A	Solano	Mare Island Dry Dock, LLC	Mare Island Berth 15 Assignment and Dredge Footprint Revision		04/07/2022	In the Bay, in the Mare Island Straits at Mare Island, City of Vallejo, Solano County.	Remove authorization for approximately 213 linear feet of berthing along southeast face of Berth 15 (to be reassigned to 2009.003.08B), and reduce dredge footprint to 148,400
Non-Material	M2004.030.01	San Mateo	City of San Mateo	O'Neill Slough Tide Gate Sediment and Debris Removal	\$117,500.00	04/28/2022	In the Bay, at the O'Neill Slough tide gate near AM 1550 Road in the City of San Mateo, San Mateo County.	Sediment and debris removal on the Bay side of the O'Neill Slough tide gate to restore inlet capacity and function.
Non-Material	M1975.049.24	Contra Costa	Philips 66 San Francisco Refinery	2020 MOTEMS Audit Repairs Project	\$5,500,000.00	05/02/2022	In the Bay, at the Philips 66 San Francisco Refinery at 1380 San Pablo Avenue in the City of Rodeo, Contra Costa County.	Structural repairs to comply with California Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), including concrete superstructure repairs and pile repairs.
Non-Material	1976.011.14	San Francisco	SPF China Basin Holdings, LLC	China Basin Non-Public Use of Public Access Area Time Extension	\$0.00	05/04/2022	Within the 100-foot shoreline band at the China Basin Building, on the north side of the Channel Street Channel (Mission Creek) between Third and Fourth Streets, adjacent to China Basin, in the City and County of San Francisco.	Time extension for use of required public access are for limited non-public uses.
Non-Material	1973.022.31	Marin	Golden Gate Bridge Highway and Transportation District	Larkspur Ferry Terminal Maintenance Dredging	\$20,000,000.00	05/12/2022	In the Bay, at the Larkspur Ferry Terminal berths and channel, in the City of Larkspur, Marin County.	Ten-year maintenance dredging of the Larkspur Ferry berths and channel.
Non-Material	2010.003.04md	Solano	Potrero Hills Landfill	Potrero Hills Landfill Portable Toilet	\$0.00	05/18/2022	Within the Secondary Management Area of the Suisun Marsh, at the Potrero Hills Landfill at 3675 Potrero Hills Lane, in unincorporated Solano County.	Remove all references to the requirement for the installation of a portable toilet at the Suisun Marsh Overlook.
Non-Material	M1980.090.01	Contra Costa	Chevron Products Company	Point Orient Wharf Demolition Project	\$9,500,000.00	05/20/2022	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, at the Chevron Point Orient Wharf in the City of Richmond, Contra Costa County.	Remove 82,241 square feet of an existing concrete, steel, and treated timber Point Orient Wharf structure, install 335 square feet of shoreline protection, and restore 28,837 square feet of eelgrass within suitable areas formerly permanently shaded by the structure.
Non-Material	1986.020.10	Solano	City of Vallejo	Mare Island Brewing Outdoor Dining		05/27/2022	Within the 100-foot shoreline band at 289 Mare island Way, City of Vallejo, Solano County	Install permanent outdoor dining at Ferry Building

Non-Material	1978.032.05	Marin	Modern Sailing School and Club	2310 and 2330 Marinship Way Mooring Balls		06/03/2022	In the Bay, at 2310 and 2330 Marinship Way in the City of Sausalito, Marin County.	After the fact amendment to allow three existing mooring balls.
Non-Material	M2016.018.01md	Solano	Goodyear Land Company, LLC	Morrow Lane Bridge Repair Project		06/06/2022	In the Primary Management Area of the Suisun Marsh, on Morrow Lane crossing Goodyear Slough, in unincorporated Solano County.	Revise the original permit authorization for a bridge replacement to be for a bridge repair involving jacketing 34 existing piles with fiberglass and concrete grout, installing an 18 x 9.5-foot abutment, and routine maintenance to the decking.
Non-Material	2009.003.09B	Solano	Lind Marine Incorporated	Mare Island Berth 15 Dredge Footprint Revision		06/07/2022	In the Bay, in the Mare Island Straits at Mare Island, City of Vallejo, Solano County.	Increase the dredge footprint for Berth 15 by approximately 3,750 square feet and add approximately 213 linear feet of berthing along southeast face of
Non-Material	M2019.021.01	Marin	2000 Paradise LLC	Caprice H Column Protection	\$45,000.00	06/10/2022	In the Bay, at 2000 Paradise Drive in the Town of Tiburon, Marin County.	Corrosion protection for exposed steel columns under the Caprice Restaurant.
Non-Material	2019.006.01	San Francisco	California Barrel Company, LLC	Potrero Power Station Shoreline Improvements	\$0.00	06/21/2022	In the Bay and within the 100-foot shoreline band, at the location of the closed Potrero Power Plant Station, at the terminus of 23rd Street, in the City and County of San Francisco.	Amend permit to allow additional repair and replacement of rip-rap, retaining wall construction, extend seawall, reduction of number of piles at Bay Overlook Terrace, and retrofit of intake structure at Bay Overlook at 23rd
Non-Material	1984.004.08md	Solano	California Department of Water Resources	Suisun Marsh Salinity Control Gates Operations & Maintenance	\$600,000.00	07/07/2022	At the Suisun Marsh Salinity Control Gate on Montezuma Slough and the Montezuma Day Use Area.	Routine maintenance and repairs of Suisun Marsh Salinity Control Gate and the Montezuma Day Use Area within Suisun Marsh.
Non-Material	M1983.110.02	Santa Clara	City of San Jose	San Jose-Santa Clara Regional Wastewater Facility Outfall Channel and Instrumentation	\$4,297,570.00	07/29/2022	In the Bay, at 700 Los Esteros Road in the City of San Jose, Santa Clara County.	Reestablish 238 cubic yards of rip rap and replace flashboards in outfall channel from San Jose Wastewater Treatment Center
Non-Material	2000.005.08	San Francisco	FOCIL-MB, LLC	Bayfront Park P22 Time Extension	\$0.00	08/03/2022	Within the Bay and 100-foot shoreline band, at Mission Bay Redevelopment Project in the City and County of San Francisco.	Time extension for public access improvements at Bayfront Park P22.
Non-Material	M2019.014.01	San Mateo	California Department of Transportation	U.S. 101 Cordilleras Creek Bridge Replacement Project	\$55,000,000.00	08/12/2022	In the Bay and in the 100-foot shoreline band, on U.S. Highway 101 at Post Mile 7.13 at Cordilleras Creek, in the City of San Carlos, San Mateo County.	Replace Cordilleras Creek Bridge existing triple-box culvert with new free span bridge.

Non-Material	M1977.056.01	San Mateo	Santa Clara Valley Water District	Palo Alto Flood Basin Tide Gate Structure Replacement Project	\$31,555,208.00	08/15/2022	In the Bay, at the northernmost levee of the Palo Alto Flood Basin, in the City of Palo Alto, Santa Clara County.	Replace a tide gate structure.
Non-Material	M2002.045.02	San Mateo	San Francisco Airport Commission	Shoreline Protection System Urgent Maintenance Project	\$250,000.00	08/31/2022	In the Bay and within the 100-foot shoreline band, near the terminus of runways 19R and 19L at San Francisco International Airport, in unincorporated San Mateo County.	Routine maintenance and repair activities to the shoreline protection system at six locations including the removal of debris and vegetation and the replenishment of riprap.
Non-Material	M1975.007.02	Marin	City of Larkspur	Bon Air Landing Park Public Dock	\$533,000.00	09/06/2022	In a Certain Waterway (Corte Madera Creek), at 585 South Eliseo Drive in the City of Larkspur, Marin County.	Time extension.
Non-Material	M2008.011.05	Contra Costa	Tesoro Refining & Marketing Company	Tesoro Subsurface Investigation and Remedial Activities	\$250,000.00	09/12/2022	Within the 100-foot shoreline band, at the Marathon Martinez Facility at 150 Solano Way, in unincorporated Contra Costa County.	Drilling up to six subsurface soil borings and converting select soil borings into monitoring wells or soil vapor probes for the Line 63 Project. Drilling up to four subsurface soil borings, installing two monitoring wells, and installing an approximately 100-foot-long permeable reactive barrier for the Cracking Area
Non-Material	M2016.001.01	Marin	City of Larkspur	Piper Park Tidal Marsh Restoration	\$987,963.00	09/21/2022	In a Certain Waterway (Corte Madera Creek), at 250 Doherty Drive, in the City of Larkspur, Marin County.	Time extension for tidal marsh restoration with two public benches and two interpretive signs
Non-Material	M1975.049.25	Contra Costa	Phillips 66 San Francisco Refinery	Phillips 66 Metocean Buoy Installation	\$230,000.00	10/05/2022	In the Bay, at the Philips 66 San Francisco Refinery at 1380 San Pablo Avenue in the City of Rodeo, Contra Costa County.	Install one metocean buoy system.
Non-Material	M2005.027.02	Marin	Marin Rowing Association	Marin Rowing Maintenance Dredging 2021	\$80,000.00	10/07/2022	In a certain waterway (Corte Madera Creek), at the Marin Rowing Association at 50 Drakes Landing Road in Greenbrae, in unincorporated Marin County.	Time extension of existing dredging permit to allow maintenance dredging around dock to remove 2,487 cubic yards of material from an 18,375-
Non-Material	M2008.015.02	San Francisco	Harrigan Weidenmuler Company	Harrigan Weidenmuler Time Extension	\$0.00	10/21/2022	Within the 100-foot shoreline band, at 435 23rd Street in the City and County of San Francisco.	Three-year time extension.
Non-Material	M2020.007.01	Contra Costa	Pacific Gas & Electric Company	Shell Pond Culvert Removal Project	\$20,000.00	10/25/2022	In the Bay and within the 100-foot shoreline band, at the PG&E Shell Pond (SWMU 4.18) at Stake Point in the unincorporated area of Bay Point, Contra Costa County.	Remove three culverts 14 feet in length from a channel adjacent to the Shell Pond (SWMU 4.18) Managed Natural Recovery Project Site.

Non-Material	M2000.005.06	Marin	Loch Lomond Marina	Loch Lomond Marina Pile Repair	10/31/2022	In the Bay, at the Loch Lomond Marina at 110 Loch Lomond Drive, in the City of San Rafael, Marin County.	Remove 60 12-to15-inch diameter creosote treated wood piles and replace with 12-inch square concrete piles.
Non-Material	M2012.015.01	Alameda	City of Emeryville	Emeryville Entrance Channel Maintenance Dredging	11/02/2022	In the Bay, at the Emeryville Marina Entrance Channel, in the City of Emeryville, Alameda County.	Extend existing dredging authorization for another 10 years.
Non-Material	M1977.115.02	Marin	Noah Drever	71 Bellevue Dock Replacement	11/04/2022	In the Bay, at 71 Bellevue Avenue in the City of Belvedere, Marin County.	Replace existing dock, gangway, and pilings with new design.
Non-Material	M1983.016.07	Santa Clara	City of Sunnyvale	Sunnyvale Water Treatment Paving Time Extension	\$0.00 11/04/2022	In the Bay and within the 100-foot shoreline band, adjacent to Sunnyvale and Guadalupe Sloughs, immediately northwest of the Sunnyvale Water Pollution Control Plant, at 1444 Borregas Avenue, in the City of Sunnyvale, Santa Clara County.	Time Extension for the Primary Effluent Pipeline Project.
Non-Material	1970.001.34	Alameda	City of Emeryville	Emeryville Marina Parking and Restrooms	\$200,000.00 11/14/2022	In the Bay and within the 100-foot shoreline band, at the Emeryville Marina at 3310 Powell Street in the City of Emeryville, Alameda County.	Install pre-engineered traffic control gates mounted on concrete housekeeping curbs at seven locations in the marina parking lot. Install plumbing and sanitary sewer connections at
Non-Material	1993.010.05	San Francisco	City and County of San Francisco Recreation and Parks Department	India Basin Shoreline Park Temporary Installation	\$95,000.00 11/21/2022	Within the 100-foot shoreline band, at India Basin Shoreline Park, in the City and County of San Francisco.	Temporary installation of a shipping container, ramp, and wooden decking from fall 2022 until future renovation of India Basin Shoreline Park, estimated in 2024 or 2025.
Non-Material	M1993.014.06	San Mateo	San Mateo County	Coyote Point Marina Dredging Extension	11/21/2022	In the Bay, at the Coyote Point Marina at 1900 Coyote Point Drive in the City of San Mateo, San Mateo County.	Extension of allowable work period through December 31, 2022, and permit modifications to allow limited water jetting to remove compacted sediment.
Non-Material	M1996.013.05	San Francisco	Port of San Francisco	Pre-Approved Special Events Extension	\$0.00 12/05/2022	Within the 100-foot shoreline band, at various locations, in the City and County of San Francisco.	Time extension for pre-approved special events through December 31, 2027.

Non-Material	1976.018.14	San Francisco	Blue and Gold Fleet (Blue & Gold)	Blue & Gold Fleet Pier 41 Time Extension to Comply with Special Condition II.N	\$0.00	12/08/2022	In the Bay and within the 100-foot shoreline band, at Pier 41 and on the bulkhead areas of Piers 41 and 43, at The Embarcadero, in the City and County of San Francisco.	Time extension request to comply with Special Condition II.N of BCDC permit, which requires the preparation of a long-term master plan for future use and development of Pier 41 to achieve enhanced and improved use of the site and public access
Non-Material	M1996.005.04	Contra Costa	East Bay Regional Park District	Ferry Point Pier Removal and Restoration Project	\$2,900,000.00	12/12/2022	In the Bay, at the Miller/Knox Regional Shoreline at 900 Dornan Drive, in the City of Richmond, Contra Costa County.	Remove approximately 1,040 12- to 14-inch diameter creosote-treated timber piles and 16,500 square feet of overwater creosote-treated wood decking from the Ferry Point Pier.
Non-Material	M2006.037.05	Solano	Phil Joy	134 West D Boathouse Amendment	\$80,000.00	12/16/2022	Within the 100-foot shoreline band, at 134 West D Street in the City of Benicia, Solano County.	Amendment to replace permitted water tower accessory structure with boathouse, revise public access area measurements, and extend completion time.
Non-Material	1993.004.21	Alameda, Santa Clara, and San	Cargill, Inc.	Cargill Maintenance and Operations TE		12/19/2022	Within salt ponds operated by Cargill throughout Alameda, Santa Clara, and San Mateo	Time extension of maintenance and operations permit through December 31, 2023.
Non-Material	M1978.106.11	San Francisco	Port of San Francisco	Pier 23 Long Term Outdoor Dining	\$0.00	12/23/2022	Within the 100-foot shoreline band, at Pier 23, in the City and County of San Francisco.	Authorize long-term outdoor dining.
Non-Material	M2021.026.01	San Francisco	Port of San Francisco	Crab Station Outdoor Dining Extension	\$0.00	12/23/2022	In the Bay, at 2803 Taylor Street, in the City and County of San Francisco.	Authorize long-term outdoor dining at Crab Station restaurant.
Non-Material	M2021.029.01	San Francisco	Port of San Francisco	Sabella and La Torre Outdoor Dining Extension	\$0.00	12/23/2022	Within the 100-foot shoreline band, at 2809 Taylor Street, in the City and County of San Francisco.	Authorize long-term outdoor dining.
Non-Material	M2021.031.01	San Francisco	Port of San Francisco	Scoma's Outdoor Dining Extension	\$5,000.00	12/23/2022	Within the 100-foot shoreline band, at 1965 Al Scoma Way, in the City and County of San	Authorize long-term outdoor dining at Scoma's Restaurant.
Non-Material	M2008.007.04	San Francisco	Port of San Francisco	Hi Dive Outdoor Dining Extension	\$0.00	12/27/2022	Within the 100-foot shoreline band, at the HiDive restaurant at Pier 28 1/2 in the City and County of San Francisco.	Authorize long-term outdoor dining at the HiDive restaurant.
Non-Material	M2014.004.06	Solano	Pacific Gas and Electric Company	Storm Drain Realignment	\$2,700,000.00	12/27/2022	In the Bay and within the 100-foot shoreline band, at 3 Curtola Parkway in the City of Vallejo, Solano County.	Install a new storm drain pipe and outfall.

Non-Material	M1987.015.25	Contra Costa	Chevron Richmond Refinery	Richmond Refinery Long Wharf Maintenance and Efficiency Project Time Extension		01/25/2023	In the Bay, within the 100-foot shoreline band, and within a Bay Plan-designated Water-Related Industrial Priority Use Area, at the Chevron Refinery at 841 Chevron Way, in the City of Richmond, Contra Costa County.	Time extension for the Richmond Refinery Long Wharf Maintenance and Efficiency Project.
Non-Material	M1992.045.07	Marin	Marin Yacht Club	Marin Yacht Club Maintenance Dredging	\$1,800,000.00	01/27/2023	In the Bay, at the Marin Yacht Club at 24 Summit Avenue, in San Rafael Creek, in the City of San Rafael, Marin County.	Maintenance dredge and dispose of up to 100,000 cubic yards over 8.1 acres over 10 years, with 44,501 cubic yards to be dredged in the first episode.
Non-Material	1986.020.11	Solano	Mare Island Brewing Co.	Mare Island Brewing Wayfinding and Interpretive Signage		02/08/2023	Within the 100-foot shoreline band, at six locations along the waterfront near the Vallejo Ferry Terminal at 289 Mare Island Way, in the City of Vallejo, Solano	Provide wayfinding and interpretive history signage along the Vallejo Promenade and Waterfront.
Non-Material	2003.002.01	San Francisco	Port of San Francisco	Tulare Park Public Access Revision		02/27/2023	Within the 100-foot shoreline band, at Tulare Park between the 3rd Street and Illinois Street bridges on the northern side of Islais Creek, in the City and County of San Francisco.	Revise public access requirements from a public access pathway, two seating areas, and a concrete entry plaza to two new benches, inclusion of Bayview Gateway and Islais Landing in the Islais Creek Interpretive Program, and future public access improvements
Non-Material	M1994.056.01	Solano	California Maritime Academy	Cal Maritime Pier Extension		03/02/2023	In the Bay, at 200 Maritime Academy Drive, in the City of Vallejo, Solano County.	After-the-fact authorization for three concrete floating docks and associated pilings.
Non-Material	M2016.020.03	Marin	Brandon Shorenstein, DWS Family Office	135 Belvedere Time Extension 3	\$0.00	03/15/2023	In the Bay and within the 100-foot shoreline band, at 135 Belvedere Avenue in the City of Belvedere, Marin County.	Time extension for commencement and completion of construction.
Non-Material	2018.007.01	San Francisco	Port of San Francisco	Alcatraz Landing Shipping		03/17/2023		
Non-Material	1979.005.14	Alameda	City of Berkeley	Berkeley Marina Pile Replacement and Management Project	\$1,200,000.00	03/21/2023	In the Bay, at the Berkeley Marina, at 201 University Avenue in the City of Berkeley, Alameda County.	Routine maintenance, including the repair or replacement of up to 215 piles and 2000 square feet of decking, removal of 15 piles, and installation of 10 new piles.
Non-Material	M2005.019.02	San Mateo	City of Redwood City	Redwood Shores Fitness Court	\$100,001.00	03/24/2023	Within the 100-foot shoreline band, at 399 Marine Parkway in the City of Redwood City, San Mateo County.	Install a prefabricated fitness court along the Bay Trail.

Non-Material	M2019.024.01md	Solano	Bart Price III	Family Gun Club ATF	\$87,900.00	03/28/2023	Within the Primary Management Area of the Suisun Marsh, at The Family Club (Club #423), located adjacent to the Southern Pacific railroad tracks at 2 Pierce Lane, in unincorporated Solano County.	After-the-fact authorization for the repair and expansion of existing structures, and unpermitted new construction of structures, drilling a well, and expanding an existing well house.
Non-Material	1974.010.07	San Francisco	City of San Francisco Recreation and Parks Department	East Harbor Marina Interim Remedial Repair Measure Corrective Action		04/03/2023	In the Bay, at the East Harbor Marina at 3950 Scott Street, in the City and County of San Francisco.	Time extension.
Non-Material	M2015.019.02	Marin	Alexander Kashef	Valhalla Beach Access	\$78,700.00	04/17/2023	In the Bay and within the 100-foot shoreline band, at 201 Bridgeway Boulevard in the City of Sausalito, Marin County.	Redesign the authorized beach access ramp as stairs and amphitheater seating.
Non-Material	2019.001.02	San Mateo	BP3-SF5 3000-3500 Marina LLC	1000 Marina Boulevard Trail Extension	\$2,000,000.00	04/19/2023	Within the 100-foot shoreline band, at 1000 Marina Boulevard, in the City of Brisbane, San Mateo County.	Extend the Bay Trail from 3000-3500 Marina Boulevard to 1000 Marina Boulevard.
Non-Material	M1987.074.16A	Alameda	Pacific Gas and Electric Company	PG&E Operations and Maintenance Permit Time Extension	\$0.00	04/27/2023	Throughout BCDC Jurisdiction, except for the Suisun Marsh	1 year time extension of a maintenance permit
Non-Material	M1989.055.05md	Solano	Pacific Gas and Electric Company	PG&E Maintenance Permit for Suisun Marsh Time	\$0.00	04/27/2023	Within the Primary Management Area of the Suisun Marsh, at various Pacific Gas and Electric facilities, in Solano County.	Time extension for maintenance activities.
Non-Material	M1982.032.06	Marin	Marina Vista Improvement Club	Marina Vista Improvement Club Maintenance Dredging	\$700,000.00	05/01/2023	In the Bay, at the Marina Vista Canal, between Summit Avenue and Sea Way near 24 Summit Avenue, in the City of San Rafael, Marin County.	Ten-year multi-episode permit to conduct maintenance dredging of Marina Vista Canal using clamshell dredge and barge with disposal at a site authorized by
Non-Material	M2002.058.08	Contra Costa	Tesoro Refining and Marketing Company LLC	Avon Marine Terminal Berth 1 Removal and Amorco Piling Repairs	\$6,000,000.00	05/05/2023	In the Bay, at the Avon Marine Terminal at the Marathon Martinez Facility at 150 Solano Way, in unincorporated Solano County.	Avon. Partial demolition of Berth 1, installation of three new gangways, and removal of out of service equipment to meet MOTEMS compliance. Amorco. Repair and replacement of piles and wharf. (These projects were originally submitted as two separate applications, but combined into one nonmaterial amendment)

Non-Material	2006.010.12	Marin	Safe Harbor Marinas	Loch Lomond Marina Construction Time Extension	\$0.00 05/23/2023	In the Bay and within the shoreline band, at the Loch Lomond Marina located at 110 Loch Lomond Drive in the City of San Rafael, Marin County.	Time extension for the construction of Harbormaster Building and replacement of existing boat repair facility.
Non-Material	M1994.044.04md	Solano	Montezuma Harbor	Montezuma Harbor Maintenance Dredging Extension	\$0.00 05/31/2023	In the Primary Management Area of the Suisun Marsh, along Montezuma Slough, east of Belden's Landing at Montezuma Harbor, in unincorporated Solano County.	Extend permit 10 years through September 13, 2033.
Non-Material	M1985.019.07	Solano	AMPORTS, Inc.	AMPORTS Benicia Wharf Emergency Repair Project	\$18,600,000.00 06/07/2023	In the Bay and within the shoreline band, at the Benicia Port Terminal, in the City of Benicia, Solano County.	Conduct repairs on the Port of Benicia Wharf. Replace deck and wood trestle, install HDPE pilings, and replace piles.
Non-Material	1977.005.36	Solano	City of Benicia	Benicia Breakwater Rehabilitation	06/12/2023	At the Benicia Marina breakwater (lat: 38.0433957, long: -122.1575793) in the Carquinez Strait, adjacent to the City of Benicia in Solano County	Conduct in-kind maintenance repairs and reinforcements of the Benicia Marina breakwaters
Non-Material	M2015.034.03	Alameda	California Department of Transportation (on behalf of Union Pacific Railroad)	UPRR Lake Merritt In Lieu Fee	\$0.00 06/15/2023	In the Bay and within the 100-foot shoreline band, at the Lake Merritt Channel, in the City of Oakland, Alameda County.	Change special condition requiring conveyance of property interest to the City of Oakland for the Lake Merritt to Bay Trail Connection Project to require an in-lieu fee of \$175,000 for public access improvements in the vicinity of the Lake Merritt Channel and Oakland Estuary.
Non-Material	1998.014.08md	Solano	Montezuma Wetlands, LLC	Montezuma Wetlands Amendment	06/19/2023	In the Bay, within the 100-foot shoreline band, and within the Primary Management Area of the Suisun Marsh at the Montezuma Wetlands Project in Solano	Revisions to dates and engineering plan conditions.
Non-Material	M1977.017.20	San Francisco	Port of San Francisco	Portwide Routine Repairs and Maintenance Permit Extension	\$0.00 06/22/2023	In the Bay and within the 100-foot shoreline band, along the San Francisco Waterfront from Aquatic Park to Hunter's Point Naval Shipyard at Port-controlled properties in the City and County of San Francisco.	Permanent extension of maintenance and operations authorization.
Non-Material	1977.001.20	San Mateo	San Mateo County Harbor District	Oyster Point Marina East Basin Maintenance Dredging	\$1,500,000.00 06/27/2023	In the Bay, at Oyster Point Marina at 95 Harbor Master Road, in the City of South San Francisco, San Mateo County.	Maintenance dredging of the Oyster Point Marina Harbor East Basin berth areas to -8 feet MLLW +2 feet allowable

Non-Material	1981.006.07	Marin	Richardson Bay Marina	Richardson Bay Marina Maintenance Dredging Time Extension	\$0.00 07/27/2023	In the Bay, at the Richardson Bay Marina at Gate 6 Road, in unincorporated Marin County.	Extend maintenance dredging permit until December 31, 2023, to complete a recently-approved maintenance dredging episode.
Non-Material	2000.001.07	San Francisco	Port of San Francisco	Farmers Market and Service Vehicle Authorization	\$0.00 07/28/2023	Within the 100-foot shoreline band, at the Ferry Building on The Embarcadero, in the City and County of San Francisco.	Five-year time extension for farmers market and service vehicle authorization.
Non-Material	M1987.015.26	Contra Costa	Chevron Richmond Refinery	Richmond Refinery Long Wharf Maintenance and Efficiency Project Scope Change	\$886,583.00 07/28/2023	In the Bay, within the 100-foot shoreline band, and within a Bay Plan-designated Water-Related Industrial Priority Use Area, at the Chevron Refinery at 841 Chevron Way, in the City of Richmond, Contra Costa County.	Authorize use of a temporary I-beam template frame to maintain proper angles of concrete piles during pile installation.
Non-Material	1998.012.08	Contra Costa	Point San Pablo Harbor	Point San Pablo Harbor Time Extension	\$0.00 08/10/2023	In the Bay and within the 100-foot shoreline band, at Point San Pablo Yacht Harbor, located at Point Richmond in the City of Richmond, Contra Costa County.	Extension of completion date.
Non-Material	M2001.037.01	Solano	Rhonda Englehardt	Englehardt Residence/Shoreline Restoration and Deck Reconstruction	\$45,000.00 08/15/2023	In the Bay and within the 100-foot Shoreline Band, at 1003 Francisco Court, in the City of Suisun City, Solano County.	Reconstruct a deck and install riprap.
Non-Material	1985.005.10	Marin	Schoonmaker Point Marina	Schoonmaker Point Marina Maintenance Dredging Project	\$3,330,750.00 08/18/2023	In the Bay at Schoonmaker Marina at 85 Liberty Ship Way, in the City of Sausalito, Marin County, and at the Alcatraz	Conduct 10-year maintenance dredging of up to 126,300 cubic yards, and dispose of in the Bay at the Alcatraz Disposal Site (SF-
Non-Material	M1994.073.06	Contra Costa	Phillips 66	Phillips 66 Richmond Marine Terminal Maintenance Dredging	\$625,000.00 08/22/2023	In the Bay, in the Richmond Inner Harbor at the Phillips 66 Richmond Marine Terminal, at 1300 Canal Boulevard in the City of Richmond, Contra Costa County.	Add an additional 25,000 cubic yards to the 40,000 cubic yards of material allowed to be dredged at the Phillips 66 Marine Terminal berth and reuse material at the Montezuma Wetlands Restoration Project.
Non-Material	M2009.013.01	Marin	Lowrie Yacht Harbor	Lowrie Yacht Harbor Maintenance Dredging	\$1,500,000.00 08/23/2023	In the Bay, at the Lowrie Yacht Harbor at 40 San Pedro Road, in the City of San Rafael, Marin County.	Maintenance dredging of the slips, waterways, and creekside docks to 6 feet MLLW plus 1 foot overdredge allowance in four episode over 10 years.

Non-Material	1997.003.02	San Mateo	Bayside 765, LLC	765 Airport Hotel Renovation	\$550,000.00	09/06/2023	Within the 100-foot shoreline band, at 765 Airport Boulevard in the City of Burlingame, San Mateo County.	Conduct exterior renovations, including facade improvements and upgrades to the hardscape and landscaping, and interior renovations, including the conversion of a conference room into a guest room.
Non-Material	M2012.009.04	San Francisco	Caltrans	Bay Lights 360	\$10,000,000.00	09/07/2023	In the Bay, on the West Span of the San Francisco-Oakland Bay Bridge, in the City and County of San Francisco.	Remove the existing Bay Lights installation and temporarily (for a 10-year period) install the new Bay Lights 360, with LED lights on the inward- and outward-facing sides of the vertical suspension cables on the north side of the West Span.
Non-Material	1992.010.01md	Solano	California Department of Fish and Wildlife	Island Slough Restoration	\$30,000.00	09/11/2023	In the Primary Management Area of the Suisun Marsh and within a Bay Plan-designated Wildlife Priority Use Area, at 2548 Grizzly Island Road, in unincorporated Solano County.	Recountour and shallow an existing ditch, remove interior levees, and remove a dilapidated pump platform.
Non-Material	M2002.045.03	San Mateo	San Francisco International Airport	2023 Shoreline Protection Repairs	\$220,000.00	09/19/2023	In the Bay and within the 100-foot shoreline band, near the Coast Guard Air Station, the end of Runway 1-19, the end of Runway 10L-28R, and the runway intersection at San Francisco International Airport, in unincorporated San Mateo	Routine maintenance and repair activities to the shoreline protection system at four locations including fallen tree removal riprap replacement, sheet pile wall replacement, backfilling eroded areas, and placing new riprap.
Non-Material	M1984.029.01	Sonoma	Vallejo Flood and Wastewater District	Tubbs Island Levee Repair for VFWD		10/13/2023	In the Bay and within the 100-foot shoreline band, on the south and east sides of Tubbs Island, south of SR-37, in unincorporated Sonoma County.	Repair four sections of a damaged levee with 242 cubic yards of riprap and 581 square feet of soil fill placed over 2,000 square feet of the levee.
Non-Material	1991.001.08	Alameda	San Francisco Bay Area Water Emergency Transportation Authority (WETA)	WETA Alameda Main Street Ferry Terminal Refurbishment		10/20/2023	In the Bay, at the WETA Alameda Main Street Ferry Terminal at 2990 Main Street, in the City of Alameda, Alameda County.	Replacement of the bridge structure, gangway, and steel float and maintenance to ensure the bridge structure complies with seismic code.
Non-Material	2018.003.02	Alameda	Alameda Marina, LLC	Alameda Marina Building 19 Outdoor Patio	\$50,000.00	10/20/2023	Within the 100-foot shoreline band, at 1815 Clement Avenue in the City of Alameda, Alameda County.	Construct an approximately 3,000-square-foot patio for outdoor dining immediately adjacent to Building 19.

Non-Material	1973.015.04	Marin	Greenwood Bay Condominium Homeowners Association	Greenwood Bay Condominium Seawall Repair Project	\$900,000.00	10/27/2023	In the Bay and within the 100-foot shoreline band, at Harbor Cove Way and Greenwood Bay Drive in unincorporated Marin County.	Repair a degraded seawall, involving the replacement of backfill, installation of a new sheet pile-wale system landward of the existing seawall, and removing unneeded elements of the existing seawall.
Non-Material	2018.003.03	Alameda	Landsea Homes	Alameda Marina Construction Phasing	\$0.00	11/02/2023	Within the 100-foot shoreline band, at 1815 Clement Avenue in the City of Alameda, Alameda	Revise construction phasing schedule.
Non-Material	1977.001.19	San Mateo	San Mateo County Harbor District	Oyster Point Marina Dock Replacement	\$18,600,000.00	11/09/2023	In the Bay and within the 100-foot shoreline band, at Oyster Point Marina at 95 Harbor Master Road, in the City of South San Francisco, San Mateo County.	Replace deteriorated floating Docks 12 to 14 and accessways at Docks 11 through 14 in the East Basin, provide long-term access solution to Docks 1 through 6 in the West Basin by removing the interim bridgeways and replacing the existing access platforms.
Non-Material	M2002.069.05	Contra Costa	City of Richmond	Re-installation of dock structures		11/17/2023	In the Bay at Craneway wharf in the City of Richmond, Contra Costa County	Reinstall, use and maintain dock structures
Non-Material	2021.002.01	San Francisco	San Francisco Recreation and Parks Department	900 Innes Pile Driving Work	\$300,000.00	11/22/2023	In the Bay, at 900 Innes Avenue, in the City and County of San Francisco.	Movement of bermed/shoaled sediment to allow barge access to pile driving location, construction activities to fill in areas that may be potentially depressed by the pile driving barge, and extension of the work window from November 30 to
Non-Material	M1980.055.04	Marin	Marin County	Mill Valley-Sausalito Multi-use Path Bridges 1 and 2 Repair	\$250,000.00	11/27/2023	In the Bay and within the 100-foot shoreline Band, at Bridges 1 and 2 at Coyote Creek, in unincorporated Marin County.	Replace decayed wood and corroded fasteners on Bridges 1 and 2.
Non-Material	1993.004.22	Alameda, Santa Clara, and San Mateo Counties	Cargill, Inc.	Cargill Maintenance and Operations TE		12/01/2023	Within salt ponds operated by Cargill throughout Alameda, Santa Clara, and San Mateo Counties.	Time Extension until 12/31/24. This extension of time is contingent upon Cargill receiving any necessary approvals from other regulatory agencies, including the Regional Water Quality Control Board, the National Marine Fisheries Service, and the U.S. Fish and
Non-Material	M2018.001.03	Marin	Rudolph G. Koppl Trust	46 Cliff Road Time Extension		12/01/2023	Within the 100-foot shoreline band, at 46 Cliff Road in the City of Belvedere, Marin County.	Time extension for 24 months from current expiration date of November 1, 2023.

Non-Material	1971.032.12	Alameda	The Community of Portobello	Portobello Restroom Intercom	\$8,500.00	12/06/2023	Within the 100-foot shoreline band, at 11 Embarcadero West in the City of Oakland, Alameda County.	Install an intercom system for public restroom access at the Portobello Building Association building.
Non-Material	1973.006.16	Contra Costa	TransMontaigne Operating Company, L.P.	TransMontaigne Martinez 2021 Wharf Repairs		12/07/2023	In the Bay, at the Marine Oil Terminal in the City of Martinez, Contra Costa County	Repair 11 existing concrete piles on loading platform and mooring/breasting dolphins, and one existing timber pile on approach tresle. Repair fire pump intake sleeve and bracing.
Non-Material	M2021.023.01	Marin	City of San Rafael	San Rafael Creek Non-Federal Maintenance Dredging - 12 Aqua Vista Drive	\$6,000.00	12/13/2023	In the Bay, in San Rafael Creek adjacent to San Rafael Creek federal navigation channel and the Loch Lomond Marina and access channel near the City of San Rafael, Marin County.	Add a dock at 12 Aqua Vista Drive to existing maintenance dredging permit for residential and commercial docks and harbors (Lowries Marina and San Rafael Yacht Harbor)located on San Rafael Creek.
Non-Material	M1981.079.15	Solano	Valero Refining Company - California	Valero Benicia Marine Terminal Dredging Time Extension		12/19/2023	In the Bay, at the Valero Benicia Marine Terminal, at 3400 East Second Street in the City of Benicia, Solano County.	One-year time extension for maintenance dredging.
Non-Material	NOI2015.006.01	Alameda	Shell Oil Products US	Shell Soil Investigation Time Extension	\$0.00	01/08/2024	Within the 100-foot shoreline band, at 2901 to 2999 Glascock Street in the City of Oakland, Alameda County.	Time extension to allow for replacement of vapor wells placed under the original authorization that may have
Non-Material	M2018.013.02md	Solano	Mike Temps	Montezuma Duck Club Sheetpile Bulkhead/Splash Cap	\$45,000.00	01/10/2024	Within the Primary Management Area of the Suisun Marsh, at the Montezuma Duck Club (#503), in unincorporated Solano County.	Install 360 feet of sheetpile splash cap on the top edge of a levee.
Non-Material	2000.005.09	San Francisco	FOCIL-MB, LLC	Bayfront Park P22 Time Extension	\$0.00	02/02/2024	Within the Bay and 100-foot shoreline band, at Mission Bay Redevelopment Project in the City and County of San Francisco.	Time extension for public access improvements at Bayfront Park P22.
Non-Material	M1975.094.01	Marin	Marin County Department of Public Works	Strawberry Channel Navigation Marker Repair Project		02/08/2024	In the Bay, at various locations in Strawberry Channel between Sausalito and the Cove at Tiburon, in unincorporated Marin	Replace 5 existing creosote-treated wood navigational markers with concrete piles and remove one existing navigational
Non-Material	1980.012.12	Alameda	Emery Cove Marina Condominium Association Inc	Emery Cove Marina Condominium Association Inc	\$1,200,000.00	02/16/2024	Within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, in the Bay, at 3300 Powell Street, in the City of Emeryville, Alameda County.	Time extension to complete installation of public art sculpture.

Non-Material	2003.007.06	Alameda	California Department of Fish and Wildlife	Eden Landing Ecological Reserve Operations and		02/16/2024	At Eden Landing Ecological Reserve, in Union City, Alameda County.	Time extension to conduct operations and maintenance activities.
Non-Material	1984.002.23	San Francisco	Port of San Francisco	Frankie's Java House Outdoor Dining Revision	\$10,000.00	02/25/2024	Within the 100-foot shoreline band, at Pier 40, in the City and County of San Francisco.	Modify outdoor seating to expand patio to the north and convert outdoor dining in front of restaurant to public seating area, with no net addition of restaurant
Non-Material	1984.009.14A	Marin	Clipper Yacht Harbor	Clipper Yacht Harbor Basins 3 & 4 Dock Redevelopment		02/29/2024	In the Bay, at Richardson Bay, Clipper Yacht Harbor, at 310 Harbor Drive, in the City of Sausalito, Marin County.	Bellingham Marine Industries requests to amend the construction commencement dates to June 1, 2024 with project completion through November
Non-Material	M1987.074.17A		Pacific Gas and Electric Company	PG&E Repair and Maintenance Time Extension		02/29/2024	In the Bay, within the Commission's certain waterways and salt pond jurisdictions, and within the 100-foot shoreline band, at various Pacific Gas and Electric facilities in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and	An extension until May 31, 2024, to conduct routine repairs and maintenance at various Pacific Gas and Electric Company-owned facilities as previously authorized under BCDC Permit No. M1967.074.11A
Non-Material	M1989.055.06md		PG&E	PG&E Programmatic Operations and Maintenance		02/29/2024	In the Bay and within the 100 fot shoreline band throughout the Bay Area nine counties	Time extension, until May 31, 2024, to conduct routine repairs and maintenance at various Pacific Gas and Electric Company-owned facilities as previously authorized under BCDC Permit No.
Non-Material	2006.009.07	San Francisco	Port of San Francisco	Pier 15 Fill Removal and Special Events Time Extensions	\$0.00	03/18/2024	In the Bay, at Pier 15 in the City and County of San Francisco.	Extension of deadline for permit requirement to remove 108,310 square feet of Bay fill from August 2, 2023 to December 31, 2024, and extension of Special Events and Exhibit Zone special condition for an additional five
Non-Material	M2019.033.01	Alameda	California Department of Transportation	Gilman Street Interchange Time Extension	\$0.00	03/29/2024	Within the 100-foot shoreline band, adjacent to I-80 between post miles 6.38 and 6.95, in the Cities of Berkeley and Albany, Alameda County.	Extension of completion time, from October 15, 2023, until June 30, 2025, for construction of a Bay Trail segment along the west end of Gilman Street and reconfiguration of parking areas and access at Golden Gate Fields in the City of Berkeley, Alameda County, previously authorized in BCDC Permit No.

Non-Material	M1996.005.05	Contra Costa	East Bay Regional Park District	Ferry Point Pier Removal Project/Habitat Restoration Project	04/05/2024	At Miller- Knox Regional Shoreline, in the City of Richmond	Amendment No. Five granted an extension of commencement time, until December 31, 2024 and an extension of completion time, until December 31, 2026, for the Ferry Point Pier Removal at Miller- Knox Regional Shoreline, in the City of Richmond, of permission previously granted to the East Bay Regional Park District in
Non-Material	M2020.009.01	Marin	Marin County Department of Public Works	Bayside Park Accessible Parking	\$0.00 04/15/2024	Within the 100-foot shoreline band at Bayside Park, 882 Point San Pedro Road, in the City of San Rafael, Marin County.	Amend permit to authorize ADA parking space.
Non-Material	2019.001.03	San Mateo	BP3-SF5 3000-3500 Marina LLC	1000 Marina Boulevard Trail Extension Revision	\$0.00 04/23/2024	Within the 100-foot shoreline band, at 1000 Marina Boulevard, in the City of Brisbane, San Mateo County.	Revisions to quantities of square footage for public access improvements.
Non-Material	M1987.042.07		Caltrans	Caltrans operations and maintenance permit	04/23/2024	In the Bay and within the 100-foot shoreline band and certain waterway jurisdictions, along state highways and at toll bridges including SF-Oakland Bay Bridge, Benicia-Martinez, Carquinez, Dumbarton, Richmond-San Rafael, Bay Farm Island, San Mateo-Hayward, Hwy 37	Time extension and amendment of the existing maintenance and operations authorization until June 30, 2025, as previously granted in BCDC Permit No. M1987.042.06
Non-Material	M1981.079.14	Solano	Valero Refining Company - California	Valero Benicia Marine Terminal Maintenance Dredging	\$20,000,000.00 04/24/2024	In the Bay, at the Valero Benicia Marine Terminal, at 3400 East Second Street in the City of Benicia, Solano County.	Maintenance dredging of the main dock and spill response vessel moorage areas to an annual volume of approximately 100,000 cubic yards over a ten year period, using multi-event episodes as needed, including potential knockdown events.

Non-Material	2018.008.01	San Francisco	FC Pier 70 LLC	Pier 70 Phase 1 Time Extension and Public Access Improvements	04/26/2024	In the Bay and within the 100-foot shoreline band at Pier 70, 20th Street, in the City and County of San Francisco.	Extend completion deadlines for Phase 1 public access improvements; adjust the square footage authorized for the plaza, picnic, and seating area; adjust the square footage authorized for the pavilion and decks; and adjust the described location of a planted area. Amendment No. One authorizes an extension of time to complete Phase 1 of the project until December 31, 2028.
Non-Material	M2023.023.01	San Francisco	Port of San Francisco	Fisherman's Wharf SkyStar Wheel	\$0.00 05/02/2024	Within the 100-foot shoreline band, at Seawall Lot 301 in the City and County of San Francisco.	Extend the authorization for the Skystar wheel for 18 months, for a total authorization period of 2 years.
Non-Material	2016.005.02		Treasure Island Development Authority	Recreational Water Use Area at Clipper Cove	05/15/2024		Install buoys and signage for a recreational water use area in Clipper Cove as an additional public access improvement.
Non-Material	M2001.006.06	Contra Costa	800 Wharf St LLC	800 Wharf St Richmond	05/24/2024	800 Wharf St, Richmond CA	An extension of time for the five year authorization for the interim use of a San Francisco Bay Plan-designated port priority use area for mooring and vessel repair authorized by BCDC Permit No. M2001.006.00 for an additional five years, from May 31, 2024 until May 31, 2029.
Non-Material	2002.001.09	Marin	Waldo Point Harbor	Waldo Point Harbor Permit Renewal	05/28/2024	In the Bay and within the 100-foot shoreline band, at Waldo Point Harbor at 1C Gate Five Road, in the City of Sausalito, Marin County.	Extend authorization to operate a houseboat marina for an additional 20 years, until 2044. Note: Amendment No. Nine granted an extension of the use of the houseboat marina through May 31, 2029, with the potential to be further extended, but not to exceed the 20-year authorization limit, May 31, 2044. Pursuant to Special I.I.P of this amended permit, the houseboat marina authorized herein is allowed to remain in place through May 31, 2029.

Non-Material	2020.001.01		India Basin Investment, LLC	Indian Basin Open Space and 700 Innes Mixed Use Development Project		05/28/2024		Time Extension: a) commence construction, from January 1, 2023, to January 1, 2025, and b) complete construction, from January 1, 2033, to January 1, 2035, for the India Basin Open Space and 700 Innes Mixed-Use Development Project, at the terminus of Arelious Walker Street, in the City and County of San Francisco, for which work was previously authorized under BCDC Permit No. 2020.001.00.
Non-Material	M1994.068.10	Marin	Marin County Department of Public Works	Paradise Cay Maintenance Dredging Project		06/03/2024	In the Bay at Paradise Cay residential development (Marin County Service Area No. 29), unincorporated Tiburon, Marin County	Amendments to the dredging program of Paradise Cay residential community.
Non-Material	M1975.108.03	Marin	Zachary and Kimberly Hyman Revocable Trust	Reconstruction and repair of existing dock_35 West Shore Drive	\$300,000.00	06/04/2024	In the Bay and the shoreline band at 35 W Shore Drive in the City of Belvedere and County of Marin.	Reconstruction of existing deck or dock.
Non-Material	M1999.018.03	Contra Costa	City of Martinez	City of Martinez Municipal Fishing Pier Renovation Project	\$2,547,600.00	06/07/2024	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, at the Martinez Municipal Fishing Pier at 7 North Court Street, in the City of Martinez, Contra Costa County.	Renovation of existing fishing pier to return it to usable condition, including installing fiberglass sleeves around damaged timber pilings, replacing pile caps and stringers, replacing damaged railings, replacing timber decking, and replacing a damaged existing aluminum sheetpile wall.
Non-Material	M2023.001.01	San Francisco	SailGP c/o Julien Dibaise	SailGP San Francisco Technical Base	\$500,000.00	06/12/2024	In the Bay and within the 100 foot Shoreline Band at Pier 80 in the City and County of San Francisco.	From June 17 to July 31, 2024, construct a temporary technical base and 11 moorings to support the SailGP San Francisco 2024 sailing competition.
Non-Material	1985.019.24A	Alameda	Port of Oakland	Jack London Square Water Shuttle Landing	\$32,567.00	06/14/2024	In the Bay and within the 100-foot shoreline band, at the end of Broadway, in the City of Oakland, Alameda County.	Use the existing public dock at Jack London Square as a water shuttle landing as part of a two-year pilot program operating between Oakland and Alameda commencing in June of 2024.

Non-Material	M1985.083.09	Alameda	East Bay Regional Park District	East Bay Regional Park District Routine Maintenance and Restoration	06/17/2024	I the Bay and Shoreline Band of Alameda and Contra Costa Counties.	An extension and revision of the maintenance authorization in this amended permit. This authorization is issued to the East Bay Regional Park District to streamline authorizations for routine repair and maintenance work across approximately 12,110 acres and 49 miles of Bay- Delta shoreline inside Commission's jurisdiction, within fifteen shoreline parkland units within Contra Costa and Alameda Counties (Bay Point Regional Shoreline, Brooks Island Regional Shoreline, Carquinez Straight Regional Shoreline, Coyote Hills Regional Shoreline, Crown Beach Memorial State Beach, Hayward Regional Shoreline, Martin Luther King Jr. Regional Shoreline, Martinez Regional Shoreline, McLaughlin Eastshore State Park, Miller/Knox Regional Shoreline, Oyster Bay Regional Shoreline, Point Isabel Regional Shoreline, Point Pinole Regional Shoreline. San Pablo
Non-Material	1979.005.15	Alameda	City of Berkeley	Maintenance Dredging at Berkeley Marina channel and Harbor	06/19/2024	Berkeley Marina	A 10-year multi-episode permit to conduct new work and maintenance dredging at the Berkeley Marina. Approximately 200,000 cubic yards (cy) of dredged sediment will be considered new work and 150,000 cy is maintenance dredging. The entrance channel will be dredged to an authorized depth of minus 8 ft Mean Lower Low Water (MLLW) and certain areas of the harbor will be dredged to minus 8 ft, 10 ft, and 12 ft MLLW. The project is also looking to take a volume equivalency of 62% from Episode 1 to beneficial reuse to

Non-Material	1976.011.15	San Francisco	China Basin Holdings, LLC	China Basin Non-Public Uses in Public Access Area	\$0.00	06/26/2024	Within the 100-foot shoreline band at the China Basin Building, on the north side of the Channel Street Channel (Mission Creek) between Third and Fourth Streets, adjacent to China Basin, in the City and County of San Francisco.	Special events authorization for revised schedule of non-public uses in required public access areas.
Non-Material	M2016.010.02	San Mateo	City of Palo Alto	Palo Alto Baylands Boardwalk Repair	\$550,000.00	06/26/2024	In the Bay and within the 100-foot shoreline band, at 2775 Embarcadero Way, in the City of Palo Alto, Santa Clara County.	Repair 157 boardwalk support piles, install grouted polymer sleeves to prevent future damage and stabilize boardwalk.
Non-Material	M2020.023.01md	Solano	Pacific Flyway Fund	Pacific Flyway Center New Exterior Drain Pipe	\$30,000.00	06/26/2024	Occurs in the Bay and the Suisun Marsh in Solano County at 2989 Ramsey Rd Fairfield.	Installation of new 30" exterior water control structure.
Non-Material	1973.022.32	Marin	Golden Gate Bridge, Highway and Transportation District	Larkspur Ferry Terminal Parking for Muir Woods Shuttle		06/28/2024	Within the 100-foot shoreline band, at the Larkspur Ferry Terminal at 101 E Sir Francis Drake Boulevard, in the City of Larkspur, Marin County.	Use of the Larkspur Ferry Terminal parking by the Muir Woods shuttle.
Non-Material	M2019.005.03	San Francisco	SailGP (c/o Julien DiBiase)	SailGP San Francisco	\$550,000.00	06/28/2024	In the Bay and within the 100-foot shoreline band, at 1 Yacht Road in the City and County of San Francisco.	Between June 19 and July 29, 2024, construct, use and maintain temporary spectator grandstands, offices, pop-up tents, portable restrooms, moorings, and other facilities for the SailGP San Francisco 2024 race. The race will take place July 13-14, with one practice day on July 12. It is a ticketed event.
Non-Material	M1984.071.02	Marin	Bradley Bernheim	Bernheim Pile Replacement and dock		07/01/2024	In the Bay in the City of Belvedere and the County of Marin.	Replace broken pile and damaged dock.
Non-Material	M1977.091.07	Marin	Karen Cleary	Karen Cleary Pile Replacement, Dock Repair	\$58,400.00	07/05/2024	In the Bay, at 36 Alexander Avenue, in the City of Sausalito, Marin County.	Repair a residential boat dock.
Non-Material	M1992.050.03	Marin	Larkspur Marina Financing Authority	Larkspur Marina Maintenance Dredging (Episode 2)	\$750,000.00	07/11/2024	In the Bay, at Larkspur Marina in the City of Larkspur, Marin County and at the state and federally-designated San Pablo Bay (SF-10) disposal sites, Alcatraz (SF-11), the San Francisco Deep Ocean disposal site, or an authorized upland location	Dredge 21,230 cy over a one-year period with disposal at aquatic site SF-10.
Non-Material	2003.002.02	San Francisco	Port of San Francisco	Tulare Park - Time Extension for Public Access Improvements	\$0.00	07/24/2024	Within the 100-foot shoreline band, at Tulare Park at Third Street and Illinois Street, in the City and County of San Francisco.	Time Extension for public access improvements

Non-Material	M1989.024.06	Marin	City of Sausalito	Sausalito Ferry Landside Improvement	\$1,900,000.00	07/30/2024	Within the 100 foot Shoreline Band, at the Sausalito Ferry Terminal parking lot at the intersection of Tracy Way and El Portal, in the City of Sausalito, Marin County.	Bicycle and pedestrian improvement and reconfiguration of the parking area/circulation within the ferry terminal area. A sidewalk area will be expanded for bicycle racks.
Non-Material	M2005.023.04	Marin	California Coastal Conservancy	Hamilton Wetlands Restoration Project		08/07/2024	Expand 700 feet of the Bay Trail connecting Hamilton and Las Galinas areas.	Trail extension
Non-Material	M2000.005.07	Marin	SHM Loch Lomond LLC	Loch Lomond Marina Pile Repair Phases 3 and 4	\$235,000.00	08/14/2024	In the Bay in the City of San Rafael in the County of Marin.	Replace and repair a total of 52 wood pilings in-kind with pre-cast 14-inch square concrete pilings.
Non-Material	M2008.005.02md	Solano	Caltrans	State Route 12 Major Pavement Rehabilitation Project	\$27,500,000.00	08/19/2024	In the Suisun Marsh on State Route 12 in the County of Solano.	Resurface existing roadway and shoulders, replace median barrier, replace and upgrade guardrail, drainage system, and
Non-Material	1997.001.05	Contra Costa, Marin	Caltrans	Richmond-San Rafael Bridge Pilot Project Extension	\$0.00	08/20/2024	In the Bay and within the 100-foot shoreline band, at the Richmond-San Rafael Bridge, in the City of San Rafael, Marin County, and the City of Richmond, Contra Costa County.	Authorize an extension of the pilot program which installed a bidirectional, universally accessible public pathway on the upper deck of the Richmond-San Rafael Bridge (Bridge) and a part-time vehicular commuter lane on the lower deck of the Bridge.
Non-Material	M2022.024.01md	Solano	Port of Stockton	Simmons Island Restoration Project		08/27/2024	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.	Work must commence from October 31, 2024 to October 31, 2025. This also entails shifting the latest date by which work for these sections must be completed from October 31, 2026 to October 31, 2027, for restoration of the managed wetland at Simmons Island.
Non-Material	M2009.009.01md	Solano	Suisun Resource Conservation District	Lower Joice Island Bulkhead Wall Installation	\$3,000.00	08/28/2024	In the Bay and within the 100-foot shoreline band, in the Primary Management Area of the Suisun Marsh, at 424 Lower Joice Island, in unincorporated Solano County.	Install 20-foot bulkhead structure to prevent levee erosion.
Non-Material	M2014.016.01	San Francisco	SFPUC	SFPUC Seacliff 2 Pump Station Upgrades	\$4,770,000.00	08/30/2024	Within the 100 foot Shoreline Band, at 100 Seacliff Avenue, in the City and County of San	Upgrade the Seacliff 2 Pump Station.
Non-Material	M2019.022.02	Marin	Ben Johnston	242 Beach Rd Belvedere		09/06/2024	In the 100 foot Shoreline Band, at 242 Beach Road, in the City of Belvedere, County of Marin.	Install underpinnings to stabilize residence on steep slope.

Non-Material	M2014.004.07	Solano	Pacific Gas & Electric Company	PG&E Curtola Parkway Parking Lot Reconstruction	\$880,000.00	09/11/2024	In the Bay and within the 100-foot shoreline band, at 3 Curtola Parkway in the City of Vallejo, Solano County.	Reconfigure a parking lot and install new public restrooms, EV charging stations, two bioretention basins, new storm drain infrastructure, lights, and landscaping.
Non-Material	1979.005.16	Alameda	City of Berkeley	The Berkeley Marina Docks D and E Replacement	\$6,600,000.00	09/12/2024	In the Bay and Shoreline Band in the City of Berkeley and the County of Alameda.	Remove and replace the existing aging and deteriorating Docks D and E, and associated infrastructure including upgrades to improve safety and security and provide ADA access.
Non-Material	M2018.013.03md	Solano	Suisun Resource Conservation District	Montezuma Club #503 Dredging		09/19/2024	In the Bay and in managed wetlands, within the Primary Managment Area of the Suisun Marsh, at 503 Montezuma Club, in unincorporated Solano County.	Dredge 1,600 linear feet and 1,428 cubic yards for exterior levee maintenance.
Non-Material	M2019.035.01	Alameda	TC I 2421 Blanding, LLC	2421 Blanding Hangar Renovation	\$68,700.00	09/19/2024	Within the 100-foot shoreline band, at 2421 Blanding Avenue in the City of Alameda, Alameda	Renovations to existing hangar building and installation of a firewall.
Non-Material	2018.002.02	San Mateo	San Francisco Fire Department	SF Fire Station 35 Security Fence Enhancements	\$430,000.00	09/24/2024	In the Bay, at San Francisco Fire Station 35 at Pier 22 1/2, between Folsom Street and Harrison Street, in the City and County of San Francisco.	Minor improvements in BCDC jurisdiction associated with an existing security fence and gates located adjacent to the original Fire Station 35 facility.
Non-Material	1998.014.09md		Montezuma Wetlands, LLC	Montezuma Wetlands Sediment Rehandling Facility	\$1,200,000.00	09/25/2024	At 1285 Collinsville Road, Solano County	Improvements to a portion of the previously authorized Montezuma Wetlands Restoration Project to enable the rehandling of sediments with elevated levels of contaminants beyond foundation quality sediment at Montezuma Wetlands
Non-Material	M1999.026.07	Solano	Vallejo Yacht Club	Vallejo Yacht Club Maintenance Dredging	\$1,000,000.00	09/27/2024		Routine maintenance dredging over a 10-year period from 2024 to 2034.
Non-Material	M2020.016.01	Contra Costa	California State Coastal Conservancy	Terminal Four Wharf Removal Project Reef Balls		09/27/2024	In the Bay at the Terminal Four site in the City of Richmond and the County of Contra Costa.	Install additional reef balls and associated additional quarry rock to the Terminal Four site enhanced rock slope protection.
Non-Material	M1989.090.11	Contra Costa	Martinez Refining Company LLC	Martinez Refining 2024 Approach Trestle Repairs and Retrofit	\$3,000,000.00	09/30/2024	In the Bay, at 3485 Pacheco Boulevard west of the Benicia-Martinez Bridge, in the City of Martinez, Contra Costa County.	Replace 40 timber piles, install fiberglass sleeves on three existing piles, and replace support sections of the wharf

Non-Material	M2023.010.01	Marin	San Rafael Sanitation District	Bayside Acres Beach Sewer Relocation Project - Phase B2	\$500,000.00	10/07/2024	In the 100 foot shoreline band in the City of San Rafael in the county of Marin.	Install new lateral pipelines and individual pumps at five homes on Marine Drive and Beach Drive.
Non-Material	1991.012.03	Alameda	Port of Oakland	Port View Park Hours of Operation	\$0.00	10/08/2024	Within the 100-foot shoreline band, at Port View Park at the Port of Oakland, in the City of Oakland, Alameda County.	Reduce hours of operation for Historic Railroad Building to 8 AM through 5 PM seven days a week and reduce hours of operation for Port View Park to dawn through dusk, related to Enforcement Case No. ER2005.037.00.
Non-Material	M2002.045.04	San Mateo	San Francisco International Airport	SFO Shoreline Repairs Time Extension		10/25/2024	San Francisco International Airport	An extension of completion time, until September 19, 2025 for the minor 2023 SFO shoreline repairs project, of permission previously granted to the San Francisco International Airport in BCDC Permit No. M2002.045.03
Non-Material	M2005.017.02	Marin	David Welch	27 Bellevue Boat Lift Relocation		10/25/2024	In the Bay in the City of Belvedere in the County of Marin at 27 Bellevue Ave.	Relocate boat lift, installation of one pile, two beams, and a new aluminum gangway.
Non-Material	1977.005.37	Solano	City of Benicia	Benicia Marina Breakwater Rehabilitation Project		10/31/2024	In the Bay in the City of Benicia and the County of Solano.	Time extension for previously authorized repairs to an existing breakwater for the Benicia Marina. This amendment also removed a preexisting, outdated and unused special condition requiring rental agreements for
Non-Material	M1990.096.04	Alameda	Alameda Unifed School District	Encinal High School Stadium Renovation	\$20,000,000.00	11/04/2024	Within the 100-foot shoreline band, at Encinal Junior and Senior High School at 210 Central Avenue, in the City of Alameda, Alameda County.	Improvements to the existing stadium including new track and field facilities, stadium bleachers, and stadium lights.
Non-Material	1993.009.01	San Mateo	City of San Mateo	East Third Ave Landfill Riprap Repair	\$50,000.00	11/06/2024	In the Bay and within the 100-foot shoreline band, at Seal Point Park, at 1901 J Hart Clinton Drive, in the City of San Mateo, San Mateo County.	Riprap repair project (within existing footprint) at Seal Point Park..
Non-Material	1973.015.05	Marin	Greenwood Bay Condominium Homeowners Association	Greenwood Bay HOA Seawall Repair		11/08/2024	Along Greenwood Bay Drive in Tiburon, Marin County.	Amendment No. Five involves an extension of commencement time, until November 30, 2025, and an extension of completion time, until November 30, 2027, for retaining wall repairs.

Non-Material	2006.009.08	San Francisco	Port of San Francisco	Exploratorium office use Piers 15/17	\$0.00	11/08/2024	Within the 100-foot shoreline band, at Piers 15 and 17 at the Port of San Francisco, City and County of San Francisco	Time extension for the use of the Pier 17 Shed as an office by the Swiss Consulate and associated activities at the Pier 17 Marginal Wharf originally authorized by Amendment No. Three.
Non-Material	M2002.058.09	Contra Costa	Marathon Petroleum	Amorco Marine Terminal	\$4,187,000.00	11/08/2024	In the Bay at the Amorco Marine terminal (38.035480, - 122.123268) in the City of Martinez in the County of Contra	Conduct repairs to the marine terminal and modify the structure to comply with MOTEMS
Non-Material	M1990.031.05	Marin	Sausalito Yacht Club	Sausalito Yacht Club Gangway		11/19/2024	In the Bay at 100 Humboldt in the town of Sausalito in the Coutny of Marin.	Install a new gangway, pile, and landing pad, for the Jr Sailing Dock to facilitate trailering of sailing dinghies.
Non-Material	M1988.038.01	Marin	City of San Rafael	Pickleweed Park Improvements Project	\$6,000,000.00	11/20/2024	Within the 100-foot shoreline band, at Pickleweed Park at 50 Canal Street, in the City of San Rafael, Marin County.	Remove and replace the existing grass soccer field with all-weather artificial turf and install new pathways, native landscaping, a sports court, an expanded parking area, and
Non-Material	M2021.005.01	Marin	Marin County Flood Control And Water Conservation District	Corte Madera Creek Lower College of Marin Restoration Project		11/20/2024		Amendment No. One involves an extension of construction commencement time, until December 31, 2025 and an extension of construction completion time, until December 31, 2028, and you are hereby granted an extension of vegetation restoration and monitoring commencement time, until December 31, 2026 and an extension of vegetation restoration and monitoring completion time, until December 31, 2031 for the Corte Madera Creek Lower College of Marin Restoration Project, of permission previously granted in BCDC Permit No. M2021.005.00.
Non-Material	1990.008.15	San Francisco	SF Piers Owners, Inc.	Outdoor Dining at Piers 1.5, 3, and 5	\$0.00	12/18/2024	Within the 100-foot shoreline band, at Piers 1.5, 3, and 5, in the City and County of San Francisco.	Extend outdoor dining area authorizations for five years.
Non-Material	2002.007.11	San Francisco	SF Piers Owner, Inc.	SF Piers Outdoor Dining Extension	\$0.00	12/18/2024	Within the 100-foot shoreline band, at Piers 1 1/2, 3, and 5, on the Embarcadero, in the City and County of San Francisco.	Extend authorization for outdoor dining areas for 5 years.

Non-Material	M1993.077.05	San Mateo	Port of Redwood City	Port of Redwood City New Work and Maintenance Dredging: Multi Agency Maritime Facility Dock, Sea Scout Area, and Wharves	\$8,000,000.00	12/31/2024	In the Bay, at the Port of Redwood City at 675 Seaport Boulevard, in the City of Redwood City, San Mateo County.	New work dredging at the Multi Agency Maritime Facility (MAMF) Dock and Sea Scout Area to a depth of -8 feet MLLW + 1 ft of over depth. Routine maintenance dredging to a depth of -8ft MLLW for the MAMF Dock and Sea Scout area, and to a depth of -34 feet MLLW for Wharves 1-4. A 1-ft of over depth allowance throughout each area. Mechanical dredging equipment will be used for each episode
Non-Material	1999.014.03	San Francisco	San Francisco Public Utilities Commission	Islais Creek Bypass Time Extension		01/08/2025	In the Bay and within the 100-foot shoreline band, across Islais Creek, from Tennessee Street to Quint Street, in the City and County of San Francisco.	An extension of the authorization until November 5, 2026 for the placement of the temporary bypass pipeline, of permission previously granted to the Port of San Francisco and the San Francisco Public Utilities Commission in BCDC Permit No. 1999.014.02
Non-Material	M2019.028.01	Alameda	City of San Leandro	Neptune Drive Shoreline Flood Protection		01/29/2025	In the 100 foot Shoreline Band and Bay jurisdiction at Neptune Drive in the City of San Leandro and the County of Alameda.	An extension of commencement time, until May 31, 2027, and an extension of completion time, until November 30, 2028, for work authorized under the original permit.
Non-Material	M2014.004.08	Solano	PG&E	Groundwater Monitoring Well Installation	\$366,064.00	01/31/2025	In the Shoreline Band in the City of Vallejo in the County of Solano at the former Vallejo Manufactured Gas Plant south of Curtola Parkway and west of	Install and maintain four groundwater monitoring wells.
Non-Material	M1987.018.14	Contra Costa	International-Matex Tank Terminals (IMTT)-Richmond-CA	IMTT Richmond Renewable Fuels Project	\$35,000,000.00	02/07/2025	In the Bay and within the 100-foot shoreline band and within a Bay Plan-designated Port Priority Use Area, at 100 Cutting Boulevard in the City of Richmond, Contra Costa County.	Grading and pipeline construction.
Non-Material	M2017.028.01	Marin	270 Beach Road LLC	270 Beach Road Float Improvement Project	\$40,000.00	02/19/2025	In the Bay at 270 Beach Road in the City of Belvedere and County of Marin.	Removal of two berthing piles, installation one pile, and an addition to the existing floating dock of wood framed slip.

Non-Material	M1977.017.21	San Francisco	Port of San Francisco	Port of San Francisco Maintenance Program Extension	\$0.00	03/03/2025	In the Bay and within the 100-foot shoreline band, along the San Francisco Waterfront from Aquatic Park to Hunter's Point Naval Shipyard at Port-controlled properties in the City and County of San Francisco.	Five-year time extension for the Port of San Francisco's general maintenance program, including minor routine repairs and maintenance on existing piers, decks, sidewalks, buildings, and utilities.
Non-Material	M2002.071.09	San Francisco	Port of San Francisco	Port of San Francisco Pier 27 Maintenance Dredging		03/06/2025	In the Bay, at Pier 27 in the City and County of San Francisco.	Conduct a single episode of maintenance dredging and place dredge material at Montezuma Wetlands Restoration Project. An extension of completion time for dredging and beneficial reuse of dredged sediment from Berth 27 until April 30, 2025, as previously authorized in BCDC Permit No. M2002.071.00.
Non-Material	M2019.013.01	Marin	David McCloskey	121 Belvedere Pier, Boatlift, and Kayak Time Extension	\$0.00	03/06/2025	In the Bay and within the 100-foot Shoreline Band, at 121 Belvedere Avenue, in the City of Belvedere, Marin County.	An extension of commencement time, until April 1, 2027 and an extension of completion time, until April 1, 2029 for construction of a pier, boat lift, kayak lift and stairway of permission previously granted to David McCloskey in BCDC Permit No. M2019.013.00.
Non-Material	M2019.005.04	San Francisco	SailGP	SailGP San Francisco 2025	\$550,000.00	03/10/2025	In the Bay and within the 100-foot shoreline band, at a San Francisco Bay Plan-designated Waterfront Park, Beach Priority Use Area, at 1 Yacht Club Road, in the City and County of San Francisco.	Between March 10 and March 28, 2025, construct, use and maintain temporary spectator grandstands, offices, pop-up tents, portable restrooms, moorings, and other facilities for the SailGP San Francisco 2025 race. The race will take place March 22 and 23, with one
Non-Material	M2023.001.02	San Francisco	SailGP	SailGP San Francisco Technical Base 2025		03/10/2025	In the Bay and within the 100 foot Shoreline Band, within a Bay Plan-designated Port Priority Use Area, at Pier 80 in the City and County of San Francisco.	From March 10 to March 28, 2025, construct a temporary technical base and 11 moorings to support the SailGP San Francisco 2025 sailing
Non-Material	M1981.089.01	Santa Clara	City of Mountain View	Bay Trail Improvements at Pond A2W	\$3,423,985.00	03/13/2025	In the 100 foot Shoreline Band in the City of Mountain View and the County of Santa Clara.	Raise a portion of the Bay Trail and install on-way culverts beneath the Bay Trail.
Non-Material	M2024.012.00	Marin	Buckwheat LLC Marina Plaza Harbor and CommonCo LLC	Fjord Sauna Vessel	\$140,000.00	03/17/2025	In the Bay at the Marina Plaza Harbor in the City of Sausalito in the County of Marin.	Install and operate a vessel-based recreational experience on an existing barge in Marina Plaza Harbor

Non-Material	M1989.075.16	Alameda	Port of Oakland	Port of Oakland Maintenance Permit Time Extension	\$0.00 03/26/2025	In the Bay and within the 100-foot shoreline band within a Bay Plan-designated Port Priority Use Area, throughout all areas of the Port of Oakland ownership, in the City of Oakland, Alameda County.	Five-year time extension for maintenance activities through April 2, 2030.
Non-Material	1982.005.24	Alameda	Alameda County Flood Control & Water Conservation District	Estudillo Canal Tidegate Time Extension	\$0.00 04/01/2025	In the Bay and within the 100-foot shoreline band and within a Bay-Plan designated Waterfront Park, Beach Priority Use Area at the Monarch Bay Drive Bridge in the City of San Leandro, Alameda County.	An extension of completion time, until January 1, 2027, for construction work on the Estudillo Canal tide gate and Monarch Bay Bridge
Non-Material	M1988.008.07	San Mateo	San Francisco International Airport	SFO Airfield Improvements Time Extension	\$0.00 04/01/2025	Within the 100-foot shoreline band, at the San Francisco International Airport (SFO), in unincorporated San Mateo County.	An extension of completion time, until September 30, 2030 for the temporary staging of construction equipment, of permission previously granted to the San Francisco International Airport in BCDC Permit No. M1988.008.06.
Non-Material	1986.020.12	Solano	Water Emergency Transportation Authority (WETA)	2025 Maintenance Dredging at Vallejo Ferry Terminal	\$0.00 04/09/2025	In the Bay, at the Vallejo Ferry Terminal along the Mare Island Strait, at 289 Mare Island Way, in the City of Vallejo, Solano County, and at the disposal at the federally-designated site in Carquinez Strait (SF-9).	Extension of completion date from July 30, 2025, to July 30, 2026.
Non-Material	2013.003.03md	Solano	Lind Marine Inc.	Middleground Sand Mining Time Extension	\$0.00 04/30/2025	In the Bay, within the Middleground lease area, Solano County and the Suisun Marsh Primary Management Area, running parallel to the southern shoreline of Chipps Island and	Extend the authorization by 12 months to April 29, 2026.
Non-Material	2013.004.03	Multiple	Hanson Marine Operations	Central Bay Sand Mining Time Extension	04/30/2025	In the Bay, at Point Knox, Alcatraz, and Presidio Shoals (PRC 709.1, 2036.1, 7779.1, and 7780.1), between the Golden Gate Bridge, Angel Island and the northwestern San Francisco waterfront, in the City and County of San Francisco and Marin	Extend authorization for 12 months to April 29, 2026.

Non-Material	2013.005.03md	Solano	Suisun Associates	Suisun Bay Sand Mining Time Extension		04/30/2025	In the Bay, within the California State Lands Commission Mineral Extraction Lease Parcel Solano County and the Suisun Marsh Primary Management Area, running parallel to the southern shoreline of Chipps Island and Van Sickle Island.	Extend authorization by 12 months to April 29, 2026.
Non-Material	M2006.018.02	Marin	California State Coastal Conservancy	Bel Marin Keys Unit V Levee Repair		04/30/2025	In the Bay and within the 100-foot shoreline band, adjacent to San Pablo Bay, Novato Creek, and Pacheco Pond, adjacent to Bel Marin Keys Boulevard, in unincorporated Marin County.	Remove the total repair episode limitation established in the existing permit.
Non-Material	M2015.009.01md	Solano	California Waterfowl Association	Grizzly Ranch Shop Building and Power Reconfiguration	\$220,000.00	05/08/2025	In the Primary Management Area of the Suisun Marsh and within the 100-foot shoreline band, at 4179 Van Sickle Road, in unincorporated Solano County.	As part of updating structures to comply with building codes: demolish and remove existing structures including shed, utility platform, storage building, and concrete pad. Construct a new elevated utility platform and storage building.
Non-Material	M1994.049.01	Marin	California Department of Transportation, District 4	SR 37 Petaluma River Bridge Rehabilitation Project		05/14/2025	In the Bay and the Shoreline Band at the Petaluma River Bridge on Highway 37 near the City of Novato in the County of Marin.	The project will include rehabilitation of the bridge deck, upgrading the bridge railings, and replacement of the bridge fender system.
Non-Material	M2024.016.01md	Solano	California Department of Fish and Wildlife	Joice Island Dredging Extension		05/30/2025	In the Bay and within the 100-foot shoreline band, in the Primary Management Area of the Suisun Marsh, and within a Bay Plan-designated Wildlife Priority Use Area, along Montezuma Slough and at Grizzly Island Wildlife Area Joice Island Unit, in unincorporated Solano County.	Extend completion date by one year through 2025.
Non-Material	1987.005.07	San Francisco	Dolphin Swim and Boat Club	Dolphin Club Renovations	\$1,200,000.00	06/03/2025	Within the 100-foot shoreline band, at 502 Jefferson Street in the City and County of San Francisco.	Demolish and rebuild existing weight room and galley on existing footprint, install new ADA elevator, build a new office and sitting room above new galley, and add a new glass enclosed deck on the roof of the new

Non-Material	M1985.020.02B	San Mateo	PPF OFF 7000 Marina Blvd, LP	5000 and 7000 Marina Permit Split and Reasonable Rules and Restrictions (7000 Marina)	\$0.00	06/09/2025	Within the 100-foot shoreline band, at 7000 Marina Boulevard, in the City of Brisbane, San Mateo County.	Split existing permit along property lines and authorize reasonable rules and restrictions to restrict parking in public shore parking spaces dusk and dawn.
Non-Material	M2018.013.04md	Solano	Montezuma Duck Club	Montezuma Duck Club Sheet Pile Wall Time Extension		06/10/2025	Within the Primary Management Area of the Suisun Marsh, at the Montezuma Duck Club (#503), in unincorporated Solano County.	An extension of completion time, until November 1, 2026 to conduct the work described in Authorization section I.A.7 of permission previously granted to the Montezuma Duck Club in BCDC Permit No.
Non-Material	M2007.008.05	Alameda	City of Berkeley	South Cove West Parking Lot Time Extension		06/12/2025	Within the 100-foot shoreline band, at the South Cove West Parking Lot near 124 University Avenue, in the City of Berkeley, Alameda County.	Granted four-year extension (after-the-fact), until January 1, 2027, to repave, use, and maintain an approximately 2,700-square-foot area at the South Cove West parking lot at University Avenue and West Frontage Road, in the City of Berkeley, Alameda County, as previously authorized under
Non-Material	M2000.015.03	Marin	California State Parks	Ayala Cove Boat Dock Replacement	\$5,500,000.00	06/13/2025	In the bay and shoreline band in the County of Marin in the Priority Use Area of Angel Island in Ayala Cove.	Replace existing deteriorated boat dock. Remove existing creosote-treated piles, install new piles and dock structures. Landing apparatus will be
Non-Material	M2024.013.01	San Mateo	Alan B. Forrest and Adeline Forrest Revocable Trust	505 East Bayshore Remediation Addendum	\$47,000.00	06/17/2025	In the Bay, in Smith Slough near 505 East Bayshore Road, in the City of Redwood City, San Mateo County.	Expand previously permitted remediation area to include a portion of Smith Slough to remove discharged contaminated sediment.
Non-Material	M1979.088.03	Marin	Bayview 1 LLC	660 Bridgeway Rear Deck Renovation		06/19/2025	In the 100ft Shoreline Band at 660 Bridgeway in the City of Sausalito and the County of	Renovation of dilapidated waterfront railing and deck along the bay.
Non-Material	M1979.088.04	Marin	Bayview 1 LLC	660 Bridgeway Restaurant	\$55,000.00	06/19/2025	In the Shoreline Band in the City of Sausalito and the County of Marin at 660 Bridgeway.	Renovation of the first floor from a cafe to a restaurant and improvement of the accompanying public access

Non-Material	M2022.024.02md	Solano	Port of Stockton	Simmons Island Restoration Project Time Extension 2	\$0.00	06/20/2025	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.	Time extension of commencement time, until October 31, 2026 and an extension of completion time, until October 31, 2028 for restoration of the managed wetland at Simmons Island, of permission previously granted to the Port of Stockton and Rich Island Duck Club in BCDC Permit
Non-Material	M2023.006.01md	Solano	California Department of Fish and Wildlife	Grizzly Island New Lands Enhancement Extension and Bulkhead	\$5,000.00	06/20/2025	In the Primary Management Area of the Suisun Marsh and within a Bay Plan-designated Wildlife Priority Use Area, at 38.1135942, -121.9711540 in unincorporated Solano County.	Time extension to install water control structures and permit new exterior bulkhead.
Non-Material	M1977.056.02	San Mateo	Santa Clara Valley Water District	Palo Alto Flood Basin Tide Gate Structure Replacement	\$1,693,023.00	06/24/2025	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, at 2380 Embarcadero Road, in the City of Palo Alto, San Mateo County.	Retrofit and rehabilitate the existing 113-foot-long aging reinforced concrete tide gate structure to address seismic vulnerabilities and extend the structure's service life.
Non-Material	M1987.042.08		California Department of Transportation	Caltrans Programmatic Maintenance Permit		06/24/2025	Throughout the Bay Area, including the Suisun Marsh	Nonmaterial amendment to existing operations and maintenance permit of Caltrans roads, bridges and other properties to extend authroization for 5 more years, and add more
Non-Material	1978.011.26	Contra Costa	City of Richmond	Marina Bay Yacht Harbor Gatehouse Replacement	\$280,000.00	06/25/2025	In the Bay and within the 100-foot shoreline band, at the Marina Bay Yacht Harbor at 1340 Marina Way South, in the City of Richmond, Contra Costa County.	Remove and replace old woodframe gatehouses at D, E, F, and G Docks with new aluminum and tempered glass gatehouses.
Non-Material	2016.001.04	San Francisco	Water Emergency Transportation Authority (WETA)	WETA San Francisco Ferry Terminal Universal Charging Float		06/27/2025	In the Bay, at the San Francisco Ferry Terminal, at 1 Ferry Building in the City and County of San Francisco.	Install Universal Charging Station Floats to replace existing floating ferry platforms.
Non-Material	M1996.019.05	Multiple Counties	Golden Gate Bridge Highway and Transportation District	Golden Gate Bridge Seismic Retrofit Time Extension	\$0.00	07/02/2025	In the Bay and within the 100 foot shoreline band, at the Golden Gate Bridge, in the City and County of SF and the County of	Extend authorization for seismic retrofit project through December 2036.
Non-Material	M1985.006.08	San Francisco	Saint Francis Yacht Club	St. Francis Yacht Club West Pier Replacement	\$550,000.00	07/10/2025	In the Bay, at the St. Francis Yacht Club, 99 Yacht Road, in the City and County of San Francisco.	Removal and replacement of the West Pier deck and pilings and the jib crane within the same project footprint.

Non-Material	M1989.045.03	Marin	Kristine Klussman	89 West Shore Mooring Project	\$15,000.00	07/14/2025	In the Bay at 89 West Shore Road in the City of Belvedere and the County of Marin.	Install a mooring buoy that consists of a helical anchor, midline float, and a stormsoft elastic downline 170 feet out from
Non-Material	2022.004.01	San Mateo	DL Burlingame Sub, LLC c/o Lincoln Property Company West	777 Airport Time Extension		07/15/2025	Within the 100-foot shoreline band, at 777 Airport Boulevard, in the City of Burlingame, San Mateo County.	Extend commencement and completion deadlines by 3 years.
Non-Material	1999.016.04	San Mateo	Caltrans	Dumbarton Forward Operational Improvements	\$15,000,000.00	07/21/2025	In the Shoreline Band, Bay, and/or Salt Pond jurisdiction in the City of Menlo Park in the County of San Mateo on State Route 84 from the west end of the Dumbarton Bridge and Marsh Rd.	Implement a part time bus only lane on SR84 between Marsh Rd and Dumbarton Bridge by converting existing right shoulder into the bus lane in both eastbound and westbound
Non-Material	2000.001.08	San Francisco	Hudson One Ferry Operating LP	Ferry Building Special Events	\$11,000.00	07/28/2025	In the Bay and within the 100-foot shoreline band, at the Ferry Building on The Embarcadero, in the City and County of San Francisco.	Amend the permit to authorize a special events program at the San Francisco Ferry Building.
Non-Material	M1993.064.03	San Francisco	Port of San Francisco	Pier 48.5 Interim Ferry Landing Time Extension	\$0.00	07/31/2025	In the Bay and within the 100-foot shoreline band, on the south side of Pier 48 Shed "B," in the City and County of San Francisco.	Time extension for the use of the interim ferry landing from December 2024 to December 2028.
Non-Material	2017.008.01	San Francisco	Port of San Francisco	Mission Bay Ferry Landing Time Extension	\$0.00	08/01/2025	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.	Mission Bay Ferry Landing Time Extension.
Non-Material	M1972.030.02	Alameda	City of San Leandro	Multi-benefit Treatment Wetland	\$9,000,000.00	08/07/2025	In the 100-foot Shoreline Band in the City of San Leandro in the County of Alameda.	Conversion of an existing emergency wastewater retention basin to a multi-benefit treatment wetland, including a nitrification facility, and the continuous use of an existing outfall.
Non-Material	M2023.010.02		San Rafael Sanitation District	Bayside Acres Beach Sewer Relocation Project - Phase B3		08/18/2025		
Non-Material	2006.009.09	San Francisco	Port of San Francisco	Exploratorium Fill Removal Time Extension	\$0.00	08/19/2025	In the Bay, at Pier 15 in the City and County of San Francisco.	Extend deadline to remove Bay fill through December 31, 2025.
Non-Material	M2019.034.01	Marin	Spaulding Marine Center	Spaulding Marine Center Dredging Time Extension	\$0.00	08/20/2025	In the Bay at Spaulding Marine Center in Richardson Bay, in the City of Sausalito, Marin County.	Extend the commencement and completion deadlines by two years.

Non-Material	M1985.020.02A	San Mateo	SNH Medical Office Properties Trust (5000 Marina)	5000 and 7000 Marina Permit Split (5000 Marina)	\$0.00	08/21/2025	Within the 100-foot shoreline band, at 5000 Marina Boulevard, in the City of Brisbane, San Mateo County.	Split existing permit along property lines and authorize reasonable rules and restrictions to restrict public shore parking between dusk and dawn.
Non-Material	1976.011.16	San Francisco	SFP China Basin Holdings, LLC	China Basin Amenity Center and Wharf Improvements	\$3,120,000.00	08/26/2025	In the Bay and within the 100-foot shoreline band, at the China Basin Building at 185 Berry Street, in the City and County of	Convert ground level office space into amenity spaces and a public cafe and install outdoor dining and public access improvements.
Non-Material	M2019.001.01	Contra Costa	East Bay Regional Park District	Point Molate Bay Trail Beach Access Ramp	\$10,720.00	08/26/2025	In the Bay and within the 100-foot shoreline band from the Richmond-San Rafael Bridge to Point Molate, in the City of Richmond, Contra Costa County.	Remove a proposed beach ramp structure from the design of the Point Molate Bay Trail.
Non-Material	2023.004.01	San Mateo	Redwood Crossing LLC	557 East Bayshore Plan Review Corrections	\$0.00	08/29/2025	Within the 100-foot shoreline band, at 557 East Bayshore Road in the City of Redwood City, San Mateo County.	Correct measurements and clarify description of site seating features.
Non-Material	M1987.015.27	Contra Costa	Kris Battleson	Chevron Long Wharf Firewater Pump Replacement	\$7,000,000.00	09/02/2025	In the Bay in the City of Richmond and the County of Contra Costa at Chevron's Long Wharf.	Replace an ageing onshore fire water pump and a nearshore intake with a new pump and intake located nearly one mile offshore on the Long Wharf.
Non-Material	1998.014.10md	Solano	Montezuma Wetlands LLC	Montezuma Wetland Project Capacity Adjustment		09/05/2025	In the Bay, within the 100-foot shoreline band, and within the Primary Management Area of the Suisun Marsh at the Montezuma Wetlands Project in Solano	Increase total beneficial reuse yardage authorization to 30 million cubic yards from 17 million cubic yards.
Non-Material	M2002.058.10		Marathon Petroleum	Amorco MOTEMS 2025	\$2,600,000.00	09/05/2025	In the Bay, at the Amorco Marine Terminal at the Marathon Martinez Facility at 150 Solano Way, in unincorporated Solano	
Non-Material	1998.012.09	Contra Costa	Point San Pablo, Inc.	Point San Pablo Harbor Outdoor Dining		09/08/2025	Within the 100-foot shoreline band, at Point San Pablo Yacht Harbor, located at Point Richmond in the City of Richmond, Contra Costa County.	Designate an additional 1,185 square feet of outdoor dining space.
Non-Material	M2005.017.03	Marin	David Welch	27 Bellevue Boat Lift Modification		09/09/2025	In the Bay, at 27 Bellevue Avenue in the City of Belvedere, Marin County.	Increase the size of a previously approved gangway from 4 feet by 10 feet to 8 feet by 10 feet.
Non-Material	M2023.023.02	San Francisco	Port of San Francisco	Fisherman's Wharf SkyStar Wheel Time Extension	\$0.00	09/09/2025	Within the 100-foot shoreline band, at Seawall Lot 301 in the City and County of San Francisco.	Extend the authorization for the Skystar wheel for 36 months, for a total authorization period of 5 years.
Non-Material	1986.001.14	Solano	City of Vallejo	Vallejo Marina A Dock Removal	\$340,000.00	09/15/2025	In the Bay jurisdiction in the City of Vallejo and the County of Solano, at 42 Harbor Way, 38° 6'39.49"N 122°16'20.15"W.	The removal of up to approximately 13,110 square feet of timber docks 104 timber piles within the Vallejo Marina

Non-Material	1986.001.14R	Solano	City of Vallejo	Vallejo Marina Live-Aboard Extension	\$340,000.00	09/15/2025	In the Bay, at the City of Vallejo Municipal Marina at 42 Harbor Way, in the City of Vallejo, Solano County.	Extend the City of Vallejo Municipal Marina's live-aboard program through June 2, 2033. Note: Pursuant to Special Condition li.D.2 of the Permit, this request was handled through an approval letter dated June 21, 2023 and re-authorizes the live-aboard program as specified and conditioned by the permit for the next ten (10) years until June 2, 2033, and therefore, no amendment was required.
Non-Material	M1975.094.02	Marin	Marin County Department of Public Works	Strawberry Channel Navigation Aid Replacements	\$0.00	09/15/2025	In the Bay, at various locations in Strawberry Channel between Sausalito and the Cove at Tiburon, in unincorporated Marin	Extend commencement and completion dates by one year to November 30, 2025 and November 30, 2026.
Non-Material	2002.006.06	Contra Costa	Eco Services	Peyton Slough Remediation Project Operations and Maintenance		09/19/2025	In the Bay and Shoreline Band in the City of Martinez and the County of Contra Costa.	Operations and maintenance of the Peyton Slough Remediation project
Non-Material	M2021.006.01	Sonoma	Sonoma County Regional Parks Department	Hudeman Slough Boat Launch Time Extension	\$0.00	09/25/2025	In a Certain Waterway, along Hudeman Slough at 28000 Skaggs Island Road, in unincorporated Sonoma County.	Extend the completion deadline for the Hudmean Slough Boat Launch Improvement Project by 3 months, until November 30,
Non-Material	2002.007.12	San Francisco	SF Piers Owner, Inc.	Pier 1.5 Public Dock Reconfiguration		09/29/2025	In the Bay, at Pier 1.5 on the Embarcadero, in the City and County of San Francisco.	Reconfigure the public dock at Pier 1.5 by removing the middle dock and moving the outer dock closer to the pier.
Non-Material	M1993.016.05	San Francisco	Port of San Francisco	Little Embarcadero Improvements		09/29/2025	In the Shoreline Band in the City and County of San Francisco at Fishermans Wharf.	Extend the installation of a temporary public space activation project at Fisherman's Wharf that offers new amenities to enhance the enjoyment of the area's public spaces. The project is directly connected to the Port's ongoing efforts to catalyze economic recovery and provide alternatives to unpermitted vending, which has created challenges for area businesses and at times hindered public access to sidewalk pathways and waterfront views.

Non-Material	2003.002.03	San Francisco	Port of San Francisco	Tulare Park Update		09/30/2025	In the 100 foot shoreline band at Tulare Park in the City and County of San Francisco.	Park improvements include tree removal, new landscaping area, new benches, and a new sign.
Non-Material	1976.022.56	San Francisco	Pier 39	Pier 39 Festival and Special Events Extension	\$0.00	10/03/2025	In the Bay and within the 100-foot shoreline band, at Pier 39 in the City and County of San Francisco.	Extend the authorization for festivals and special events.
Non-Material	M1978.103.02	Contra Costa	Delta Diablo	Delta Diablo Forcemain Repair	\$650,000.00	10/03/2025	In the Bay and Shoreline Band in the cit of Shore Acres in the County of Contra Costa adjacent to the Union Pacific Railroad and the Priority Use Area of Bay Point Wetlands Regional Park spanning from 38.043736, -121.978069 to McAvoy Rd.	After the fact emergency repair of an existing force main sewer conveyance line at the Shore Acres pump station.
Non-Material	2000.005.10	San Francisco	Salesforce	Dreamfest Concert	\$227,000.00	10/10/2025	Within the 100-foot shoreline band, at Bayfront Park at 16th Street and Terry A Francois Boulevard, in the City and County of San Francisco.	Temporarily close Bayfront Park to the public for a private outdoor concert on October 15, 2025, involving placement of a stage and other facilities.
Non-Material	M1984.029.02	Sonoma	Vallejo Flood and Wastewater District	Tubbs Island Phase 1 Short-Term Interim Repairs Project	\$547,000.00	10/15/2025	Within the 100-foot shoreline band, at Tubbs Island, in unincorporated Sonoma County.	Repair an approximately 7,600-foot-long (1.44 mile) portion of the Tubbs Island levee road and establish a 12-foot-wide drivable surface by scarifying, recompacting, and placing aggregate base on to the top of the existing levee.
Non-Material	1979.042.10	San Francisco	Red and White Fleet	Red and White Fleet Waterside Improvement Project		10/21/2025	In the Bay and within 100 ft shoreline band at Pier 43 1/2 in the Town and County of San Francisco.	Increase the site's capacity from 3 to 4 berths which involves installing new steel piles, increasing the length of the gangways, and installing two new landing platforms.
Non-Material	M1977.113.08	Santa Clara	Santa Clara Valley Water District	Santa Clary Valley Water District Stream Maintenance Program Time Extension	\$0.00	10/24/2025	In the Bay and within the 100-foot shoreline band, at various locations in and adjacent to Coyote Creek, Mayfield, Charleston, Mountain View, Guadalupe and Alviso Sloughs, and any unnamed tidal sloughs in	Extend authorization for stream maintenance program through December 2026.
Non-Material	2003.007.07	Alameda	California Department of Fish and Wildlife	Eden Landing Ecological Reserve Operations and		10/28/2025	In the Bay, at the Eden Landing Ecological Reserve, at the end of Eden Landing Road, in the City of Hayward, Alameda County.	Import additional clean soil and riprap to repair levees.

Non-Material	M1996.017.04	Contra Costa	City of Richmond	Port of Richmond Maintenance Dredging	\$9,300,000.00	11/07/2025	In the Bay, at Terminal 2, Terminal 3, and Point Potrero Marine Terminal at the Port of Richmond, in the City of Richmond, Contra Costa County.	Perform maintenance dredging at the berths at Terminal 2 and Terminal 3, and at berths 7 and 8 at Point Potrero Marine Terminal over a period of 10 years.
Non-Material	M2025.027.00	Solano	City of Benicia	Benicia Marina New Fuel Storage Tank	\$152,000.00	11/10/2025	Within the 100-foot shoreline band, at 266 East B Street in the City of Benicia, Solano County.	Install a new above ground fuel storage tank on a concrete pad and engineered fill slope, new paved ADA parking stalls, and new public access pathway.
Non-Material	M1985.084.06	Alameda	Alameda County Public Works Agency	Miller Sweeney Bridge Pier Removal	\$241,570.00	11/19/2025	In the Bay, at the Miller Sweeney Bridge between the cities of Oakland and Alameda, Alameda County.	After-the-fact authorization for the demolition of two service piers near the bridge.
Non-Material	M1983.040.03	Alameda	East Bay Regional Park District	MLK Shoreline Center Deck Renovation	\$550,000.00	12/04/2025	Within the 100-foot shoreline band, at 7250 Doolittle Drive in the City of Oakland, Alameda	Repair and renovate existing deck, lighting, and electrical for ADA and building code
Non-Material	NOI2021.024.01	Solano	Gregg Doyle	31 Sandy Beach Fence Time Extension	\$0.00	12/04/2025	Within the 100-foot shoreline band, at 31 Sandy Beach Road in unincorporated Solano County.	Extend completion date by 2 years and revise the project plans to remove work located in the
Non-Material	M1992.005.01md	Solano	Ohana Duck Club LLC	Duck Club 219 (Ohana Club) Exterior Levee Repairs	\$832,430.00	12/09/2025	In the primary management area of the Suisun Marsh, at the Ohana Duck Club (#219, formerly the Volanti Duck Club), north of the Department of Fish and Game's Joice Island Preserve, on Joice Island	Place approximately 2,750 cubic yards of quarry stone and earth fill over approximately 165 linear feet to repair an exterior levee breach
Non-Material	1984.002.24	San Francisco	Port of San Francisco	Pier 40 Improvements Time Extension	\$0.00	12/10/2025	In the Bay and within the 100-foot shoreline band at Pier 40 at South Beach Marina, Port of San Francisco, City and County of San Francisco	Extension of time for completion of kayak launch, hoists, signage, north guest dock, and east apron improvements required by Amendment No. 20.
Non-Material	1978.035.19md	Solano	California Department of Water Resources	Suisun Marsh Initial State Water Project Facilities Operations and Maintenance Time Extension	\$500,000.00	12/11/2025	At DWR facilities including the Roaring River Distribution System, Morrow Island Distribution System, Suisun Marsh Salinity Control Gates, and Goodyear Slough Outfall, all within the Primary Management Area of Suisun Marsh in	Time extension - Conduct routine maintenance of Department of Water Resources facilities and water quality monitoring stations within the Suisun Marsh.
Non-Material	M2022.008.01	Alameda	Eagle Rock Aggregates	Oakland Eagle Rock Aggregates Time Extension	\$50,000,000.00	01/06/2026	Within the 100-foot shoreline band, at the Port of Oakland, at 1425 Maritime Street in the City of Oakland, Alameda County.	1-year time extension to construct and use two radial stacking conveyors, a marine operations break room, fencing, and gates for an aggregate

Non-Material	M2014.025.03		California State Coastal Conservancy	2025 High-Tide Refuge Islands for San Francisco Estuary Invasive Spartina Project		01/07/2026	In the Bay, at multiple locations in Cogswell Marsh in the City of Hayward, Alameda County; Citation Marsh in the City of San Leandro, Alameda County; and Bair Island Marsh in the City of Redwood City, San Mateo	Construct 20 high-tide refuge islands to enhance habitat for California Ridgway's Rail.
Non-Material	M1992.055.06	Solano	Kristin Precoda	1324 West K st retaining wall replacement		01/08/2026	In the Shoreline Band in the City of Benicia and the County of Solano at the residence of 1324	Repair and replace two retaining walls with single retaining water and redo patio and path.
Non-Material	M2012.009.05		Caltrans	Bay Lights 360 Time Extension		01/08/2026	In the Bay, on the West Span of the San Francisco-Oakland Bay Bridge, in the City and County of San Francisco.	Time extension to for the temporary installation (for a 10-year period) of the new Bay Lights 360, with LED lights on the inward- and outward-facing sides of the vertical suspension cables on the north side of the West
Non-Material	M2008.015.03	San Francisco	Harrigan Weidenmuler Company	Warm Water Cove Path Time Extension	\$0.00	01/15/2026	Within the 100-foot shoreline band, at 435 23rd Street in the City and County of San Francisco.	Time extension for the provision of public access improvements.
Non-Material	M1984.040.04	Marin	Cliff Plumer	180 Beach Road ADU	\$550,000.00	01/22/2026	Within the 100-foot shoreline band, at 180 Beach Road in the City of Belvedere, Marin County.	Convert an existing deck into an ADU, replace hillhiker and supporting structures, add kitchen bay window, add new foundation wall, and replace rock retaining wall.
Non-Material	2000.001.09	San Francisco	Hudson One Ferry Operating, L.P	Ferry Building Enhancements	\$826,450.00	01/23/2026	In the Bay and within the 100-foot shoreline band, at 1 Ferry Building in the City and County of San Francisco.	Alterations to the Ferry Building's public access areas, including the addition of a cafe/market zone to the South Promenade; installation of lighting, gateway, and wayfinding treatments; and addition of public seating.
Non-Material	1976.011.17	San Francisco	SFP China Basin Holdings, LLC	China Basin Balcony	\$0.00	01/26/2026	In the Bay, at 185 Berry Street, in the City and County of San Francisco.	Construct an upper story balcony per Commission Cease and Desist Order No. 2025.006.00.
Non-Material	1976.018.15	San Francisco	Blue and Gold Fleet (Blue & Gold)	Blue & Gold Fleet Pier 41 Special Condition II.N Time Extension	\$0.00	01/29/2026	In the Bay and within the 100-foot shoreline band, at Pier 41 and on the bulkhead areas of Piers 41 and 43, at the Embarcadero in the City and County of San Francisco.	Time extension request to comply with Special Condition II.N of BCDC permit, which requires the preparation of a long-term master plan for future use and development of Pier 41 to achieve enhanced and improved use of the site and public access
Non-Material	M2002.069.06	Contra Costa	City of Richmond	Craneway Pavilion Floating Docks and Gangway Removal	\$39,350.00	02/05/2026	In the Bay at the Crane Pavilion at 1414 Harbour Way South in the City of Richmond, Contra Costa County.	Remove floating docks and gangway involving the use of floating barges and a barge-mounted crane.

Non-Material	2016.005.03	San Francisco	Treasure Island Development Authority	Treasure Island Ferry Terminal Electrification	\$5,000,000.00	02/06/2026	In the Bay and within the 100-foot shoreline band, at the Treasure Island Ferry Terminal, at 2 Avenue of the Palms, in the City and County of San Francisco.	Install ferry terminal electrification infrastructure, including a transformer, switchgear, meter, and associated electrical components on land and on the existing fixed pier and float.
Non-Material	M2010.007.01	Contra Costa	Safe Harbor Marina Bay Yacht Harbor LLC	Marina Bay Yacht Harbor Channel and Basin Dredging	\$25,000,000.00	02/06/2026	In the Bay, at the Marina Bay Harbor Entrance Channel and the Marina Bay Yacht Harbor Basin, in the City of Richmond, Contra Costa County.	Perform maintenance dredging at Marina Bay Entrance Channel and Marina Bay Yacht Harbor Basin as needed over a period of 10 years.
Non-Material	M2021.010.01	Marin	John D Wright and Ruth Kiskaddon	726 Point San Pedro Road Time Extension	\$0.00	02/09/2026	Within the 100-foot shoreline band, at 726 Point San Pedro Road in the City of San Rafael, Marin County.	Time extension for the construction of a two-story single-family home of 2,511 square feet with a two-car attached garage.
Non-Material	1979.042.11	San Francisco	Red and White Fleet	Red and White Fleet Waterside Improvement Project Time Extension		02/13/2026	In the Bay and within 100 ft shoreline band at Pier 43 1/2 in the Town and County of San Francisco.	Time extension for the completion dates of shoreside improvements at Pier 43 1/2, required under BCDC Permit No. 1979.042.08/.09.
Non-Material	1979.042.12	San Francisco	Red and White Fleet	Red and White Fleet Waterside Improvement Project - Construction Schedule Modifications		02/27/2026	In the Bay and within 100 ft shoreline band at Pier 43 1/2 in the Town and County of San Francisco.	Change to the construction schedule's Work Window, the pile removal and subsequent vibratory pile driving of which, is proposed to begin earlier on March 16, 2026, along with the additional proposed use of an impact hammer if necessary after
Non-Material	1973.008.05	Contra Costa	City of Martinez	City of Martinez Seawall Replacement Project	\$17,839,630.00	03/02/2026	In the Bay in the City of Martinez and the County of Marin at the Martinez Marina.	Demolition of Docks E and F, repairs to northern breakwater, construction of new eastern breakwater and demolition of the existing eastern breakwater.
Non-Material	M1988.066.03	Solano	City of Suisun	City of Suisun City Fishing Dock Replacement		03/02/2026	In the Bay and within the 100-foot shoreline band at 1200 Kellogg Street and at 701 Civic Center Boulevard in the City of Suisun City in Solano County	Construct a new fishing dock at 701 Civic Center Boulevard and demolish an existing fishing dock at 1200 Kellogg Street that has become derelict.
Non-Material	1979.005.17	Alameda	City of Berkeley	K-Dock Restroom Renovation	\$400,000.00	03/04/2026	In the Bay, at the Berkeley Marina at 201 University Avenue, in the City of Berkeley, Alameda County.	Interior renovations of an existing public restroom and entrance upgrades to enhance ADA accessibility and security.
Non-Material	M2023.010.03	Marin	San Rafael Sanitation District	Bayside Acres Beach Sewer Relocation Project - Phase B4	\$1,000,000.00	03/05/2026	Within the 100-foot shoreline band, at 800, 816, 824, 826, 828, 832, and 836 Point San Pedro Road, in the City of San Rafael, in unincorporated Marin County.	Install new sewer lateral pipelines and individual pumps at seven homes along Point San Pedro Road.

Non-Material	M2015.009.02md	Solano	California Waterfowl Association	Grizzly Ranch Storage Structure Modifications		03/16/2026	In the Primary Management Area of the Suisun Marsh and within the 100-foot shoreline band, at 4179 Van Sickle Road, in unincorporated Solano County.	As part of updating structures to comply with building codes: modify design of previously-permitted storage structures to comply with Solano County and FEMA building requirements.
Non-Material	M2014.042.02	San Francisco	John Caine	Time Extension for the outdoor dining areas at Atwater Tavern	\$0.00	03/17/2026	In the Shoreline Band jurisdiction in the City and County of San Francisco at 295 Terry A Francois Blvd.	Authorizes continued use of outdoor seating at the Atwater Tavern.
Non-Material	M2018.001.02	Marin	Rudolph G. Koppl Trust	46 Cliff Road Eelgrass Restoration	\$4,000,000.00	03/26/2026	In the Bay, at 46 Cliff Road in the City of Belvedere, Marin County.	Restore an approximately 1,383 square-foot area of eelgrass habitat and monitor for 5 years (after-the-fact).
Non-Material	M1976.104.01	San Francisco	Port of San Francisco	Fishermen's Grotto Restaurant Improvements	\$600,000.00	04/06/2026	Within the 100-foot shoreline band, at the Fishermen's Grotto restaurant at 2847 Taylor Street, in the City and County of San Francisco	Installation of an approximately 1,500-square-foot private outdoor dining area, planters, trash cans, and interior and exterior improvements to the restaurant.
Non-Material	M2002.001.02	Alameda	Port of Oakland	Port of Oakland Berths 25 and 26 Crane Installation and Relocation	\$35,050,000.00	04/07/2026	In the Bay and within the 100-foot shoreline band, at Berths 25 and 26 at the Port of Oakland's Outer Harbor Terminal, in the City of Oakland, Alameda County.	Install two new A-frame container cranes and relocate one existing crane from Berth 25 to Berth 30.
Non-Material	M1977.034.02	Marin	Mark Swanson	43 Cliff Road Waterfront Improvements	\$445,000.00	04/09/2026	In the Bay and within the 100-foot shoreline band, at 43 Cliff Road in the City of Belvedere, Marin County.	Replace an existing pier with a new, smaller pier, involving temporary scaffolding and construction of a new deck stairway.
Non-Material	2022.002.01	San Francisco	PG&E	PG&E and Port of San Francisco Piers 43 1/2 - 39 Sediment Remediation, Amendment No. One (Area C)	\$2,832,400.00	04/14/2026	In the Bay, at Piers 39 to 43 1/2, in the City and County of San Francisco.	Amendment No. One authorizes the subtidal and sediment remediation of Area C1 and C2 aka Pier 41 1/2. Increase the dredge volume of Area C2 and the dredge footprint depth and increase the volume of the cap; change Area C1's cap to grout filled mattress; authorize Blue and Gold to move ferries and services to Pier 39 West temporarily, and remove and dismantle their facilities from Pier 41 1/2.

Non-Material	ANOI2021.009.01	Alameda	City of Berkeley	Berkeley Marina Docks O & K Electrical Upgrade Project Time Extension	\$0.00	04/15/2026	In the Bay, at the Berkeley Marina at 201 University Avenue, in the City of Berkeley, Alameda County.	Time extension for the installation of individual electrical meters at each slip along Docks O and K.
Non-Material	M1974.062.05	San Francisco	San Francisco Public Utilities Commission	Channel Pump Station Security Upgrades Project	\$1,000,000.00	04/15/2026	Within the 100-foot shoreline band, at 45 Berry Street, in the City and County of San Francisco.	Installation of interior and exterior security features at the SF PUC Channel Pump Station, including a camera and electrical system, fencing, and protective mesh cages around outdoor equipment.
Non-Material	1999.010.05	Alameda	Barnhill Marina	Barnhill Marina Houseboat Reauthorization	\$0.00	04/17/2026	In the Bay and within the 100-foot shoreline band, at 2394 Mariner Square Drive in the City of Alameda, Alameda County.	Renew the existing BCDC permit for the use and maintenance of Barnhill Marina houseboat marina, including its existing 41 houseboats and 14 recreational berths, for a potential additional
Non-Material	M2004.035.02md	Solano	Reclamation District No. 1607 - Van Sickle Island	Van Sickle Island Sacramento River Levee Repairs	\$567,000.00	04/17/2026	In the Primary Management Area of the Suisun Marsh, at Van Sickle Island, on the Sacramento River, in unincorporated Solano	Repair two sections of levee, including repairs previously conducted under emergency authorization.
Non-Material	2001.008.48	Alameda	Caltrans District 4	Bay Bridge East Span Seismic Safety Fencing	\$420,000.00	04/20/2026	In the Bay and within the 100-foot shoreline band, at the Bimla Rhinehart Vista Point parking area on Yerba Buena Island, in the City and County of San Francisco.	Authorize 8-foot-high security fencing around the north and east perimeter of the SFPUC pump station and 4-foot-high fencing beginning southwest of the parking area and extending eastward to the Bimla Rhinehart Vista Point sidewalk.
Non-Material	M2023.033.02	Marin	Calvin McDonald	57 West Shore Waterfront Improvements Project	\$50,000.00	04/20/2026	In the Bay and within the 100-foot shoreline band, at 57 West Shore Road in the City of Belvedere, Marin County.	Repair existing piles supporting a private residence to stabilize and improve resiliency to future seismic events.
Non-Material	1982.004.12B	San Mateo	Kilroy Realty	Oyster Cove Electrical Charging Stations	\$1,300,000.00	04/21/2026	In the Bay, at Oyster Cove Marina near 379 Oyster Point Boulevard, in the City of South San Francisco, San Mateo County.	Install up to three electrical charging stations and related infrastructure at existing boat dock at Oyster Cove Marina.
Non-Material	M2007.021.02	San Francisco	Port of San Francisco	Pier 24 Institute of Contemporary Art Museum Time Extension	\$0.00	04/22/2026	Within the 100-foot shoreline band, at Pier 24, in the City and County of San Francisco.	Extend period of time for which museum can remain in place.
Non-Material	M2019.004.01	Alameda	JHS Properties	JHS Properties Solar Farm Time Extension	\$0.00	04/27/2026	Within the 100-foot shoreline band, at Elmar Court in the City of Richmond, Contra Costa County.	Time extension of the construction start deadline for an eight-acre solar farm and Bay

Non-Material	M1983.016.08	Santa Clara	City of Sunnyvale	Sunnyvale Water Pollution Control Plant Secondary Effluent Pipeline Replacement	\$15,380,000.00 05/26/2026	In the Bay and within the 100-foot shoreline band, at 1444 Borregas Avenue in the City of Sunnyvale, Santa Clara County.	Remove and replace secondary effluent and pond return pipelines, rehabilitate the primary effluent pipeline, rehabilitate an existing steel header, and retain the utility bridge across Moffett Channel replaced during emergency repairs.
Non-Material	2013.003.04md	Solano	Lind Marine	Middleground Sand Mining Time Extension	\$0.00 05/27/2026	In the Bay and within the Suisun Marsh Primary Management Area, within the Middleground lease area, running parallel to the southern shoreline of Chipps Island and Van Sickle Island, in unincorporated Solano County.	Extend the authorization by 9 months to March 1, 2027.
Non-Material	2013.004.04	Multiple	Martin Marietta Marine Operations, LLC	Central Bay Sand Mining Time Extension	\$0.00 05/27/2026	In the Bay, at Point Knox, Alcatraz, and Presidio Shoals (PRC 709.1, 2036.1, 7779.1, and 7780.1), between the Golden Gate Bridge, Angel Island and the northwestern San Francisco waterfront, in the City and County of San Francisco and Marin	Extend authorization for 9 months to March 1, 2027.
Non-Material	2013.005.04md	Solano	Suisun Associates	Suisun Bay Sand Mining Time Extension	\$0.00 05/27/2026	In the Bay and within the Suisun Marsh Primary Management Area, within the California State Lands Commission Mineral Extraction Lease Parcel, running parallel to the southern shoreline of Chipps Island and Van Sickle Island, in unincorporated Solano	Extend authorization by 9 months to March 1, 2027.
Non-Material	M2014.006.03	San Francisco	Bay Ship & Yacht Co.	Bay Ship and Yacht Time Extension	\$0.00 05/28/2026	In the Bay, at Pier 1, Treasure Island, in the City and County of San Francisco.	Extend temporary authorization for vessel maintenance and repair operation for an additional five years.
Non-Material	ANOI2020.006.01	Contra Costa	Shore Terminals, LLC	NuStar Selby Marine Terminal Maintenance Repair TE	\$300.00 06/02/2026	In the Bay, at the NuStar Selby Marine Terminal at 90 San Pablo Avenue, in the Census Designated Place of Crockett, in unincorporated Contra Costa County.	Time extension to repair a concrete dock on a marine terminal.
Non-Material	M1974.032.01	Marin	Jane von Bothmner	67 Bellevue Ave Dock Replacement	\$5,000.00 06/02/2026	In the Bay, at 67 Bellevue Avenue in the City of Belvedere, Marin County.	Replace a dock. This is follow up work from an emergency permit, E2024.001.00.

Non-Material	M2002.051.03	Santa Clara	City of Sunnyvale Water Pollution Control Plant	City of Sunnyvale Water Pollution Control Plant Boat Ramp Dredging Renewal	\$25,000.00	06/12/2026	In the Bay, at the NASA Ames Boat Ramp located on Cargill Salt Division property, in the City of Sunnyvale, Santa Clara County.	Renewal of authorization to dredge up to 60 cubic yards of sediment per year from a concrete boat ramp with disposal at Sunnyvale Landfill.
Non-Material	2006.009.010	San Francisco	Port of San Francisco	Exploratorium Sea Level Rise Education Initiative in lieu of Fill Removal	\$895,862.00	06/19/2026	In the Bay and within the 100-foot shoreline band, at Pier 15 in the City and County of San Francisco.	Amend Special Condition II.D. to allow for sea level rise public education in lieu of fill removal, and extend various project deadlines.
Non-Material	M1999.054.03	Marin	City of Belvedere	Belvedere Beach Road Stabilization	\$3,475,816.32	06/19/2026	In the Bay and within the 100-foot shoreline band, along Beach Road between Peninsula Road and Main Street, in the City of Belvedere, Marin County.	To stabilize approximately 550 linear feet of existing sea wall along Beach Road.
Non-Material	2019.006.02	San Francisco	California Barrel Company, LLC	Potrero Power Station Prequel Park	\$5,525,000.00	06/26/2026	Within the 100-foot shoreline band, at the location of the closed Potrero Power Plant Station at the terminus of 23rd Street, in the City and County of San Francisco.	Construct, use, and maintain in-kind interim park improvements and outdoor food and beverage area totaling approximately 57,000- 62,000 square feet until the underlying parcels may be developed for their final authorized uses.
Non-Material	1978.011.27	Contra Costa	City of Richmond	Marina Bay Area FM Temporary Cap	\$945,350.00	07/01/2026	In the Bay and within the 100-foot shoreline band, at the Marina Bay Yacht Harbor at 1340 Marina Way South, in the City of Richmond, Contra Costa County.	Grading, installing storm drainage and testing wells, and placement of an asphaltic concrete Temporary Environmental Cap.
Non-Material	1973.022.33	Marin	Golden Gate Bridge, Highway and Transportation District	Larkspur Ferry Terminal Muir Woods Shuttle Friday Service		07/03/2026	Within the 100-foot shoreline band, at the Larkspur Ferry Terminal at 101 E Sir Francis Drake Boulevard, in the City of Larkspur, Marin County.	Extend the schedule of the Muir Woods shuttle operating from the Larkspur Ferry Terminal parking lot to include Fridays.
Non-Material	M2006.037.06	Solano	Phil and Celeste Joy	134 West D Shoreline Revetment and Public Access	\$249,000.00	07/03/2026	In the Bay and within the 100-foot shoreline band, at 134 West D Street in the City of Benicia, Solano County.	Place approximately 3,750 square feet of riprap at a 125-foot-long section of the shoreline and reconfigure previously approved Bay Trail alignment and public access amenities.
Non-Material	M2023.006.02md	Solano	California Department of Fish and Wildlife	GIWA Pond 16 Restoration and Levee Removal	\$100,000.00	07/03/2026	In the Bay and within the Primary Management Area of the Suisun Marsh, at Grizzly Island Wildlife Area Pond 16, in unincorporated Solano County.	Remove 10,100 feet of interior levee, merging two existing ponds and expanding wetland acreage.

Non-Material	M2023.022.01	San Mateo	San Francisco International Airport	SFO Shoreline Protection System Maintenance Program Pile Repair and Replacement	\$5,600,000.00	07/03/2026	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Airport Priority Use Area, at the San Francisco International Airport, in unincorporated San Mateo	Authorize the removal and replacement of structurally compromised piles, and increase in the numbers of piles permitted for in-kind maintenance and repair.
Non-Material	M1997.041.04	San Mateo	City of Brisbane	Brisbane Marina and Entrance Channel Maintenance Dredging	\$3,600,000.00	07/16/2026	Within the Bay, at Brisbane Marina, in the City of Brisbane and County of San Mateo, and at the federally-designated disposal site near Alcatraz Island (SF-11), beneficial reuse site, or a disposal site outside of the Commission's jurisdiction.	Perform maintenance dredging of the marina and entrance channel, totaling an anticipated 446,000 cubic yards of dredged materials, using a mechanical clamshell bucket or excavator.
Non-Material	1978.020.05	Napa	Napa Valley Marina	Napa Valley Marina 2025-2029 Maintenance Dredging	\$50,000.00	07/28/2026	Within the Commission's Certain Waterways jurisdiction (Napa River), at the Napa Valley Marina at 1200 Milton Road, in the City of Napa, Napa County.	Maintenance dredging operations of a recreational marina along Napa River.
Non-Material	M1977.115.03	Marin	Imprint Property Group	71 Bellevue Boat Lift Replacement		07/28/2026	In the Bay, at 71 Bellevue Avenue in the City of Belvedere, Marin County.	Replace existing boat lift in the same footprint.
Non-Material	1985.019.25A	Alameda	Port of Oakland	Oakland Alameda Water Shuttle Time Extension		07/30/2026	In the Bay and within the 100-foot shoreline band, at the end of Broadway, in the City of Oakland, Alameda County.	Request for a 2-year time extension for authorization to operate the free Oakland Alameda Water Shuttle.
RWP	NOI2018.025.00	Marin	Dr. Robert Johnson & Dale Dillard			07/03/2018	Within the 100-foot shoreline band at 20 & 22 Alexander Avenue, City of Sausalito, Marin County	Replace sewage system and pumps
RWP	NOI2018.015.00	Contra Costa	John Tripp		\$550,000.00	07/05/2018	Within the 100-foot shoreline band at 725 Ocean Avenue, at Point Richmond, Contra Costa County	Renovate an existing single-family home
RWP	NOI2018.029.00	Marin	Carl and Karen Morabito		\$32,000.00	07/23/2018	Within the 100-foot shoreline band, at 2314 Mar East Street, in the Town of Tiburon, Marin	Construct an exterior stairway.
RWP	NOI2018.021.00	Alameda	Kinder Morgan, Inc.		\$40,000.00	07/27/2018	Within the 100-foot shoreline band, at 250 Victory Ct, City of Oakland, Alameda County	Conduct pipeline maintenance, including digging trench to assess pipeline condition
RWP	NOI2018.022.00	Alameda	SFPP, LP (Kinder Morgan, Inc.), Attention: Casey Quon		\$40,000.00	07/27/2018	Within the 100-foot shoreline band, at 1 Airport Drive (Oakland Airport), City of Oakland, Alameda	Conduct pipeline maintenance, including digging trench to assess pipeline condition
RWP	NOI2018.026.00	Solano	California Maritime Academy			07/27/2018	Within the 100-foot shoreline band at 200 Maritime Academy Drive, City of Vallejo, Solano County	Replace existing dock boiler system and container building

RWP	NOI2017.002.00	Solano	Vallejo Sanitation and Flood Control District			08/30/2018	Within a Certain Waterway, north of Highway 37 beneath the Mare Island Strait in the City of Vallejo, Solano County	Install four force mains in two bores beneath the Mare Island Strait to provide sewage, recycled water, and water main utility systems to Mare Island
RWP	NOI2018.033.00	Marin	Brown Bear Chalet LLC	Silvon Residence	\$180,000.00	09/07/2018	Within the Bay and 100-foot shoreline band at 2090 Paradise Drive, Town of Tiburon, Marin County.	At the Silvon residence, replace existing building walls and foundation, install posts and foundations to support new deck, replace exterior stairs.
RWP	NOI2017.031.00	Marin	Robert Anderson			09/18/2018	Within a certain waterway, at 364 Riviera Circle, in the City of Larkspur, Marin County	Replace an existing boat dock
RWP	NOI2018.024.00	Contra Costa	Phillips 66 Company			09/19/2018	Within the 100-foot shoreline band at 1380 San Pablo Ave, Rodeo, Contra Costa County	Install riprap and scaffold truss at refinery Outfall E-003
RWP	NOI2018.036.00	Alameda	Pacific Gas and Electric Company	PG&E Security Program for Oakland Service Center	\$1,589,000.00	09/19/2018	Within the 100-foot shoreline band at 4801 Oakport Street, City of Oakland, Alameda County	Replace existing security fencing.
RWP	NOI2018.031.00	San Francisco	San Francisco Public Utilities Commission	Southeast Outfall Vent Pipe Replacement	\$400,000.00	09/26/2018	In the Bay and 100-foot shoreline band at Pier 80, City and County of San Francisco.	In-kind replacement of 180-foot outfall pipeline.
RWP	NOI2018.035.00	Alameda	David Diaz	Diaz Residence	\$425,000.00	09/26/2018	Within the 100-foot shoreline band at 516 Central Avenue, City of Alameda, Alameda County.	Construct a residential addition, new patio, path, deck, driveway, and roof.
RWP	NOI2018.037.00	Alameda	Grand Marina	Grand Marina Parking Lot Resurfacing		09/26/2018	Within the 100-foot shoreline band, at 2099 Grand Street, City of Alameda, Alameda County.	Repave an existing parking lot.
RWP	NOI2018.038.00	Solano	Gary Arneson			09/26/2018	Within the 100-foot shoreline band, at 737 West H. Street, in the City of Benicia, Solano	Replace an existing deck and stairs at a residence.
RWP	NOI2018.039.00	Marin	Milton and Mary Jane McDonogh Bypass Trust	Angel Island Ferry Pier Repairs		09/26/2018	In the Bay, at the Angel Island Tiburon Ferry Terminal, 21 Main Street, in the Town of Tiburon, Marin County.	Repair and replace piles
RWP	NOI2018.034.00	Marin	Buckwheat LLC	Pile Repair/Replacement		10/30/2018	Within the Bay at 2130 (2330) Marinship Way, City of Sausalito, Marin County.	Place 11 steel piles over existing wood piles.
RWP	NOI2017.030.00	Alameda	Terri Mullen		\$38,000.00	11/30/2018	Within the 100-foot shoreline band at 13025 Neptune Drive, San Leandro, Alameda County	Construct a residential deck
RWP	NOI2018.032.00	San Mateo	San Francisco International Airport	Airfield Hydrant Installation Project	\$2,100,000.00	12/05/2018	Within the 100-foot shoreline band at the San Francisco International Airport (SFO), in unincorporated San Mateo County.	Install 3 above-ground fire hydrants and pipeline at the SFO airfield.

RWP	NOI2018.030.00	Marin	9 West Shore LLC		\$1,750,000.00	12/20/2018	Within the 100-foot shoreline band at 9 West Shore Rd, City of Belvedere, Marin County.	Demolish single-family residence and replace with new single-family residence; construct a new swimming pool, hardscape, and landscaping.
RWP	NOI2018.041.00	Solano	Olivia and Daniel Johnston	772 Deck Replacement	\$30,000.00	12/21/2018	Within the 100-foot shoreline band at 772 West H Street, in the City of Benicia, Solano County.	Replace a deck and install a walkway, path, and two low walls.
RWP	NOI2018.042.00	Marin	401 Belvedere Corporation	Ganz Properties Lot Clearing		01/04/2019	Within the 100-foot shoreline band at 399, 401, 415, and 419 Belvedere Avenue, City of Belvedere, Marin County.	Authorize construction and repair to a stair (after-the-fact).
RWP	NOI2018.044.00	Contra Costa	Richmond Yacht Club	Marginal Wharf Repair	\$160,000.00	02/14/2019	In the Bay at 351 Brickyard Cove Road, in the City of Richmond, Contra Costa County.	Repair and replace portions of a marginal wharf and install new pilings.
RWP	NOI2019.001.00	Marin	Sewerage Agency of Southern Marin	Ricardo Road Pump Station Improvements	\$1,800,000.00	03/05/2019	Within the 100-foot shoreline band at 10 Seminary Drive, City of Mill Valley, Marin County.	Remodel a wastewater pump station facility.
RWP	NOI2019.002.00	Solano	Mansour and Mina Tabatabaie-Raissi		\$7,500.00	03/07/2019	Within the 100-foot shoreline band at 1090 West K Street, in the City of Benicia, Solano County.	Extend a residential deck and replace a retaining wall.
RWP	NOI2019.003.00	Solano	Gregory Ashley and Claire Wagner	1005 Francisco Court, Suisun City, Deck Replacement	\$60,000.00	03/28/2019	Within the 100-foot shoreline band, at 1005 Francisco Court, in the City of Suisun City, Solano County.	Replace an existing deck and install a carport addition to an existing single-family residence.
RWP	NOI2019.004.00	Contra Costa	SFPP, LP	Kinder Morgan Pipeline Repair		04/25/2019	Within the 100-foot shoreline band, along a railroad near the City of Hercules, Contra Costa	Repair an existing pipeline.
RWP	NOI2019.007.00	Contra Costa	SFPP, LP	Kinder Morgan Pipeline Repair		04/25/2019	Within the 100-foot shoreline band, along a railroad near the City of Martinez, Contra Costa	Repair an existing pipeline.
RWP	NOI2019.006.00	Alameda	Gene Underwood	13031 Neptune Drive - Aluminum Patio Cover	\$13,000.00	04/29/2019	Within the 100-foot shoreline band, at 13031 Neptune Drive, in the City of San Leandro, Alameda	Install and maintain in-kind an aluminum patio cover.
RWP	NOI2018.028.00	Marin	Shelter Bay Homeowners Association			05/08/2019	In the Bay at 2301 Shelter Bay Avenue, in the City of Mill Valley, Marin County	Repairs to pilings and foundations supporting a pile-supported multi-unit residential
RWP	NOI2019.008.00	San Mateo	City of Burlingame	Anza Lagoon Water Line		05/13/2019	In the shoreline band, at Anza Lagoon, in the City of Burlingame, San Mateo County.	Replace an existing water line beneath a pedestrian bridge.
RWP	NOI2018.043.00	Marin	Shelter Bay HOA	Shelter Bay	\$1,371,838.00	05/30/2019	In the Bay and within the 100-foot shoreline band at 4000 Shelter Bay Avenue, in the City of Mill Valley, Marin County.	Repair deck surfaces and replace railings.
RWP	NOI2019.009.00	Marin	J. Stuart Ryan	Walkway, Steps & Retaining Wall Replacement	\$75,000.00	06/20/2019	Within the 100-foot shoreline band, at 172 Beach Road, in the City of Belvedere, Marin County.	Replace a walkway, steps, and retaining wall.

RWP	NOI2019.013.00	Marin	Daniel B. Murray	Replacement of wooden piling at 228 Beach Road, Belvedere		07/15/2019	In the Bay at 228 Beach Road, in the City of Belvedere, Marin County.	Replace a dock pile.
RWP	NOI2019.017.00	San Mateo	City of East Palo Alto			07/15/2019	Within the 100-foot shoreline band, along Bay Road, in the City of East Palo Alto, San Mateo	Conduct street paving, utility work, and install lighting and stormwater improvements.
RWP	NOI2019.011.00	Alameda	City of Berkeley	Berkeley Marina Sanitary Sewer Rehabilitation Project	\$400,000.00	07/22/2019	Within the 100-foot shoreline band, at the Berkeley Marina, 100 University Avenue, in the City of Berkeley, Alameda County.	Replace sewer mains and manholes.
RWP	NOI2019.012.00	Marin	Belvedere Lagoon Property Owners Association	Belvedere Lagoon Emergency Generator		07/22/2019	Within the 100-foot shoreline band, at 100 San Rafael Avenue, in the City of Belvedere, Marin	Install an emergency generator platform for flood control infrastructure.
RWP	NOI2019.016.00	Marin	Jason Hastings and Vitoria Mirabile	Hastings Residence, 127 St. Thomas Way, Tiburon, CA 94920	\$400,000.00	08/15/2019	Within the 100-foot shoreline band, at 127 St. Thomas Way, in the Town of Tiburon, Marin County.	Residential remodel, addition, and roof deck addition.
RWP	NOI2019.023.00	Marin	Olivia Hsu Decker	Repair of dock piles and beams at 55 West Shore Drive, City of Belvedere	\$58,000.00	08/15/2019	In the Bay at 55 West Shore Road, in the City of Belvedere, Marin County.	Conduct deck, beam, and pile repairs.
RWP	NOI2019.010.00	San Francisco	San Francisco Public Utilities Commission	Cargo Way Box Sewer Odor Reduction Project	\$3,060,000.00	08/22/2019	Within the 100-foot shoreline band at Cargo Way and Third Street, in the City and County of San Francisco.	Install a flushing pipeline and repair and modify existing sewage pipelines.
RWP	NOI2019.032.00	San Francisco	CP Development Co.			09/17/2019	In the Bay, within the 100-foot shoreline band, and within a Bay Plan-designated Waterfront Park Priority Use Area, at Candlestick Point State Recreation Area, in the City and County of San	Install a stormwater drain pipe.
RWP	ANOI2019.007.00	San Mateo	Shell Pipeline Company LP	10" Idle Shell Pipeline Section Removal for Water Quality Control Plant Project	\$113,291.00	10/02/2019	Within the 100-foot shoreline band, at South San Francisco Terminal 517, in the City of South San Francisco, San Mateo County.	Excavate and remove a portion of a pipeline.
RWP	NOI2019.031.00	Marin	130 San Rafael LLC	130 San Rafael Single Family Residence	\$50,000.00	10/03/2019	Within the 100-foot shoreline band, at 130 San Rafael Avenue in the City of Belvedere, Marin	Construct an addition to a single-family residence.
RWP	NOI2019.033.00	Contra Costa	Richard Giordano	Giordano Residence - Slope Stabilization and Retaining Wall	\$150,000.00	10/08/2019	Within the 100-foot shoreline band at 427 Western Drive in the City of Richmond, Contra Costa County	Conduct slope stabilization work and construct a retaining wall

RWP	NOI2019.024.00	Alameda	City of Emeryville	Davenport Park Fence	\$15,000.00	10/17/2019	Within the 100-foot shoreline band, at Davenport Park, 3100 Powell Street, in the City of Emeryville, Alameda County.	Install a fence.
RWP	ANOI2019.012.00	Alameda	East Bay Municipal Utilities District	Bay Farm Island Force Main Pipe M Access Structure	\$5,000.00	10/29/2019	Within the 100-foot shoreline band and a San Francisco Bay Plan-designated Waterfont Park, Beach Priority Use Area, near the eastern terminus of Veterans Court, on Bay Farm Island, in the City of Alameda, Alameda County	Conduct exploratory excavation to precisely locate buried force main pipe(s) to assess future repair needs.
RWP	NOI2019.036.00	Alameda	City of Alameda	Cola Ballena Sanitary Sewer Pump Station Replacement	\$840,000.00	11/01/2019	Within the 100-foot shoreline band at 1241 Ballena Boulevard in the City of Alameda, Alameda County.	Rehabilitate and replace equipment at a sanitary sewer pump station.
RWP	NOI2019.029.00	Marin	City of Larkspur	City of larkspur Water Control Structures_Replacement a pipeline lining and install a vault box, Larkspur		11/04/2019	In a certain waterway along Corte Madera Creek, at the Larkspur Marina, in the City of Larkspur, Marin County.	Replace a pipeline lining and install a vault box.
RWP	NOI2019.027.00	Marin	Brown Bear Chalet LLC			11/07/2019	Within the 100-foot shoreline band, at 2090 Paradise Drive, in the Town of Tiburon, Marin	Install a fence and a canopy over an exterior door.
RWP	NOI2019.025.00	Alameda	Pacific Gas & Electric (PG&E)	PG&E Oakland Service Center Spoils Bay Replacement	\$500,000.00	12/09/2019	Within the 100-foot shoreline band, at 4801 Oakport Street, in the City of Oakland, Alameda County.	Demolish spoils storage and pad, and install new pad and blocks for storage bins.
RWP	NOI2019.028.00	Marin	Darell & Elizabeth Krasnoff c/o Moonstone Partners	Krasnoff Residence	\$3,000,000.00	12/16/2019	Within the 100-foot shoreline band, at 431 East Strawberry Drive, in the City of Mill Valley, Marin County.	Renovation of a single-family residence, replacement of an exterior stair, and addition of a storage shed, pool, spa, patio, and cabana building.
RWP	NOI2011.017.01	Contra Costa	Central Contra Costa Sanitary District	Work Extension		12/17/2019	In the Suisun Bay, at the Central Contra Costa Sanitary District outfall pipeline, located in the City of Martinez, Contra Costa County.	Time extension
RWP	NOI2018.029.01	Marin	Carl and Karen Morabito	Time Extension		12/18/2019	Within the 100-foot shoreline band, at 2314 Mar East Street, in the Town of Tiburon, Marin	Time Extension
RWP	NOI2019.037.00	San Francisco	San Francisco Public Utilities Commission	Bay Corridor Distribution and Transmission Project	\$1,000,000.00	12/20/2019	Within the 100-foot shoreline band at Pier 80, 601 Cesar Chavez Street, and Pier 90, Cargo Way, in the City and County of San Francisco.	Construct ground improvement and stabilization at existing bore infrastructure required to withstand a seismic event.

RWP	NOI2020.001.00	Marin	Thomas Haan	122 St. Thomas Way: Rear Deck Expansion and Side Fence Repair	\$42,000.00	02/13/2020	Within the 100-foot shoreline band at 122 St. Thomas Way, in the Town of Tiburon, Marin County.	Replace a rear deck and landing and install a lattice above a side fence.
RWP	NOI2019.021.00	Contra Costa	Rodeo Sanitary District	Rodeo Outfall Pipeline Rehab	\$150,000.00	03/03/2020	Within the 100-foot shoreline band, at 800 San Pablo Avenue, in the City of Rodeo, Contra Costa County.	Repair an outfall pipeline cathodic protection system and install testing stations.
RWP	NOI2020.010.0	Alameda	California Department of Transportation, District 4	ALA 80 Traffic Monitoring System Upgrade		03/04/2020	Within the 100-foot shoreline band, at three locations along Interstate 80, in Alameda County	Install traffic monitoring stations.
RWP	NOI2020.004.00	Marin	Brad Eigsti	Bligh Residence	\$95,000.00	03/12/2020	In the Bay and within the 100-foot shoreline band, at 63 West Shore Road, in the City of Belvedere, Marin County.	Replace a pool, install artificial turf, replace decking, and revitalize existing planting beds and irrigation.
RWP	NOI2020.002.00	San Mateo	Estero Municipal Improvement District	Foster City Wind Sock		03/13/2020	In the Bay, northwest of Mariners Point, in the City of Foster, San Mateo County.	Replace a windsock and foundation at the north end kiteboarding setup area of Bay Winds Park.
RWP	NOI2020.005.00	Marin	Claudia Munce	Munce Residence Renovation	\$500,000.00	03/13/2020	Within the 100-foot shoreline band, at 2322 Mar East Street, in the Town of Tiburon, Marin	Construct an addition of a master bedroom suite to existing residence, including an elevator.
RWP	NOI2020.011.00	San Mateo	Silicon Valley Clean Water Authority	Silicon Valley Clean Water Conveyance System Improvements Project - Influent Connector	\$90,000.00	04/10/2020	Within the 100-foot shoreline band, partially within an area designated as a Wildlife Refuge Priority Use Area in the San Francisco Bay Plan, at the northern end of the Redwood Shores peninsula, in the Cities of Redwood City and San Carlos,	Install an influent pipe and a temporary bypass pipe at the Silicon Valley Clean Water treatment plant.
RWP	NOI2019.040.00	San Mateo and Alameda	California Department of Transportation	Verizon Wireless Outdoor Distributed Antenna System -	\$1,200,000.00	04/13/2020	In the Bay and within the 100-foot shoreline band, at the San Mateo Bridge, in San Mateo and Alameda Counties.	Construct a telecommunications shelter with antennae.
RWP	NOI2020.009.00	Marin	Stephen M. Silberstein Revocable Trust	Silberstein Residence	\$120,000.00	04/28/2020	Within the 100-foot shoreline band, at 1 Cliff Road, in the City of Belvedere, Marin County.	At a single-family residence, remove a decorative wood wing, replace windows and doors, and replace an 8-foot hip at the roof with a flat roof.
RWP	NOI2020.013.00	Contra Costa	KM Phoenix Holdings LLC	Richmond Products Biodiesel Blending Project	\$5,500,000.00	04/28/2020	Within the 100-foot shoreline band, at 1306 Canal Blvd, in the City of Richmond, Contra Costa	Install piping, hose, and equipment as part of the retrofit of an existing petroleum storage
RWP	NOI2020.006.00	Alameda	Verizon Wireless by Ridge Communications, Inc.	Dumbarton Frontage - New Verizon Wireless Facility	\$525,000.00	04/30/2020	Within the 100-foot shoreline band at the Marshlands Road Parking Lot along CA State Highway 84, adjacent to the east landing of the Dumbarton Bridge, in the City of Fremont, Alameda County.	Install a new Verizon Wireless facility on a new monopole with equipment on the ground.

RWP	NOI2020.003.00	San Francisco	San Francisco Public Utilities Commission	Jackson, Griffith and Pierce Streets Combined Sewer Discharge Rehabilitation and Backflow Prevention Project	\$3,500,000.00	05/11/2020	Within the 100-foot Shoreline Band at Jackson Street, Griffith Street, and Pierce Street, in the City and County of San Francisco.	Rehabilitate existing combined sewer discharge (CSD) structures at Jackson and Griffith Streets, including backflow prevention, and decommission the existing CSD structure at Pierce Street.
RWP	NOI2020.015.00		Las Gallinas Valley Sanitary District	Silveira Tide Gate Replacement		05/11/2020	In the Bay at Miller Creek, 300 Smith Ranch Road, in the City of San Rafael, Marin County.	Replace a tide gate.
RWP	NOI2018.016.00	Marin	Aimee Kivanc Arda			05/14/2020	Within the 100-foot shoreline band at 9 Strawberry Landing in the City of Mill Valley, Marin County	Repair an existing bulkhead wall at a residential property
RWP	NOI2020.016.00	Alameda	City of Alameda	Adelphian Way Lagoon Gate Structure Main Gate Operator Design, Project No. PW 11-19-54	\$100,000.00	06/03/2020	Within the 100-foot shoreline band at 599 Adelphian Way, in the City of Alameda, Alameda County.	Install equipment on an existing lagoon gate structure.
RWP	NOI2020.020.00	Marin	Jill and Brian Conn	Conn Remodel	\$160,000.00	06/03/2020	Within the 100-foot shoreline band, 5070 Paradise Drive, in the Town of Tiburon, Marin County.	Construct a stairway and replace windows at a single-family residence.
RWP	NOI2017.033.00	Santa Clara	City of Mountain View	Crittenden Lane Recycled Water Line Extension	\$500,000.00	06/09/2020	In the Bay and within the 100-foot shoreline band, at the easterly terminus of Crittendon Lane, in the City of Mountain View, Santa Clara County.	Install a recycled water line.
RWP	NOI2020.022.00	Alameda	Alameda Marina LLC			06/10/2020	Within the 100-foot shoreline band, at 1815 Clement Avenue, in the City of Alameda, Alameda	Demolish buildings, paved areas, and utilities.
RWP	NOI2020.024.00	Marin	Keith Stahnke	111 Bridgeway partial property line fence	\$2,000.00	06/16/2020	Within the 100-foot shoreline band at 111 Bridgeway Boulevard, in the City of Sausalito, Marin	Install a fence (after-the-fact).
RWP	NOI2020.026.00	San Mateo	San Mateo County Airports	San Carlos Airport Runway Improvements	\$4,370,000.00	06/16/2020	Within the 100-foot shoreline band, at the San Carlos Airport, 620 Airport Boulevard, in the City of San Carlos, San Mateo County.	Repair pavement associated with an airport runway.
RWP	NOI2019.018.00	Marin	City of Larkspur	Bon Air Road Bridge Replacement Pump Outfall		07/10/2020	In a certain waterway, Bon Air Bridge located at Corte Madera Creek located approximately two miles west of its mouth at San Francisco Bay, in the City of Larkspur, Marin County.	Replace a pump outfall and install riprap.
RWP	NOI2020.023.00	Alameda	City of Alameda	Park Street and Kitty Hawk Outfall Rehabilitation	\$251,000.00	07/15/2020	In the Bay and within the 100-foot shoreline band, at 1900 and 2300 Shoreline Drive	Retrofit two outfalls and install overflow inlets.

RWP	NOI2020.007.00	San Mateo	San Francisco Airport Commission	Runways 10L-28R and 10R-28L Trestle Repair Project	\$300,000.00	08/06/2020	In the Bay, at the San Francisco International Airport, in unincorporated San Mateo County.	Repair runway trestles.
RWP	NOI2020.021.00	Contra Costa	Tesoro Refining & Marketing Company LLC	Marathon Martinez Refinery Firewater Extension to Chemical Plant Project	\$6,400,000.00	08/06/2020	Within the 100-foot shoreline band at Marathon Martinez Refinery, 150 Solano Way, in the City of Martinez, Contra Costa County.	Install a pipeline and 18 piles.
RWP	NOI2020.014.00	Marin	City of Sausalito	Replacement of "No Anchor" buoys (4)		08/07/2020	In the Bay at Dunphy Park, in the City of Sausalito, Marin County.	Replace four buoys.
RWP	NOI2020.025.00	San Mateo	San Francisco International Airport	Ground Based Augmentation System Project		08/07/2020	Within the 100-foot shoreline band, at the San Francisco International Airport, in unincorporated San Mateo	Install antennas and electrical equipment and conduct trenching.
RWP	NOI2020.012.00	Marin	Chatham Family Trust	1 West Shore Road Boat Lift	\$15,000.00	08/11/2020	In the Bay, at 1 West Shore Road, in the City of Belvedere, Marin County.	Install a boat lift.
RWP	NOI2020.017.00	Alameda	City of Alameda	Webster Street Storm Drain Pump Station Electrical Upgrades	\$300,000.00	08/14/2020	Within the 100-foot shoreline band at 2400 Webster Street, in the City of Alameda, Alameda County.	Repair and conduct upgrades on a storm drain pump station.
RWP	NOI2020.027.00	Marin	County of Marin	Mar East Slide Repair	\$284,235.00	08/27/2020	Within the 100-foot shoreline band, adjacent to 2461 Mar East Street, in the Town of Tiburon, Marin County.	Construct a retaining wall and associated infrastructure.
RWP	NOI2020.031.00	Contra Costa	Phillips 66 Company	Tank 302 Remediation System and Intake Emergency Backup Pump	\$1,200,000.00	10/02/2020	Within the 100-foot shoreline band at the Phillips 66 San Francisco Refinery, 1380 San Pablo Avenue, in the Census-Designated Place of Rodeo,	Modify a groundwater remediation system and install a pump.
RWP	NOI2020.037.00	Marin	David Lake		\$47,746.94	11/12/2020	Within the 100-foot-shoreline band, at the single-family residence located at 67 West Shore Road, in the City of Belvedere, Marin County	Replace, use, and maintain in-kind, approximately 2,000 square feet of wood composite deck boards for a pile-supported deck at a single-family residence (after-
RWP	NOI2020.034.00	Marin	Thomas H. Lutge	135 Street, Thomas Way, Tiburon	\$10,000.00	11/13/2020	In the Bay, at 135 St. Thomas Way, in the Town of Tiburon, Marin County.	Repair and maintain an existing 621-square-foot wooden deck associated with an existing single-family residence.
RWP	NOI2019.039.00	Marin	Alastair Mitchell	2332 Mar East Ground Floor and First Floor	\$120,000.00	11/19/2020	Within the 100-foot shoreline band at 2332 Mar East Street, in the Town of Tiburon, Marin County.	Remodel an existing single family residence and extend the upper deck

RWP	NOI2020.035.00	Alameda	Craig Sutphin and Katie Sutphin	Kruger Sutphin Residence	\$500,000.00	12/10/2020	Within the 100-foot shoreline band, at 3359 Fernside Boulevard, in the City of Alameda, Alameda County.	Construct, use, and maintain in-kind an approximately 1,920-square-foot single-family residence with approximately 910 square feet of wooden courtyard and deck, an approximately 700-square-foot permeable parking area, 370 square feet of paved pathways and steps, approximately 700 square feet of plantings, and approximately 1,100 square feet of permeable
RWP	NOI2020.036.00	Alameda	East Bay Municipal Utility District	San Antonio Creek Wet Weather Facility (EBMUD SAC WWF) SD358 LMS Improvements		12/10/2020	Within the 100-foot shoreline band, at the EBMUD San Antonio Creek Wet Weather Facility, 290 5th Avenue, in the City of Oakland, Alameda County.	Conduct trenching and install sewer monitoring equipment.
RWP	NOI2020.040.00	Marin	City of Larkspur	East Sir Francis Drake Pavement Rehabilitation	\$2,000,000.00	12/17/2020	Within the 100-foot shoreline band at East Sir Francis Drake Boulevard between Del Monte and Drakes Cover Road, the City of Larkspur, Marin County.	Repaving project.
RWP	NOI2020.041.00	Solano	Matthew S. Trujillo	1036 West K Deck Replacement	\$30,000.00	12/21/2020	Within the 100-foot shoreline band at 1036 West K Street, in the City of Benicia, Solano County	Replacement of an existing deck, trellis and stairway.
RWP	NOI2020.045.00	Marin	David R. Peck Trust			01/08/2021	In the Bay at 30 Lucky Drive, in the City of Greenbrae, Marin	After-the-fact construction of a dock.
RWP	NOI2020.044.00	Alameda	Russell Bainer	Dock repair and expansion	\$23,950.00	01/29/2021	In the Bay at 2841 Marina Drive, City of Alameda, Alameda County	repair and expand an existing dock
RWP	NOI2018.013.00	Alameda	Union Sanitary District			02/02/2021	In the Bay and within the 100-foot shoreline band, at the Old Alameda Creek Channel in the City of Union City, Alameda	Repair an existing outfall
RWP	NOI2020.032.00	Contra Costa	Phillips 66	PG&E Intake Steel Plate Dam Maintenance Project		02/19/2021	In the Bay and within the 100-foot shoreline band, at the Phillips 66 San Francisco Refinery, 1380 San Pablo Avenue, in the Census Designated Place of Rodeo, Contra Costa County.	Repair an intake dam and install support structures.
RWP	NOI2020.046.00	Marin	Philip Richardson	Gazebo Installation		02/25/2021	Within the 100-foot shoreline band, in the Town of Tiburon, Marin County	Install a gazebo at a single-family residence
RWP	NOI2021.002.00	Marin	Ben Jacoby	30 Cliff Road Residence and ADU	\$3,000,000.00	03/12/2021	Within the 100-foot shoreline band, at 30 Cliff Road, in the City of Belvedere, Marin County.	Renovate a single-family residence.
RWP	NOI2019.005.00	Marin	David Rhoades	David Rhoades Pile Repair	\$154,000.00	03/22/2021	In the Bay, at 95 W. Shore Road in the City of Belvedere, Marin	Repair existing pilings supporting an existing residence.

RWP	NOI2017.032.00	Santa Clara	City of Mountain View	Crittenden Lane Trailhead Improvements	\$568,260.00	03/30/2021	Within the 100-foot shoreline band, at the easterly terminus of Crittenden Lane, in the City of Mountain View, Santa Clara County.	Place soil and regrade trailhead.
RWP	NOI2020.018.00	Marin	Robert and Betty Conner Family Trust and Courtney Conner	81 West Shore Road Piles Replacement		04/08/2021	In the Bay at 81 West Shore Road, in the City of Belvedere, Marin County.	Replace two piles.
RWP	NOI2021.005.00	Contra Costa	Richmond Yacht Club	Richmond Yacht Club Harbor Breakwater Repair	\$25,000.00	05/25/2021	In the Bay, at Richmond Yacht Club, at 351 Brickyard Cove Road, in the City of Richmond, Contra Costa County.	Repair and seal broken concrete on a seawall.
RWP	NOI2021.009.00	Marin	Richard and Wendy Barbara	2100 Mar East Beam Replacement	\$18,500.00	05/25/2021	Within the 100-foot shoreline band, at 2100 Mar East Street in the City of Tiburon, Marin County.	Replace a 17-foot long 6x12 beam and 6-foot tall 6x6 post.
RWP	NOI2021.010.00	Marin	Peter Heinemann	412 Greenwood Beach Road Seawall Restoration	\$87,728.00	08/05/2021	In the 100-foot shoreline band, at 412 Greenwood Beach Road in the Town of Tiburon, Marin County.	Restore a seawall at a single-family residence.
RWP	NOI2021.021.00	Marin	Namita Paul and Hari SS Govind	4780 Paradise Drive Fence Replacement		08/27/2021	Within the 100-foot shoreline band, at 4780 Paradise Drive in the Town of Tiburon, Marin County.	After the fact permit for maintenance and replacement of 40-foot wood post and hog-wire panel fencing at a single-family residence (Enforcement Case No. ER2021.014).
RWP	NOI2021.018.00	Alameda	Alameda County Flood Control and Water Conservation District	Laguna Creek (Line E) Culvert Replacement Project	\$175,000.00	09/10/2021	Within the 100-foot shoreline band, at an Alameda County Flood Control and Water Conservation District Channel 1,050 feet south of Cushing Parkway, in the City of Fremont,	Remove existing flap gates, and existing wooden outfall structure, and construct new reinforced concrete outfall structures, 36" reinforced concrete pipe, and slide gate.
RWP	NOI2021.020.00	Marin	Jun Shi	5030 Paradise Drive Backyard Maintenance	\$80,000.00	09/20/2021	Within the 100-foot shoreline band, at 5030 Paradise Drive in the Town of Tiburon, Marin County.	Backyard maintenance at a single-family residence, including demolition and replacement of existing path, addition of two retaining walls, repair of existing sea wall, repair of seawall drainage, creation of a putting green and concrete patio.
RWP	NOI2021.019.00	Marin	Town of Tiburon Department of Public Works	Hawthorne Utility Undergrounding Project	\$9,100,000.00	09/30/2021	Within the 100-foot shoreline band, at 700 Tiburon Boulevard in the Town of Tiburon, Marin	Installation of underground utilities in a 0.17-acre project area.
RWP	NOI2020.033.00	Marin	Jacqueline Bos and Eric McCrath Revocable Living Trust	Replace bayshore septic and leachfield with sewer	\$75,000.00	10/08/2021	Within the 100-foot shoreline band, at 4916 Ranch Road, in the Town of Tiburon, Marin County.	Remove a septic tank and leachfield, install sewer pipes, and restore site.

RWP	NOI2021.028.00	San Francisco	Tawaraya LLC	300 Sea Cliff Retaining Wall	\$100,000.00	10/28/2021	Within the 100-foot shoreline band, at 300 Sea Cliff Avenue, in the City and County of San	After the fact permit for a retaining wall.
RWP	NOI2021.027.00	Marin	James Massey-Kim Cynthia Massey-Kim	103 Trinidad Deck Remodel	\$350,000.00	11/02/2021	Within the 100-foot shoreline band, at 103 Trinidad Drive, in the Town of Tiburon, Marin County	Deck replacement and insertion of prefabricated swim spa
RWP	NOI2021.016.00	San Mateo	San Francisco Airport Commission	SFO Stormwater Outfall Timber Outfall Support Structure Repair Project	\$1,200,000.00	11/04/2021	In the Bay and within the 100-foot shoreline band, at the San Francisco International Airport, in unincorporated San Mateo County.	Maintenance to San Francisco Airport Outfall E007 timber support structures and hardware, involving retrofitting sections of nine existing in-water timber piles with concrete and removal and replacement of above-water timber frame beams, braces, and
RWP	NOI2021.022.00	Marin	Holiday Phelan-Johnson	16 Egret Way Remodel	\$300,000.00	11/16/2021	Within the 100-foot shoreline band, at 16 Egret Way in the City of Mill Valley, Marin County.	After the fact authorization for remodeling a single-family residence.
RWP	NOI2021.033.00	Contra Costa	Bio-Rad	Bio-Rad Groundwater Extraction and Treatment System Update	\$500,000.00	11/16/2021	Within the 100-foot shoreline band, along Meeker Slough, at 3110 Regatta Boulevard in the City of Richmond, Contra Costa County.	Replacing an existing equipment pad with a new concrete pad, digging a trench for water and electrical conveyance line.
RWP	NOI2021.032.00	Various	Pacific Gas and Electric Company	PG&E Ravenswood-Cooley Landing Project	\$12,000,000.00	11/17/2021	In the Bay, at sites north and south of CA-84 east of its juncture with CA-109 in the City of Menlo Park, and in the Ravenswood Open Space Preserve and adjacent to Bay Road near Cooley Landing in the City of East Palo Alto, San Mateo County.	Reinforcement of three electrical towers, installation of tower extensions on nine towers, replacement of 1.6 miles of conductors, and installation of grounding wire on top of towers.
RWP	NOI2021.031.00	Marin	Town of Tiburon	Belvedere Tennis Club Trench Project	\$9,100,000.00	12/03/2021	Within the 100-foot shoreline band, at 700 Tiburon Boulevard in the Town of Tiburon, Marin	Install an approximately 500-foot-long underground power conduit.
RWP	NOI2021.003.00		Sonoma-Marín Area Rail Transit (SMART)	Black Point Bridge Fender Repair Project	\$440,400.00	12/13/2021	In the Bay, at the Black Point Railroad Bridge, at the Petaluma River in Marin and Sonoma Counties Black Point Bridge.	Repair damage to bridge's fender system by removing and replacing overwater structures, replacing 23 piles, and re-driving up to 10 existing piles.
RWP	NOI2021.011.00	Alameda	City of Berkeley; Parks, Recreation & Waterfront, Berkeley Marina	Berkeley Marina Informational Aids to Navigation Project	\$2,000.00	12/13/2021	In the Bay, at the Berkeley Marina, at the end of Spinnaker Way, in the City of Berkeley, Alameda County.	Placing up to 6 informational markers labeled "Shallow Area" in a shoaling area east of the breakwater at the entrance to the Berkeley Marina.
RWP	NOI2021.024.00	Solano	Gregg Doyle	31 Sandy Beach Road Fence	\$30,000.00	12/29/2021	Within the 100-foot shoreline band, at 31 Sandy Beach Road in unincorporated Solano County.	Replace 118 feet of wood fence.

RWP	NOI2021.034.00	San Mateo	San Mateo County	San Carlos Airport Hangar Pavement Rehabilitation	\$300,000.00	01/25/2022	Within the 100-foot shoreline band, at the San Carlos Airport hangar at 670 Airport Way, in the City of San Carlos, San Mateo	Demolish and replace concrete pavement at hangar.
RWP	NOI2022.003.00	San Mateo	San Mateo County Flood and Sea Level Rise Resiliency District	San Bruno Creek Tide Gate Repair	\$554,100.00	02/17/2022	In the Bay, at the mouth of San Bruno Creek, in the City of South San Francisco, San Mateo	In-kind replacement of four damaged flap gates.
RWP	NOI2021.037.00	Marin	California State Coastal Conservancy	Bel Marin Keys Unit V Agricultural Outfall Pipe Replacement		03/01/2022	In the 100-foot shoreline band, at Bel Marin Keys Unit V, in unincorporated Marin County.	Replace a portion of a 12-inch diameter outfall pipe and repair the levee around it.
RWP	NOI2020.008.00	Marin	Moonstone Partners: Darell & Elizabeth Krasnoff	431 E. Strawberry Seawall/Bulkhead Replacement	\$500,000.00	03/10/2022	In the Bay at 431 East Strawberry Drive, in the City of Mill Valley, Marin County.	Replace a bulkhead/seawall and remove creosote wood pilings.
RWP	NOI2022.006.00	San Mateo	Peninsula Owner LLC	Peninsula Innovation Point Underground Utility Relocation	\$750,000.00	03/17/2022	Within the 100-foot shoreline band, at 555 and 577 Airport Boulevard, in the City of Burlingame, San Mateo County.	Relocation of underground utilities (water, power, storm drain).
RWP	NOI2021.035.00	Alameda	SHM Ballena Isle, LLC	Alameda Ballena Isle Fuel System Project	\$815,555.00	03/25/2022	In the Bay and within the 100-foot shoreline band, at 1042 and 1150 Ballena Boulevard in the City of Alameda, Alameda County.	Removal of an existing underground storage tank and piping system, installation of a new above ground storage tank with fencing, and replacement of associate piping/conduit system and fuel dispensers on an existing pier.
RWP	NOI2022.001.00	Marin	Pacific Gas and Electric	Alto Substation Fencing	\$1,850,000.00	03/25/2022	Within the 100-foot shoreline band, at 90 Roque Moraes Way in the City of Mill Valley, Marin	Replace 1,005 feet of chain link fencing with new non-conductive Shakespeare fencing.
RWP	NOI2022.008.00	San Francisco	Pilot Thomas	Hyde Street LNAPL Mitigation	\$300,000.00	04/01/2022	Within the 100-foot shoreline band, at 2950 Hyde Street in the City and County of San Francisco.	Install a fuel recovery system below an existing parking lot, involving trenching and backfilling, to remove leaked fuel from groundwater.
RWP	NOI2021.029.00	Marin	James Massey-Kim	103 Trinidad Dock		04/08/2022	In the Bay, at 103 Trinidad Drive in the Town of Tiburon, Marin	After the fact permit for an existing dock.
RWP	NOI2021.038.00	Contra Costa	Kinder Morgan	Products West Seam Weld Metal Loss Dig Program, Line Segment 72, Dig Site CA-102	\$50,000.00	04/08/2022	Within the 100-foot shoreline band, at Line Segment 72, along the UPRR rail line, in the City of Martinez, Contra Costa County, and at W. Railroad Ave, in the City of Crockett, Contra Costa County.	Conduct inspection and repair activities at pipeline anomaly locations consisting of minor excavations, removal of coating, adding pipeline sleeve, recoating, and backfilling the excavated trench.
RWP	NOI2021.014.00	Marin	Michael Davis	475 Belvedere Avenue Fence and Stepping Stones	\$13,000.00	05/03/2022	Within the 100-foot shoreline band, at 475 Belvedere Avenue in the City of Belvedere, Marin County.	After the fact permit for 97 linear feet of 6-foot-high galvanized wire mesh fence and 20 concrete stepping stones.

RWP	NOI2022.012.00	Marin	Belvedere Land Company	16-28 Beach Road Pile Repair	\$1,500,000.00 05/04/2022	In the Bay, at 16-28 Beach Road in the City of Belvedere, Marin County.	Piling repair and new lateral bracing.
RWP	NOI2022.017.00	Alameda	Adam Stone	3115 Marina Deck Repair	\$168,500.00 05/25/2022	In the Bay, at 3115 Marina Drive in the City of Alameda, Alameda County.	Repair existing deck beams with new support channels and wrap existing pilings in fiberglass jackets.
RWP	NOI2022.011.00	Marin	Marika Sakellariou	2398 Mar East Retaining Wall	\$100,000.00 06/07/2022	Within the 100-foot shoreline band, at 2398 Mar East Street in the Town of Tiburon, Marin County.	Underpinning of residence, replacement of retaining wall, and construction of a new retaining wall.
RWP	NOI2021.007.00	Contra Costa	Tesoro Refining & Marketing Company LLC	Avon Marine Terminal Pipeline Modifications	\$5,000,000.00 06/24/2022	In the Bay, at the Avon Marine Terminal at 150 Solano Way, in unincorporated Contra Costa County.	Upgrades and minor modifications and repairs to piping and minor modifications on the wharf associated with the conversion of the marine terminal for use as a renewable fuels
RWP	NOI2020.029.00	Alameda	East Bay Municipal Utility District (EBMUD)	Oakland Inner Harbor Pipeline Crossing Project	\$30,000,000.00 06/30/2022	Under the Bay and within the 100-foot shoreline band, from 1100 Marina Village Parkway in Alameda to 210 Fallon Street in Oakland in Alameda County.	Install a water pipeline and abandon an existing pipeline.
RWP	NOI2022.015.00	Marin	John Stuart Ryan and Sarah Wright Ryan Family Trust	172 Beach Road Retaining Wall Replacement	\$20,000.00 07/05/2022	Within the 100-foot shoreline band, at 172 Beach Road in the City of Belvedere, Marin County.	Replace one 30-foot-long wood retaining wall with a new wood retaining wall of the same length in the same location. Remove oneand 30-foot-long retaining wall and a and 24-foot-long retaining wall. Replace one 40-foot-long wood retaining wall with a new wood retaining wall of the same length in the same location, and extend the new retaining wall an additional 16 feet.
RWP	NOI2021.039.00	Marin	James R. Jennings	49 Bellevue Ave Dock Replacement	\$49,000.00 07/08/2022	In the Bay, at 49 Bellevue Ave, in the City of Belvedere, Marin County.	Replace a residential boat dock.
RWP	NOI2022.007.00	Solano	Robin Silver	1390 West K Sunroom	\$34,815.00 08/09/2022	Within the 100-foot shoreline band, at 1390 West K Street in the City of Benicia, Solano	Construct and use a 300-square-foot attached alluminum sunroom on existing deck.
RWP	NOI2022.023.00	Alameda	John Amber	3255 Fernside Deck and Dock Repair	\$107,290.00 08/09/2022	In the Bay and within the 100-foot shoreline band, at 3255 Fernside Boulevard in the City of Alameda, Alameda County.	Repair existing deck with new decking and joists and replace existing dock piles, dock, and gangway.

RWP	NOI2021.023.00	Marin	Cote d'Azur Homeowner's Association	Cote d'Azur Building A-3 Structural Maintenance Repairs	\$500,000.00	08/11/2022	In the Bay, at 100 South Street in the City of Sausalito, Marin County.	Perform structural repairs on piles, elevated building underdeck, and seismic brace anchors.
RWP	NOI2022.022.00	Marin	Quintas Properties	43 Cliff Road Residence	\$6,000,000.00	08/23/2022	Within the 100-foot shoreline band, at 43 Cliff Road in the City of Belvedere, Marin County.	Demolish 6,474-square-foot single-family residence and construct a new 6,920-square-foot single-family residence and a 475-square-foot detached studio, and 10' by 50' in-ground lap pool
RWP	NOI2021.030.00	Contra Costa	TransMontaigne	Richmond Dock Line Project	\$6,000,000.00	09/15/2022	In the Bay and within the 100-foot shoreline band, within a Bay Plan-designated Port Priority Use Area, at the Transmontaigne Richmond Terminal at 488 Wright Avenue, in the City of Richmond, Contra Costa County.	Installation of a 12-inch pipe connecting to existing infrastructure at an existing dock to supply renewable feedstock materials.
RWP	NOI2022.025.00	Marin	San Quentin State Prison/CDCR	San Quentin Stormwater Outfall Replacement Project	\$150,000.00	10/12/2022	Within the 100-foot shoreline band, at San Quentin State Prison, in the unincorporated area of San Quentin in Marin County.	Replace a stormwater outfall.
RWP	NOI2022.034.00	Alameda	Oro Loma Sanitary District	Oro Loma Sanitary District Horizontal Levee Reconfiguration Project	\$750,000.00	10/13/2022	In the Bay and within the 100-foot shoreline band, at 2536 Grant Avenue, in unincorporated Alameda County.	Proposed modifications to two cells of a levee's ecotone slope, to test a broader range of treatment layer geometries to determine how these parameters influence treatment capacity and
RWP	NOI2022.021.00	Santa Clara	Pacific Gas and Electric Company	Ravenswood-Ames Tower Replacement	\$11,000,000.00	10/14/2022	Within the 100-foot shoreline band, at 2499 Stierlin Road in the City of Mountain View, Santa Clara County.	Grade a 21,000-square-foot work pad to support power line tower replacement.
RWP	NOI2022.020.00	Contra Costa	California State Coastal Conservancy	Temporary Placement of Water Quality Monitoring Sondes,	\$350,000.00	10/25/2022	In the Bay, within four subtidal areas in San Pablo Bay, near the City of Richmond, Contra Costa County.	Temporarily install water quality monitoring sondes.
RWP	NOI2022.004.00	Sonoma	John Gilardi	Lakeville Landing Pile Repairs	\$20,000.00	10/28/2022	In the Bay, at 5688 Lakeville Highway in the City of Petaluma, Sonoma County.	Replace 14 existing 14-inch diameter timber piles with 14-inch diameter steel or concrete piles.
RWP	NOI2022.030.00	Marin	Mark Conroe	Conroe Residence Stairs and Retaining Wall	\$50,000.00	10/31/2022	Within the 100-foot shoreline band, at 310 Beach Road in the City of Belvedere, Marin County.	Construct a new access staircase to existing dock and 4-foot-high concrete retaining wall at property line at single-family
RWP	NOI2022.031.00	Alameda	City of Berkeley	Berkeley Marina Sanitary Sewer Rehabilitation	\$750,000.00	10/31/2022	Within the 100-foot shoreline band, at 300 University Avenue in the City of Berkeley, Alameda	Replacement of existing sewer force main

RWP	NOI2022.033.00	Contra Costa	Kinder Morgan	Products West Seam Weld Metal Loss Dig Program, Line Segment 72, Dig Sites CA-90, CA-91, and CA-92	\$150,000.00	10/31/2022	Within the 100-foot shoreline band, at W. Railroad Avenue, in the City of Crockett, Contra Costa County.	Conduct inspection and repair activities at pipeline anomaly locations consisting of minor excavations, removal of coating, adding pipeline sleeve, recoating, and backfilling the excavated trench.
RWP	NOI2022.038.00	Marin	Jamie and Dayle Burns	83 West Shore Pile Repair	\$25,000.00	11/18/2022	In the Bay, at 83 West Shore Road, in the City of Belvedere, Marin County.	Repair two piles of a residential boat dock.
RWP	NOI2022.039.00	Marin	Robert and Betty Conner Family Trust	81 West Shore Pile Repair	\$27,000.00	11/18/2022	In the Bay, at 81 West Shore Road, in the City of Belvedere, Marin County.	Repair two piles of a residential boat dock.
RWP	NOI2021.008.00	Contra Costa	City of Hercules Public Works	Sycamore Ave Trunk Sewer Relacement	\$12,480,000.00	12/08/2022	Within the 100-foot shoreline band, adjacent to Railroad Avenue Bridge at Pinole Creek, in the City of Hercules, Contra Costa County, and in the City of Pinole, Contra Costa County	Replace or rehabilitate 5,400 LF of asbestos cement trunk sewer with new FPVC or HDPE trunk sewer.
RWP	NOI2022.024.00	Marin	Hafeez Esmail	25 Weatherly Drive Storage and Playhouse	\$4,500.00	12/15/2022	Within the 100-foot shoreline band, at 25 Weatherly Drive in Strawberry, in unincorporated Marin County.	After-the-fact authorization for a storage shed and playhouse constructed in the footprint of a previously existing pergola (ER2022.042.00).
RWP	NOI2022.026.00	Contra Costa	Phillips 66	Phillips 66 Richmond Impressed Current Cathodic Protection System		12/28/2022	In the Bay and within the 100-foot shoreline band, at the Phillips 66 Richmond Marine Terminal, at 1300 Canal Boulevard, in the City of Richmond, Contra Costa	Install an impressed current cathodic protection system to protect steel components on the Richmond Marine Terminal dock.
RWP	NOI2022.035.00	Alameda	City of Alameda	Hornet Soccer Field Electrical Wiring Project	\$30,000.00	01/24/2023	Within the 100-foot shoreline band, at 250 West Hornet Avenue, in the City of Alameda, Alameda County.	Convert existing diesel light towers to electricity, involving installation of electrical conduits to three cement platforms.
RWP	NOI2023.001.00	Contra Costa	Kinder Morgan	SFPP LS-37 Sites 2022-3B-F and 2022-4B-F		02/17/2023	Within the 100-foot shoreline band and within a Bay Plan-designated Waterfront Park/Beach Priority Use Area, at a site along the Union Pacific Railroad near Wilson Point, in the City of Pinole, Contra Costa County; and within the 100-foot shoreline band, at a site along the Union Pacific Railroad near Rodeo Creek in the Census-Designated Place of Rodeo in unincorporated Contra	Conduct inspection and repair activities at two pipeline anomaly locations consisting of minor excavations, removal of coating, adding pipe sleeve, recording, and backfilling the excavated trench.

RWP	NOI2023.002.00	Marin	UC Davis Bodega Marine Laboratory	SOFAR Wave Buoy/Mooring Richardson Bay	\$2,000.00 02/24/2023	In the Commission's Bay jurisdiction at the southern boundary of the Richardson Bay Audubon Center (RBAC) reserve in Richardson Bay, at approximately 37°52'28.56"N, 122°28'53.25"W in Marin County.	Place and remove a SOFAR wave research buoy and mooring system over multiple months throughout a two-year period. The mooring system consists of a 16.4-inch-wide by 12.2-inch-tall floating buoy, a subsurface float, a 12- to 15-foot-long AmSteel line, and a 46-inch-long helical sand screw anchor with a 6-inch-
RWP	NOI2022.014.00	San Mateo	San Francisco International Airport	SFO Pipeline Replacement to South San Francisco Water Treatment Plant	\$11,000,000.00 03/15/2023	Within the 100-foot shoreline band, at the San Francisco International Airport in unincorporated San Mateo County.	Replace an underground sewer effluent pipeline
RWP	NOI2022.042.00	Marin	89 West Shore, LLC	89 West Shore Road Residential Landscaping	\$80,000.00 03/24/2023	Within the 100-foot shoreline band, at 89 West Shore Road in the City of Belvedere, Marin	Replace existing landscaping, replace hot tub, install firepit and bbq.
RWP	NOI2021.012.00	Marin	Livia and Mutahar Glasgow	Glasgow Residence Renovation	\$348,000.00 04/26/2023	In the Bay and within the 100-foot shoreline band, at 435 East Strawberry Drive in the City of Mill Valley, Marin County.	Renovation of a single-family residence, including newlandscaping, stairs, studio, deck, dock landing, fence and gate, fire pit, bulkhead, lighting, and irrigation.
RWP	NOI2023.003.00	Alameda	Perry Gastis	12929 Neptune Deck Replacement	\$14,000.00 06/16/2023	Within the 100-foot shoreline band, at 12929 Neptune Drive in the City of San Leandro, Alameda County.	Replace an approximately 200-square-foot deck (after-the-fact) and construct, in its place, an approximately 780-square-foot pier-supported deck.
RWP	NOI2022.043.00	San Mateo	San Francisco International Airport	SFO Storm Drain Pump Station Trestle Repair and Replacement Project	\$2,900,000.00 06/20/2023	In the Bay and within the 100-foot shoreline band, at the San Francisco International Airport at 121 North Access Road, in unincorporated San Mateo	Repair or replace existing stormwater drainage outfall pipes and trestle structures at four locations.
RWP	NOI2023.007.00	Contra Costa	Richmond Yacht Club	Richmond Yacht Club Marginal Wharf Piling and Beam Repair	\$150,000.00 08/17/2023	In the Bay, at the Richmond Yacht Club at 351 Brickyard Cove Drive, in the City of Richmond, Contra Costa County.	Install ten 14-inch-diameter steel pilings each having a brack and a 12-inch-long steel I beam to support an existing glulam beam on an existing wharf.
RWP	NOI2023.006.00	Alameda	Alameda County Flood Control and Water Conservation District	Eden Landing Pump Station Flap Gate and Outfall Structure Rehabilitation	\$150,000.00 09/19/2023	In the Bay and within the 100-foot shoreline band, at the Eden Pump Station Zone 3A Line A Outfall on Eden Landing Road, in the City of Hayward, Alameda County.	Maintenance repair and replacement of the existing flap gate and outfall structure.
RWP	NOI2023.014.00	Marin	Jan Chilton	2396 Mar East Stabilization	\$100,000.00 09/28/2023	Within the 100-foot shoreline band, at 2396 Mar East Street in unincorporated Marin County.	Underpin residence and stabilize existing retaining wall for vertical and lateral support.

RWP	NOI2021.004.00	Marin	Alex Johnson	ALEX JOHNSON PRIVATE FLOATING DOCK INSTALLATION	\$40,050.00	10/06/2023	In the Bay and within the 100-foot shoreline band, at 379 E Strawberry Drive, in the City of Mill Valley, Marin County.	Construct a pile-supported floating dock system.
RWP	NOI2021.025.00	Solano	Gregg Doyle	31 Sandy Beach Road Deck	\$30,000.00	11/03/2023	In the Bay, at 31 Sandy Beach Road in the City of Vallejo, Solano County	Replace 1,578 square feet of deck, and 117 feet of safety rail.
RWP	NOI2023.013.00	San Francisco	San Francisco Bar Pilots	Pier 9 Fender Replacement and Repair		11/03/2023	In the Bay, at Pier 9 in the City and County of San Francisco.	Remove and replace in-kind a deteriorated fender system on the south side of Pier 9 and repair a deteriorated fender system on the north side of Pier 9.
RWP	NOI2023.008.00	Napa	Judy Ann Ahman	1301 Milton Road	\$10,000.00	11/09/2023	In the Commission's Napa River Certain Waterways jurisdiction, at 1301 Milton Road, in Napa, Napa County. At waterfront parcel across from 1301 Milton Rd (APN 047-350-002).	Replacement of 2 pilings, installation of 32-foot by 6-foot gangway and 40-foot by 6-foot boat dock. Gangway fixed to riverfront with 3-inch galvanized pipes spaced approximately 4 feet apart with bolt/hinges to attach gangway.
RWP	NOI2023.004.00	Marin	Town of Tiburon	2023 Storm Drain Rehabilitation	\$558,500.00	11/14/2023	Within the 100-foot shoreline band, at six sites located near 90-95 Seafirth Road, 2211-2219 Mar East Street, 759 Tiburon Boulevard, 771 Tiburon Boulevard, and 835 Tiburon Boulevard, respectively, in the Town of Tiburon, Marin County.	Conduct maintenance on five existing storm drain lines.
RWP	NOI2021.013.00	Solano	Lisa and John Rodrigues	1006 Brian Court Dock Enforcement		11/22/2023	In the Bay, at 1006 Brian Court in the City of Suisun City, Solano County.	After-the-fact permit for an existing unpermitted dock at a single-family residence (Enforcement Case No.
RWP	NOI2023.010.00	Contra Costa	Kinder Morgan	SFPP LS-72 Site CA-196	\$150,000.00	11/29/2023	Within the shoreline band, at 1909 Dowrello Drive in the Census-designated place of Crockett, in unincorporated Contra Costa County.	Remove approximately 75 feet of pipeline from the existing casing beneath railroad tracks and install new pipe in existing casing.
RWP	NOI2023.026.00	Marin	Sara G. Griffith	79 Bellevue Seawall Railing Replacement	\$45,000.00	12/22/2023	Within the 100-foot shoreline band, at 79 Bellevue in the City of Belvedere, Marin County.	Replacement of railing on existing seawall.
RWP	NOI2019.022.00	Solano	Dirk Fulton	726 West H Street, Pier Repair	\$25,000.00	01/23/2024	In the Bay at 726 West H. Street, in the City of Benicia, Solano County.	Remove and replace 26 12-inch-diameter pilings and a 945 square-foot dock.
RWP	NOI2022.016.00	Marin	Sandra Cook	22 Beach Drive Remodel	\$1,200,000.00	01/24/2024	Within the 100-foot shoreline band, at 22 Beach Drive in the City of San Rafael, Marin County.	Remodel and reconfiguration of a single-family residence with upper and lower level addition, backyard deck, and roof deck.

RWP	NOI2023.016.00	Contra Costa	Phillips 66	Phillips 66 Cathode Protection System		02/14/2024	Within the 100-foot shoreline band, at 1300 Canal Boulevard in the City of Richmond, Contra	Install an electrical conduit, air-cooled rectifiers, and cathode wells.
RWP	NOI2023.028.00	San Mateo	City of East Palo Alto	East Palo Alto Emergency Sewerline Repairs	\$1,000,000.00	02/14/2024	Within the 100-foot shoreline band, at the end of Beech Street and the end of O'Connor Street, in the City of East Palo Alto, San Mateo County.	Replace and upsize existing underground sewer pipes.
RWP	NOI2023.022.00	Solano	Gregg Doyle and Giselle Shepatin	31 Sandy Beach Road Pilings		03/13/2024	In the Bay, at 31 Sandy Beach Road in the City of Vallejo, Solano County.	After-the-fact authorization for house pilings.
RWP	NOI2023.019.00	San Mateo	City of San Mateo	Outfall Cleaning and Slide Gate Repair Project	\$75,000.00	03/14/2024	In the Bay, approximately 3,700 feet from shore and 240 feet north of the San Mateo Bridge, in the City of San Mateo, San Mateo	Remove sediment from outfall and sidecast sediment into the Bay, and repair existing stop gate.
RWP	NOI2023.020.00	Contra Costa	Contra Costa Water District	Shortcut Pipeline Phase 3 Improvement Project	\$15,000,000.00	04/05/2024	In the Bay and within the 100-foot shoreline band, at 5050 Imhoff Drive, in unincorporated Contra Costa County.	Install two 36-inch pipelines underneath Walnut Creek to repair settling segment of existing pipeline.
RWP	NOI2023.011.00	Alameda	Jeff Frankel	Ballena Bay Stairs and Landing Replacement		04/18/2024	In the Bay and within the 100-foot shoreline band, at 1201 to 1237 Ballena Boulevard, 300 to 354 Tideway Drive, and 401 to 465 Cola Ballena, in the City of Alameda, Alameda County.	Replace existing stairs, landing, and handrails at townhome complex.
RWP	NOI2023.018.00	Alameda	City of Alameda	Encinal Avenue Sinkhole Repair	\$50,000.00	04/18/2024	Within the 100-foot shoreline band, in a drainage easement between 1250 and 1300 Eastshore Drive, in the City of Alameda, Alameda County.	Fill sinkhole and place rock gabions.
RWP	NOI2024.006.00	Alameda	City of Alameda - Public Works Department	Alameda West Lagoon System Outfall	\$452,000.00	05/07/2024		Outfall maintenance to restore gravity flow and outfall capacity.
RWP	NOI2024.004.00	Solano	Department of Water Resources	Chippis Island Tidal Restoration Project: Interim Maintenance of Exterior Levees	\$50,000.00	05/20/2024	In the Bay on Chippis Island in Suisun Marsh.	Maintenance of an existing levee using soil, sheet piles, and an Aquadam, in preparation for a larger restoration project of Chippis Island.
RWP	NOI2022.027.00	Contra Costa	Kinder Morgan	ProjectSFPP LS-72 Replacement	\$2,000,000.00	05/28/2024	Within the 100-foot shoreline band, at 5700 Eckley Road in the City of Crockett, Contra Costa County, and unincorporated Contra Costa County.	Investigate and repair a pipeline anomaly in the LS-72 pipeline at Site CA-97.
RWP	NOI2024.012.00	San Francisco	Treasure Island Development Authority	Torpedo Building Roof and Window Replacement	\$2,000,000.00	05/30/2024	Within the 100-foot shoreline band, at US Army Engineer Torpedo Station Building 262, Army Road, Treasure Island, in the City and County of San	Replace roofing with like materials, repair and replace damaged or missing windows.

RWP	NOI2022.009.00	Marin	Karl Johannsmeier	5 Blanding Lane Fence	\$0.00	06/04/2024	Within the 100-foot shoreline band, at 5 Blanding Lane in the City of Belvedere, Marin County.	After-the-fact authorization for an 11-foot-long, 6-foot-tall fence (ER2021.044.00)
RWP	NOI2024.002.00	Marin	Richardson Bay Regional Agency	RBRA Signage Project	\$25,000.00	06/05/2024	In the Bay jurisdiction in the Richardson Bay in Marin County.	In the Bay, affix habitat protection signage to nine existing pilings; and deploy four new galvanized steel Helix anchors for demarcating anchorage areas that weight 7.7 pounds and measure 31.5 inches tall and 6 inches in diameter, or equivalent.
RWP	NOI2024.007.00	Contra Costa	Richmond Yacht Club	Richmond Yacht Club Marginal Wharf Repair		06/14/2024	Richmond Yacht Club, 351 Brickyard Cove,	Repairs to the Richmond Yacht Club Marginal Wharf, including after-the-fact authorization for 11 piles, and replacement of wharf beam infrastructure.
RWP	NOI2024.005.00	San Mateo	San Francisco Public Utilities Commission	SFPUC: Laguna, Howard, Mission Creeks Combined Sewer Discharge Improvements Project		06/20/2024	In the Shoreline Band in the City and County of San Francisco.	Rehabilitate portions of 6 sewer discharge pipelines.
RWP	NOI2024.009.00	Marin	Caroline Jett (owner)	210 Beach Road	\$2,000,000.00	06/28/2024	Within the 100-foot shoreline band, at 210 Beach Road in the City of Belvedere, Marin County.	Interior remodel of an existing residence with addition of dormer.
RWP	NOI2023.015.00		California Department of Transportation	I-80 Fiber Optic Trunk Line Project	\$93,346,000.00	07/03/2024	Within the 100-foot shoreline band, along the I-80 corridor between the City of Emeryville, Alameda County, and the City of Vallejo, Solano County.	Install fiber optic cable and associated infrastructure.
RWP	NOI2024.014.00	San Francisco	California College of the Arts, Architectural Ecologies Lab	Buoyant Ecologies Float Lab	\$90,000.00	07/17/2024	In the Bay in Clipper Cove Marina in the City and County of San Francisco.	The Float Lab is a prototype for a floating ecological habitat to use for educational purposes.
RWP	NOI2023.027.00	Solano	Micheal Thompson and Johanna Thompson	Foundation Strengthening Project at 16 Sandy Beach Drive	\$31,000.00	07/26/2024	In the Bay and the 100 foot Shoreline Band at 16 Sandy Beach Road in the town of Vallejo in Solano County.	Installed 26 new 12-inch concrete piers and repaired 3 existing 12-inch piers into 24" diameter concrete piers. Need to install 2 new piers.
RWP	NOI2024.010.00	Marin	Central Marin Sanitation Agency	Central Marin Sanitation Marine Outfall Cleaning	\$450,000.00	08/26/2024	In the Bay in the City of San Rafael in the County of Marin.	Removal of 600 cubic yards of solids from interior of the 7" diameter marine outfall pipeline. A diving contractor will be hired to remove the solids and side-cast them on the bay floor.

RWP	NOI2024.011.00	San Francisco	South End Rowing Club	South End Rowing Club Davit		09/04/2024	In the Bay, at the South End Rowing Club, located at 500 Jefferson St, in the City and County of San Francisco.	Install an approximately 6-foot-high and 5.5-foot-long stainless steel and aluminum battery powered davit to an existing dock's concrete piles.
RWP	NOI2024.015.00	Marin	Sausalito Yacht Club	No Wake Zone: Sausalito Yacht Club	\$2,000.00	09/11/2024	In the Bay in the City of Sausalito in the County of Marin marking the no wake zone of the Sausalito Yacht Club at 100 Humbolt Ave.	Installing two new mooring buoys to demarcate the no wake zone for the marina.
RWP	NOI2024.001.00	San Mateo	San Francisco International Airport	Taxiway L Drainage Improvement Project	\$800,000.00	09/25/2024	Within the 100-foot shoreline band, at San Francisco International Airport, in unincorporated San Mateo County.	Improve existing stormwater drainage structures as a part of the Taxiway L Drainage Improvement Project.
RWP	NOI2023.017.00	Marin	Laurence Bekins	85 Bellevue Floating Dock Replacement	\$15,000.00	10/02/2024	In the Bay, at 85 Bellevue Avenue in the City of Belvedere, Marin County.	In-kind replacement of a 200-square-foot floating dock.
RWP	NOI2024.016.00	Marin	Sara Griffith	79 Bellevue Dock replacement	\$85,000.00	10/02/2024	In the Bay in the City of Belvedere in the County of Marin at 79 Bellevue Avenue.	Replace residential dock and gangway.
RWP	NOI2024.018.00	Marin	City of Sausalito	Block 303 Phase 1	\$700,000.00	11/05/2024	Within the 100-foot shoreline band, at 26, 28, 30, 36, 38, 40, and 64 Alexander Avenue, in the City of Sausalito, Marin County.	Install sanitary sewer infrastructure, including pump stations and sewer laterals, at 7 residences.
RWP	NOI2022.002.00	Napa	Dean Jayo	1548 Milton Road Dock Replacement	\$22,000.00	12/16/2024	In a Certain Waterway (Napa River), at 1548 Milton Road, in the City of Napa, Napa County.	Replace a residential boat dock.
RWP	NOI2023.025.00	Marin	Gerald Rudick	2550 Mar East Rudick Residence	\$0.00	12/18/2024	In the Bay and within the 100-foot shoreline band, at 2550 Mar East Street, in unincorporated Marin County.	After-the-fact authorization for improvements and repairs to piers and deck railing.
RWP	NOI2024.013.00	Marin	Lilian Murray	228 Beach Rd Slope Stabilization and Repair	\$450,000.00	12/20/2024	Within the 100-foot shoreline band, at 228 Beach Road in the City of Belvedere, Marin County.	Repairs to stabilize hillside. Demolish, remove, and repair walkway and stairs from house to dock.
RWP	NOI2024.021.00	Solano	Mary and Ted Yee	Willow Creek Bank Repair	\$8,150.00	12/23/2024	In the Bay and Shoreline Band in the City of Benecia and the County of Marin at 716 WEst I street.	Remove a failed streambank protection retaining wall and place clean new riprap to stop erosion of the bank.
RWP	NOI2024.022.00	Solano	Gary and Carole Arneson	737 West H Rear Deck	\$16,000.00	12/31/2024	Within the 100-foot shoreline band, at 737 West H Street in the City of Benicia, Solano County.	Construction of an elevated rear deck and hot tub in rear yard.
RWP	NOI2024.024.00	Marin	City of Sausalito	Phase 2 – Construction of Block 303 Sewer Improvement Plans	\$700.00	01/24/2025	Within the 100-foot shoreline band, at 14, 18, 18UA, 20, and 22 Alexander Avenue, in the City of Sausalito, Marin County.	Install new sanitary sewer force main, new sewer lift ejector stations, replace pumps and electrical systems, and abandon existing sanitary sewer serving five residences. Phase 2 of 3

RWP	NOI2022.022.01	Marin	Quita Properties, LLC	43 Cliff Rd Residence		02/19/2025	In the 100-foot shoreline band in the City of Belvedere in the County of Marin at the residence of 43 Cliff Rd.	Demolition of a single family residence and construction of a new single family residence, a detached studio, and a lap pool and spa. An extension of completion time, until August 23, 2027, for demolition and reconstruction of a single-family residence, at 43 Cliff Road, in the City of Belvedere, Marin County, of permission previously granted in BCDP Permit No. NOI2022.022.00.
RWP	NOI2025.001.00	Marin	Manny Thandi	2348 Mar East Residential Redevelopment	\$2,330,000.00	03/06/2025	Within the 100-foot shoreline band, at 2348 Mar East Street in the Town of Tiburon, Marin County.	(1) Demolish and remove an approximately 382-square-foot parking deck; an approximately 925-square-foot, 4-story residence; and approximately 2,071 square feet of associated outdoor staircases and landings; and (2) Construct an approximately 382-square-foot parking deck; an approximately 49-foot-tall, 909-square-foot residence; and approximately 2,055 square feet of associated outdoor staircases and landings.
RWP	NOI2022.041.00	Alameda	Mari Lake-Schaal	1628 Fernside Boulevard	\$119,150.00	04/03/2025	In the Bay, at 1628 Fernside Boulevard in the City of Alameda, Alameda County.	Modify existing pier with new layout, pile repair and replacement, new floating dock, gangway replacement, new railing, repair or replace existing
RWP	NOI2025.002.00	Solano	Steven Taugner	1004 Neptune Court Garage Construction	\$70,000.00	04/04/2025	Within the 100-foot shoreline band, at 1004 Neptune Court in the City of Suisun City, Solano	Install a new 490-square-foot garage on an existing concrete pad.
RWP	NOI2021.040.00	Alameda	2009 Darryl Browman Trust U/DT August 10, 2009	3315 Fernside Boulevard Deck		04/07/2025	In the Bay, at 3315 Fernside Boulevard in the City of Alameda, Alameda County.	Construct a 122-square-foot gangway and a 200-square-foot dock anchored to 5 wooden piles (After-The-Fact)

RWP	NOI2025.006.00	Marin	City of Sausalito	Block 303 - Phase 3	\$300,000.00	04/16/2025	Within the 100-foot shoreline band, at 2, 6, 8, 10, 12, and 16 Alexander Avenue, in the City of Sausalito, Marin County.	Disconnect 6 residences from an existing force main and reroute sewer lines to Alexander Avenue via pump stations and new sewer laterals, involving the following work: 1. At 2 Alexander Avenue: a. Install approximately 40 linear feet of new sanitary sewer force main and a new sewer lift ejector station. b. Abandon approximately 40 linear feet of existing sanitary sewer. 2. At 6 Alexander Avenue: a. Install approximately 50 linear feet of new sanitary sewer force main and a new sewer lift ejector station. b. Abandon approximately 85 linear feet of existing sanitary sewer. 3. At 8 Alexander Avenue: a. Install approximately 50 linear feet of new sanitary sewer force main and a new sewer lift ejector station. b. ~~Replace pumps and electrical~~
RWP	NOI2025.008.00	Solano	Phil and Celeste Joy	35 Sandy Beach Deck Repair		04/16/2025	In the Bay and within the 100-foot shoreline band, at 35 Sandy Beach Road in the City of Vallejo, Solano County.	Within the footprint of an existing deck: (1) Repair approximately 125 square feet of side deck and deck joists. (2) Replace approximately 600 square feet of back deck and deck joists with in-kind material.
RWP	NOI2025.009.00	Solano	Karen Perry	42 Sandy Beach Deck Replacement	\$20,000.00	04/16/2025	In the Bay and within the 100-foot shoreline band, at 42 Sandy Beach Road in the City of Vallejo, Solano County.	In the Commission's shoreline band jurisdiction: (1) Remove 1418 square feet of wooden decking boards and replace with in-kind Timbertech decking boards; (2) Add approximately 777 square feet of new joists; (3) Remove and replace approximately 46 feet of guardrail. In the Commission's Bay jurisdiction: (1) Remove 967 square feet of wooden decking boards and replace with in-kind

RWP	NOI2025.010.00	Marin	Brenda Wood	303 Bridgeway Remodel	\$1,500,000.00	05/19/2025	Within the 100-foot shoreline band, at 303 Bridgeway in the City of Sausalito, Marin County.	Remodel an existing single-family residence with an addition of approximately 69 square feet.
RWP	NOI2025.016.00	San Francisco	Pilot Thomas Logistics	2950 Hyde Street Soil Remediation	\$750,000.00	06/04/2025	Within the 100-foot shoreline band, at 2950 Hyde Street in the City and County of San Francisco.	Remove fuel-impacted soil near Hyde Street Harbor, including excavation, disposal of soil, and replacement with clean fill.
RWP	NOI2025.015.00	Alameda	East Bay Munipal Utility District	EBMUD Pipeline Inspection		06/05/2025	In the Shoreline Band jurisdiction in the City of Oakland and the County of Alameda at 530 Water	Small excavations to facilitate a pipeline inspection
RWP	NOI2025.013.00	Marin	Mallard Cove Homeowner's Association	Mallard Cover Gangway Replacement		06/10/2025	In the Bay, at 1061 S Eliseo Drive, in the City of Greenbrae, Marin County.	Replace a 32-inch-wide by 40-foot-long wooden gangway with a 40-inch-wide by 40-foot-long aluminum gangway.
RWP	NOI2025.014.00	Marin	Reza Malek	207 Valley Deck		06/17/2025	In the Shoreline Band jurisdiction in the City of Sausalito in the County of Marin at 207 Valley st.	Rebuild and expand deck attached to multi-family private residence in the shoreline band.
RWP	NOI2023.023.00	San Francisco	3240 Mindful LLC	3240 Third Street Lot Resurfacing and Fence Replacement	\$189,600.00	07/09/2025	Within the 100-foot shoreline band, at 3240 Third Street in the City and County of San Francisco.	After-the-fact resurfacing of existing parking lot and replacement of perimeter fence and gates.
RWP	NOI2025.019.00	Alameda	City of Alameda	Shell Gate Road and Willow Street Outfall Rehabilitation	\$250,000.00	08/07/2025	In the Bay and within the 100-foot shoreline band, at 1001, 2031, and 2101 Shoreline Drive in the City of Alameda, Alameda	Retrofit four existing storm drain outfalls and install overflow inlets.
RWP	NOI2025.018.00	Alameda	Martin Marietta	Martin Marietta Tidewater Pile Replacement		09/03/2025	In the Bay, at 4501 Tidewater Avenue in the City of Oakland, Alameda County.	Replace six damaged piles at an existing dock with two new three-pile dolphins.
RWP	NOI2025.022.00	San Francisco	Raising Cane's Restaurants, LLC	Raising Cane's Restaurant		10/21/2025	Within the 100-foot shoreline band, at 211 Jefferson Street in the City and County of San	Replace signage and make exterior improvements.
RWP	NOI2025.021.00	San Francisco	India Basin Investment LLC	India Basin Small Boat Davit	\$2,000.00	11/12/2025	Within the 100-foot shoreline band, within a Bay Plan-designated Waterfront Park, Beach Priority Use Area, at Griffith Street at Hutson Avenue, in the City and County of San	Install a small davit on a concrete bulkhead to facilitate launching of small rowboats.
RWP	NOI2025.025.00	Contra Costa	SFPP, LP	Integrity Digs 2024-2 and 2024-3 LS72 MFL-C	\$400,000.00	11/13/2025	Within the 100-foot shoreline band, near the Carquinez Bridge in the City of Crockett, Contra Costa County, and near the Carquinez Strait Regional Shoreline in Port Costa in unincorporated Contra Costa	Excavate anomaly sites for inspection and repair if necessary.
RWP	NOI2025.028.00	Marin	San Francisco Yacht Club	San Francisco Yacht Club Facilities and Harbor Repairs	\$250,000.00	11/24/2025	In the Bay and within the 100-foot shoreline band at the San Francisco Yacht Club at 98 Beach Road in the City of Belvedere, in	Replace five pilings and repair one piling at an existing dock and pier

RWP	NOI2025.011.00	Santa Clara	City of Mountain View	Shoreline Park Tide Gate Replacement Project	\$3,000,000.00	11/25/2025	In the Bay, near the Adobe Loop Trail on Charleston Slough, in the City of Mountain View, Santa Clara County.	Replace 6 tide gates installed between the inner and outer Charleston Slough to provide flood protection for Shoreline Park and minimize potential for tide flow to overtop the levee.
RWP	NOI2026.002.00	Marin	Reza Malek	207 Valley St. Deck Repair and Onsite Drainage	\$10,000.00	02/10/2026	Within the 100-foot shoreline band at 207 Valley Street in the City of Sausalito, Marin County.	Installation of site drainage on a previously-permitted deck at a private residence.
RWP	NOI2025.029.00	Marin	Porto Bello Association	Porto Bello Condominium Dock Repair	\$45,000.00	03/04/2026	In the Bay, at located at the Porto Bello Condominiums at 34 Porto Bello Drive in the City of San Rafael, Marin County.	Replace in-kind four slips and one pile at an existing floating dock.
RWP	NOI2026.003.00	Solano	Celeste Spillane	1232 West K Street Residential		04/01/2026	Within the 100-foot shoreline band at 1232 West K Street in the City of Benicia, Solano County	In-kind repairs to an existing residential deck and interior renovations at a single family home.
RWP	NOI2025.005.00	Alameda	East Bay Municipal Utility District	San Leandro Channel Pipeline Crossing Project	\$8,700,000.00	04/03/2026	In the Bay and within the 100-foot shoreline band, at Veterans Court and 3315 Bridge View Isle, in the City of Alameda, Alameda County, and the San Leandro Channel near Alameda County.	Install 24-inch-diameter HDPE pipe via horizontal direction drilling under the San Leandro Bay Channel.
RWP	NOI2026.004.00	Marin	San Rafael Sanitation District	Beach Fiberglass Pump Station Improvement	\$1,450,000.00	04/21/2026	Within the 100-foot shoreline band, at 11 Beach Drive in the City of San Rafael, Marin County.	The project consists of rehabilitating the fiberglass pump station. Project activities will include demolition of existing equipment and replacement with updated equipment and piping.
RWP	NOI2025.024.00	Contra Costa	Richmond Yacht Club	Richmond Yacht Club Reshingling	\$60,000.00	04/30/2026	In the Bay and within the 100-foot shoreline band, at 351 Brickyard Cove in the City of Richmond, Contra Costa County.	Reside existing Harbor Master Office and harbor bathrooms with cedar shingles.
RWP	NOI2026.005.00	Marin	Forest Baskett	18 Alexander Ave. Residential Renovations	\$750,000.00	05/04/2026	Within the 100-foot shoreline band, at 18 Alexander Avenue in the City of Sausalito, Marin	Perform interior renovations, minor repairs, and removal of decks at a private residence.
RWP	NOI2025.030.00	Alameda	Encinal Yacht Club	Encinal Yacht Club Crane Foundation Replacement	\$150,000.00	05/18/2026	In the Bay and within the 100-foot shoreline band, at 1251 Pacific Marina in the City of Alameda, Alameda County.	Replace an existing crane foundation.
RWP	NOI2026.014.00	Marin	David Holscher	2260 Mar East Street Kayak Dock and Lift	\$22,000.00	05/28/2026	In the Bay, at 2260 mar East Street in the City of Tiburon, Marin County	Install a kayak dock and lift at a private residential property.
RWP	NOI2026.015.00	Contra Costa	East Brother Light Station, Inc.	East Brother Light Station Pier and Gangway Repair	\$750,000.00	06/11/2026	In the Bay, at East Brother Station Lighthouse in the City of Richmond, Contra Costa County.	Repair a pier deck and replace an existing gangway.

RWP	NOI2026.001.00	Marin	Carl Morabito	2314 Mar East Street Residential Pier Repair	\$76,000.00	06/16/2026	Within the 100-foot shoreline band, at 2314 Mar East Street in the Town of Tiburon, Marin	Repair an existing residential pier.
RWP	NOI2026.009.00	Alameda	City of Berkeley	City of Berkeley N-Lot Repaving	\$1,000,000.00	06/23/2026	Within the 100-foot shoreline band, at 100 Seawall Drive at the Berkeley Waterfront, in the City of Berkeley, Alameda County.	Repave a the existing Skates on the bay (N-lot) parking lot, provide drainage improvements, install bioretention areas, landscaping and irrigation
RWP	NOI2026.008.00	San Francisco	SFPUC	Southeast Bay Outfall Diffuser Repair		07/01/2026	In the Bay offshore Pier 80 in the City and County of San Francisco.	Repair diffusers associated with the SEO pipeline.
RWP	NOI2026.012.00	Contra Costa	SFPP, LP	LS-72 Integrity Digs 2024-2-9/13 and 2024-8	\$400,000.00	07/03/2026	Within the 100-foot shoreline band, near Carquinez Scenic Drive and Foster Street (38.02666215, -122.1635195), and near the Carquinez Strait Regional Shoreline (38.0319194, -122.1712925) in Port Costa in unincorporated Contra Costa	Excavate anomaly sites for inspection and repair if necessary.
RWP	NOI2026.006.00	Alameda	Alameda County Flood Control and Water Conservation District	Eden Landing Pump Station Flap Gate and Outfall Structure Rehabilitation Reauthorization	\$0.00	07/09/2026	In the Bay and within the 100-foot shoreline band, at the Eden Pump Station Zone 3A Line A Outfall on Eden Landing Road, in the City of Hayward, Alameda County.	Reauthorization with an extended window to complete maintenance repair and replacement of the existing flap gate and outfall structure.
Federal Certification	C2024.006.00	Santa Clara	Santa Clara Valley Water	Anderson Dam Seismic Retrofit	\$45,911.00	09/11/2025	In the Bay in Santa Clara County.	Seismically retrofit, maintain, and operate Anderson Dam and Reservoir to meet FERC and DSOD safety requirements.

San Francisco Bay Conservation and Development Commission

375 Beale Street, Suite 510, San Francisco, California 94105 | Phone: 415-352-3600

State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

ATTACHMENT 3

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

January 21, 2026

Lt. Colonel Virginia R. Brickner
US Army Corps of Engineers, San Francisco District
450 Golden Gate Avenue, Fourth Floor
San Francisco, California 94902

SUBJECT: Letter of Agreement No. C2025.005.00

Dear Lt. Colonel Brickner:

On January 15, 2026, the San Francisco Bay Conservation and Development Commission (Commission) voted to conditionally concur with the US Army Corps of Engineers, San Francisco District's proposed four year maintenance dredging program of seven federal deep water channels and four shallow draft channels in San Francisco Bay, with the Commission's Coastal Zone Management Program, including deep water draft channels of: Oakland Entrance, Inner and Outer Harbor; Richmond Inner Harbor; Richmond Outer Harbor; Pinole Shoal; Suisun Bay and New York Slough; Redwood City Harbor; and San Bruno Shoal, and the shallow draft channels of: Petaluma River Channel and Petaluma Across the Flats; Napa Upper and Lower River Channel; and San Rafael Creek. It also authorized two sea trials should the *Essayons* or the *Joaquina* come into drydock for repairs in San Francisco Bay. The total volume proposed for dredging is between 9.43 million cubic yards and 17.647 million cubic yards (Mcy) of sediment from within the Bay. The sediment would either be disposed at four state- and federally-authorized in-Bay disposal sites, the San Francisco Bay Deep Ocean Disposal site outside the Commission's jurisdiction or be beneficially reused at a separately-authorized beneficially reuse site.

In the enclosed Letter of Agreement, the Commission concurs, as conditioned, with the USACE's determination that its proposed Operations and Maintenance Program for calendar years 2026 through 2029 is consistent to the maximum extent practicable with the Commission's Amended Management Program for San Francisco Bay. If the USACE does not agree with the conditions contained herein or fails to incorporate them into the Program, the USACE shall notify the Commission immediately of its refusal to agree or to incorporate the conditions into the Program or individual episodes and the conditional concurrence shall be converted into an objection. The USACE shall also notify the Commission if the USACE determines to go forward with the Program or individual project despite the Commission's objection.

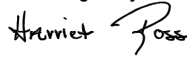


US Army Corps of Engineers, San Francisco District
Letter of Agreement No. C2025.005.00

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January 21, 2026

Please sign the enclosed Letter of Agreement and return it to our offices within 10 days of receipt. We look forward to working with you and your staff on the first implementation of beneficial reuse as part of the Federal Standard program. If you should have any questions regarding the attached Letter of Agreement or need any further assistance, please contact Brenda Goeden of my staff at 415-352-3623 or via email at brenda.goeden@bcd.c.ca.gov.

Sincerely,

DocuSigned by:

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HARRIET LAI ROSS, Regulatory Director
For
LAWRENCE J. GOLDZBAND, Executive Director
San Francisco Bay Conservation and
Development Commission

Enc.

cc: Jessica Vargas, U.S. Army Corps of Engineers; <Jessica.M.Vargas@usace.army.mil>
Sahrye Cohen, U.S. Environmental Protection Agency; <Cohen.Sahrye@epa.gov>
Jazzy Graham-Davis, S.F. Bay Regional Water Quality Control Board;
<Jazzy.Graham-Davis@Waterboards.ca.gov>
Marlene Schroeder, California State Lands Commission;
<Marlene.Schroeder@slc.ca.gov>
Kim Squires, US Fish and Wildlife Services; <Kim_Squires@fws.gov>
Claire Waggoner, <Claire.Waggoner@Wildlife.ca.gov>
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Sara Kern, <Sara.Kern@wildlife.ca.gov>
Justin Ly, NOAA National Marine Fisheries Service, <Justin.ly@noaa.gov>
Sara Azat, NOAA National Marine Fisheries Service, <Sara.Azat@noaa.gov>
Ellie Covington, U.S. Army Corps of Engineers; <Ellie.L.Covington@usace.army.mil>
Julie Beagle, U.S. Army Corps of Engineers; <Julie.R.Beagle@usace.army.mil>

HLR/BG/sr

San Francisco Bay Conservation and Development Commission

375 Beale Street, Suite 510, San Francisco, California 94105 tel 415 352 3600

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LETTER OF AGREEMENT FOR CONSISTENCY DETERMINATION NO. C2025.005.00

January 21, 2026

LT. Colonel Virginia R. Brickner
US Army Corps of Engineers, San Francisco District
450 Golden Gate Avenue, Fourth Floor
San Francisco, CA 94102

Email: Virginia.R.Brickner@usace.army.mil

On January 15, 2026, the San Francisco Bay Conservation and Development Commission, by a vote of 18 affirmative, 0 negative, and 0 abstentions, adopted the resolution pursuant to which this conditional Letter of Agreement was issued.

I. Authorization

A. Authorized Project

The San Francisco Bay Conservation and Development Commission (Commission) conditionally concurs with the determination of the US Army Corps of Engineers, San Francisco District (USACE) that, as further conditioned by the Commission herein, the USACE's 2026 through 2029 Maintenance and Operations Program (Program)¹ is consistent to the maximum extent practicable with the Commission's certified coastal management program under the federal Coastal Zone Management Act as follows:

In the Bay and Certain Waterways

1. Oakland Harbor Federal Channel

Dredge an average of 750,000 cy and up to 1,225,000 cy of sediment each year from Oakland Inner and Outer Harbor channels to a depth of -50 feet MLLW, plus two feet over-dredge depth allowance annually for four years (Exhibit D);

¹ Program means all dredging and disposal activities proposed by the USACE for the 2026 through 2029 operations and maintenance activities. Project means individual dredging episode at a federal navigation channel and its associated disposal or beneficial use of dredged sediment.

2. Richmond Inner Harbor Federal Channel

Dredge an average of 300,000 cy and up to 630,000 cy of sediment each year from Richmond Inner Harbor channel to a depth of -38 feet MLLW, plus two feet over-dredge depth allowance annually for four years (Exhibit E);

3. Richmond Outer Harbor Federal Channel

Dredge an average of 210,000 cy and up to 730,000 cy of sediment each year from Richmond Outer Harbor channel to a depth of -45 feet MLLW, plus two feet over-dredge depth allowance annually for four years (Exhibit F);

4. Pinole Shoal Federal Channel

Dredge an average of 150,000 cy and up to 560,000 cy of sediment each year from Pinole Shoal channel to a depth of -35 feet MLLW, plus two feet over-dredge depth allowance, annually for four years (Exhibit G);

5. Suisun Channel and New York Slough Federal Channel

Dredge an average of 150,000 cy and up to 355,000 cy of sediment each year from Suisun Bay channel to a depth of -35 feet MLLW, plus two feet over-dredge depth allowance annually for four (Exhibit H);

6. Redwood City Harbor Federal Channel

Dredge and average of 180,000 cy and up to 650,000 cy of sediment each year from Redwood City Harbor to a depth of -30 feet MLLW, plus two feet over-dredge depth allowance annually (Exhibit I);

7. San Bruno Shoal Federal Channel

Dredge up to 30,000 cy of sediment from San Bruno Shoal to a depth of -30 feet MLLW plus two feet of over dredge depth allowance, once during four years (Exhibit I);

8. Petaluma River and Across the Flats Federal Channel

a. Dredge up to 150,000 cy of sediment from the Petaluma River to a depth of -8 feet MLLW, plus two feet over-dredge depth allowance, once during four years (Exhibit J);

b. Dredge up to 70,000 cy of sediment from the Petaluma Across the Flats channel to a depth of -8 feet MLLW, plus two feet over-dredge depth allowance, once during four years (Exhibit K);

9. Upper and Lower Napa River Federal Channel

Dredge up to 110,000 cy of sediment from the upper and lower Napa River channel to a depth of -9 feet MLLW, plus one foot of over dredge depth allowance once during four years (Exhibit L);



10. San Rafael Creek Federal Channel

Dredge up to 110,000 cy of sediment from the San Rafael Creek federal channel to a depth of -6 feet MLLW, plus two feet over-dredge depth allowance, once during four years (Exhibit M);

11. Sea Trials

Conduct two “sea trials” of the federal hopper dredges, *Essayons* and/or *Yaquina*, after dry dock repairs or maintenance activities between January and March in the Pinole Shoal federal channel. The *Essayons* sea trial includes intake of 600,000 gallons of water for ship displacement calibration and dredging 3-5 loads (up to 12,000 cy of sediment) for load calibration. Sea Trials for the *Yaquina* include 1,500 gallons of water and 3-5 loads (up to 4,000 cy of sediment) for load calibration. Place the dredged sediment at the state and federally authorized San Francisco Bar (SF-8) disposal site, unless the sea state is prohibitive. If the sea state is unsafe, dispose of the dredged sediment at the San Pablo Bay (SF-10) or Alcatraz disposal site (SF-11); and

12. Beneficially reuse dredged sediment from the federal navigation channels at authorized beneficial reuse sites, or dispose of dredged sediment at the state and federally authorized Alcatraz (SF-11), San Pablo Bay (SF-10), Carquinez Strait (SF-9), and Suisun Bay (SF-16) disposal sites, or the San Francisco Deep Ocean Disposal Site (SFDODS) in accord with the approved Integrated Alternative Disposal Site Analysis (IAA) required in Special Condition II-C.

B. Date of Consistency Determination Request

This authority is generally pursuant to and limited by the consistency determination concurrence request dated July 8, 2025, including all accompanying and subsequently submitted correspondence and exhibits, subject to the modifications required by the Special and Standard Conditions included herein.

C. Deadlines for Commencing and Completing Authorized Work

Work authorized herein must commence prior to September 1, 2026, or this Letter of Agreement will lapse and become null and void. All work authorized herein must be completed by December 31, 2029, unless an extension of time is granted by amendment of this Letter of Agreement.

D. Project Summary

Within the San Francisco Bay Coastal Zone, and within the Commission’s Bay, and certain water way jurisdictions, the USACE would maintenance dredge between a total of 9.43 and 17.647 million cubic yards of sediment over 4 years to maintain safe navigation for shipping, military, and recreation vessels. The program includes the following: dredging between a total of 1.755 and 4.22 million cubic yards (cy) of



sediment annually from Suisun Bay, Pinole Shoal, Richmond Outer Harbor, Richmond Inner Harbor, Oakland Harbor, Redwood City Harbor federally authorized deep draft channels to depths ranging from minus 30 feet Mean Lower Low Water (MLLW) to minus 50 feet MLLW; one time dredging of up to 30,000 cy of sediment from San Bruno Shoal federally authorized deep draft channel; and one time dredging of between a total of 440,000 and 725,000 cy of sediment from San Rafael Creek, Petaluma River, Petaluma River “Across the Flats,” and Napa Upper and Lower River federally authorized shallow draft channels with depths ranging from minus six feet MLLW to minus 9 feet MLLW as shown in Exhibit B.

Depending on equipment type, costs, timing, and funding availability, the USACE would beneficially reuse dredged sediment at authorized wetland restoration sites, dispose of between the dredged sediment at in-Bay disposal sites, and/or SFDODS.

The USACE’s 2026-2029 Dredging Program is different than in previous years because it seeks to include beneficial reuse as part of its “Federal Standard.” program. As described by USACE policy, the Federal Standard is the project or program which is the least costly dredged sediment alternative consistent with sound engineering practices and meeting environmental standards. To accomplish this, the USACE would increase in-Bay disposal to reduce ocean disposal while beneficially reusing sediment. The USACE would do this by using the cost savings from the change in SFDODS disposal to in-Bay disposal. The other potential alternative that the USACE would use to implement its Dredging Program would be to increase in-Bay disposal, increase the use of hydraulic hopper dredges, and decrease ocean disposal, and use the cost savings to beneficially reuse a portion of the program’s sediment. As described, the USACE would phase its approach to this new program over four years. If successful, the USACE approach would result in between 1.087 (49%) and 3.627 (73%) million cy sediment disposed at in-Bay disposal sites annually; between 140,000 cy (6%) and 985,000 million cy (20%) of beneficial reuse annually; and 750,000 (34%) to 1.225 (25%) million cy disposed at the San Francisco Deep Ocean Disposal site (SFDODs) annually from the approximately 2.237 to 4.987 million cy of sediment dredged.

Since 2015, the USACE has disposed of between 362,000 cy and 988,000 cy of sediment at in-Bay disposal sites annually. The authorized program could result in a significant increase in in-Bay disposal – up to 3.627 million cy annually, if the maximum dredging and in-Bay disposal occurred. This could occur if no additional funding was available to support beneficial reuse or dredging outside of the environmental work windows did not occur. Dredging outside of the environmental work windows requires beneficial reuse of dredged sediment as mitigation for impacts to species. If the maximum or even average in-Bay disposal scenario occurred, it would likely lead to a shortage of in-Bay disposal volume available for other dredgers, including recreational marinas, ports, and refineries. If the USACE Dredging Program execution continuously exceeds the in-Bay



disposal volume target limit set for the in the Long Term Management Strategy for Placement of Dredged Material in the Bay Region (LTMS) Management Plan the Commission would need to consider, and potentially institute in-Bay disposal volume allocations for all dredgers in accordance with the Commission's regulations.

In addition to dredging its federal channels, the USACE's federal hopper dredges need maintenance and enter dry dock for repairs. If this occurs during the next four years, the USACE may conduct two "sea trials" to calibrate its hopper dredges after dry dock maintenance repairs. The "sea trials" would include dredging of up to 20,000 cy of sediment and disposal of the sediment at the San Francisco Bar Channel outside the Commission's jurisdiction, or at the state and federally authorized San Pablo or Alcatraz in-Bay disposal sites.

1. Bay Fill

As authorized and conditioned herein, the USACE 2026 through 2029 Operations and Maintenance Dredging Program would result in between 1.087 million cy and 3.627 million cubic yards of Bay fill annually, and up to 13.332 million cy over four years. The fill would occur through disposal of dredged sediment from federal deep and shallow water navigation channels at four state and federally authorized in-Bay disposal sites.

II. Special Conditions

The authorization made herein shall be subject to the following special conditions, in addition to the standard conditions in Part IV. If the USACE does not agree to comply with the following conditions or fails to incorporate them into its 2026-2029 Dredge Program, the USACE shall notify the Commission immediately of its refusal to agree or to incorporate any of the conditions into the Program, which would turn this conditional consistency determination concurrence into an objection.

A. Limits on Dredging

This Letter of Agreement authorizes maintenance dredging only within the federal channels and to the project depths and volumes described in Table 1 (Exhibit B) and within dredge footprints shown on Exhibits D through M.

The maximum volume of sediment authorized for deep draft channel dredging in 2026 through 2029 is 16.88 million cubic yards. The maximum volume authorized for shallow draft channels is 725,000 cy for 2026-2029. The total volume proposed to be dredged in individual years varies due to interannual variation in sediment deposition, funding, and infrequent dredging in shallow draft channels.



In 2026 through 2029, the USACE would dredge between an estimated 1.755 million cy and 4.22 million cy from deep draft channels annually. It would dredge an estimated 110,000 cy and 280,000 cy of sediment from San Rafael Creek shallow draft channel in 2026. In 2027 through 2029, it would dredge between 120,000 cy to 210,000 cy of sediment from one to two shallow draft channels each year. San Bruno Shoal may be dredged up to 30,000 cy in any one year, as well as the two sea trials, should they be necessary and funded. No dredging in other areas or additional volume is authorized.

B. Limits on In-Bay Disposal

1. The USACE shall limit its in-Bay disposal volume to those shown in Tables 2 through 4 (Exhibit C), and work with the LTMS agencies through the Integrated Alternative Disposal Site Analysis (IAA) described in Special Condition II – C below.
2. The USACE shall limit its in-Bay disposal at individual sites (at the Alcatraz Island, San Pablo Bay, Carquinez Strait, and Suisun Bay Channel in-Bay disposal sites) to those consistent with the monthly and annual in-Bay disposal site limits included in regulation 14 C.C.R. 10602(e)(1). USACE will actively coordinate with the DMMO agencies to prevent breaches of in-Bay site limitations.

C. Integrated Alternative Disposal Analysis, Use of Funds, and Annual Schedule

Beginning in 2026, and no later than March 31st of each year, the USACE shall provide to the Commission an Integrated Alternative Disposal Site Analysis (IAA) for the year reflective of items 1 and 2 below, and its dredging schedule for the upcoming dredge season. By June 30th of any year, when necessary, USACE shall update the IAA to reflect changes in the USACE programming, funding, and equipment use and provide it to the Commission for review and approval.

1. IAA

The USACE shall include in its IAA all dredging projects (deep and shallow draft) for the calendar year, and as many as five years, the practicability of beneficial reuse of its dredged sediment at wetland restoration sites, levee maintenance, and other beneficial reuse opportunities, as well as disposal options, when beneficial reuse is not practicable.

- a. USACE project includes the potential to utilize Water Resources and Development Act (WRDA) 2016 Section 1122, Water Resources and Development Act (WRDA) 2020, Section 125, and State Coastal Conservancy (SCC) funds to defray the cost of beneficial use. To the extent such funds will be used, USACE will document it in the IAA including which projects and how much beneficial use will be achieved. The USACE shall maximize beneficial reuse of dredged sediment when practicable.



- b. The USACE shall evaluate the practicability of combining placement of dredged sediment from the federal navigation channels with sediment from other USACE projects implementing beneficial reuse when both projects will occur at similar times or locations or will be performed by the same contractor. Further, the USACE shall evaluate contracting mechanisms that ensure contractors include consideration of beneficial use in their bid proposals.

2. Dredging Schedule

The dredge schedule should include all proposed projects for the calendar year and the estimated start and finish date, any projects anticipated to dredge outside of the environmental work windows, and the contracting schedule. Should the USACE's Dredging Program change, an updated schedule shall be provided to the Commission staff by June 30th of that same year.

D. Water Quality

1. Water Quality Certification and Waste Discharge Requirements

By January 31, 2026, and prior to the commencement of any dredging episode authorized herein, the USACE shall submit to the Executive Director a water quality certification, waste discharge requirements, or any other required approvals from the California Regional Water Quality Control Board, San Francisco Bay Region (Water Board).

2. Hazardous Materials and Fuels

The USACE and/or its contractor shall immediately stop, repair, and clean up any fuel or hazardous waste leaks or spills from dredging or disposal activities at the time of occurrence. The USACE and/or its contractor shall properly contain hazardous products and dispose of any unused or leftover hazardous products outside of the Commission's jurisdiction.

E. Sediment Quality

Sediment to be dredged, disposed, or beneficially reused shall be tested to ensure that it is physically, chemically and biologically suitable for the proposed disposal or beneficial reuse site. The sediment testing program shall be in accordance with the Inland Testing Manual or the Ocean Testing Manual, as modified for the San Francisco Bay Region, with Sampling and Analysis Plans and Result reports shall be submitted to the Dredged Material Management Office (DMMO) for review and approval two weeks prior to its meeting.

1. Sampling Analysis Plans (SAP)

USACE shall submit SAPs that are consistent with the protocols, advice and decisions of the DMMO and include the proposed sample locations, the most recent survey of the channel, and both the dredge reaches and sample composite areas that are clear and legible.

2. Sampling Analysis Results (SAR)

USACE shall submit SARS in report form to the Commission staff and the DMMO for review and decision on the suitability of the sediment for the proposed disposal or placement site. The USACE shall abide by the decisions of the DMMO.

F. Dredging and Disposal Activity**1. Episode Approval, Disposal Report and Notice**

At least 30 days prior to contract award, the USACE shall submit to the Commission's Executive Director for review and approval the following information and documentation:

a. Bathymetric Survey

A signed and most recent bathymetric pre-dredge survey depicting the location of all areas authorized to be dredged, the proposed project depth including over-dredge depth based on MLLW, the actual volume of sediment proposed to be dredged based on the most recent survey, the results of sediment test analysis, and the proposed disposal or placement site, and the approximate date of project commencement.

b. Sediment Disposal and Placement

A written statement shall be submitted to the Commission's Executive Director with the following information: (1) the proposed disposal or placement site and quantity of sediment to be disposed or placed, and dates within which the disposal/placement episode is proposed; (2) if applicable, a discussion as to how the volume proposed for disposal is consistent with in-Bay disposal site limits and/or disposal site allocations; (3) the results of chemical and biological testing of sediment proposed for beneficial reuse or disposal; and (4) any changes to the IAA for the individual project, if any.

c. Updated Information

Within 15 days after the contract award, the USACE shall submit the latest bathymetric survey and written notification to the Commission that there are no changes to the project; or any revisions to the volume of sediment proposed for dredging, the disposal or placement site, and/or date of commencement from the initial submission.

2. Authorization of Dredging, Disposal, and Beneficial Reuse

The authorization for the proposed dredging and in-Bay disposal or beneficial reuse shall become effective only if the Commission: (1) informs the USACE in writing that the proposed episode is consistent with the authorization provided herein, beneficial reuse or alternatives to in-Bay disposal options are infeasible, the volume proposed for in-Bay disposal is consistent with the disposal site limits, and the sediment is suitable for in-Bay disposal, beneficial reuse or ocean disposal; or (2) does not respond to the USACE's episode approval request within 30 days of its receipt. If the Commission determines that: (a) beneficial reuse of the sediment, upland or ocean disposal is feasible; (b) the sediment proposed for in-Bay disposal is not suitable for the Bay; or (c) the proposed in-Bay disposal is inconsistent with in-Bay disposal site limits, the Commission's concurrence for in-Bay disposal for that episode shall be terminated. The USACE shall adhere to any special conditions contained in the episode approval letter.

3. Post-Dredging Requirements

- a. Within 60 days of the completion of all dredging projects funded in the same federal fiscal year, or by June 30th of the following calendar year, the USACE shall submit a signed post-bathymetric surveys to the Commission showing the actual area(s) and depths dredged including over-dredge depth based on MLLW; any dredging that occurred outside the authorized area or depths; the total volume of sediment dredged, the placement or disposal location(s), and the volume of sediment placed at each site; and the dates the dredging occurred.

G. Environmental Work Windows

Dredging, and dredged sediment disposal have impacts to the biological resources of the Bay. Therefore, the USACE shall undertake the following avoidance, minimization, and mitigation measures:

1. Seasonal Limitations

- a. To reduce impacts to Bay species whose population are in decline, and specifically those that federal and state governments have listed as candidate, threatened or endangered, as well as those that use the Bay as spawning grounds, the USACE shall confine dredging and in-Bay disposal operations to the work windows consistent with Tables F-1 and F-2 of Appendix F, "In-Bay Disposal and Dredging" and Figures 3.2 and 3.3 of the Long-Term Management Strategy (LTMS) Management Plan (2001) programmatic biological opinions as amended by the U.S. Fish and Wildlife Service (USFWS) on February 7, 2025 and NOAA's National Marine Fisheries Service (NMFS) in July 2015.

If dredging is necessary outside the environmental work windows, the USACE shall comply with the notification, monitoring, and conservation measures included in the appropriate biological opinions and this Letter of Agreement.

No work inconsistent with the time and location limits contained in these figures may be conducted without the written approval of an extension of time to complete dredging and beneficial reuse and disposal by the Executive Director. Such approval may only be issued after the Executive Director has sought the advice of the appropriate resource agencies and determined that dredging and disposal outside of the work window would be consistent with the Commission's Coastal Zone Management Program.

- b. Should the USACE obtain new or amended biological opinions that would change the environmental work windows, the implementation of current biological opinions, terms and conditions, or conservation measures, the USACE shall provide them to the Commission for consideration. If the Commission determines that the new or amended biological opinion changes the USACE Dredging Program in a way that is inconsistent with the Letter of Agreement, the USACE shall work with the Commission staff to request and obtain necessary amendments to this Letter of Agreement.

2. Bay Tributaries

No dredging (mechanical or hydraulic) is permitted from December 1 through May 31 upstream of, or within 1000 feet bayward of the mouths of Larkspur/Corte Madera Creek, Napa River Channel/Mare Island Strait, Petaluma River, and Novato Creek without the written approval of an extension of time to complete dredging and beneficial reuse and disposal by the Executive Director. Such approval may only be issued after the Executive Director has sought the advice of the appropriate resource agencies and determined that dredging and disposal outside of the work window would be consistent with the Commission's Coastal Zone Management Program.

3. Mitigation for Dredging Outside of Environmental Work Windows

When circumstances necessitate that the USACE dredge before June 1st or after November 30th anywhere in the Bay, to mitigate for impacts to Bay resources the USACE shall place the sediment dredged after November 30th and before June 1st (or August 1st for the Oakland Harbor Project) of any year at a designated beneficial reuse site that will benefit fish habitat, consistent with the NMFS and USFWS amended LTMS Programmatic Biological Opinions.

- a. If a project is unable to place all sediment dredged outside the [environmental] work window at a beneficial reuse site, the LTMS Program [this Letter of Agreement's] measures [special conditions] allow for an equivalent volume of dredged sediment to be placed at a beneficial reuse site from a project conducted within the work windows during the following season. This exemption does not apply to dredge sites upstream or within 1,000 feet bayward of the mouths of Larkspur/Corte Madera Creek, Napa River Channel/Mare Island Strait, Petaluma River, and Novato Creek.
- b. Projects that incur an unplanned and unavoidable need to complete a portion of an ongoing dredging operation outside of the work window, the LTMS agencies [the Commission] may approve up to 50,000 cubic yards of dredging and disposal per year for this purpose [cumulatively for all dredging projects]. This exemption may apply to dredge sites upstream or within 1,000 feet bayward of the mouths of Larkspur/Corte Madera Creek, Napa River Channel/Mare Island Strait, Petaluma River, and Novato Creek.
- c. Special Condition II-G.3.a and b provide for dredging activities outside the NMFS environmental work window it does not necessarily include concerns that may be present from other resource agencies. Therefore, the Commission shall consider the additional species and advice and recommendations of all resource agencies when making the determination of whether or not to allow dredging outside the environmental work window.

H. Hydraulic Dredging

1. Limits on Hydraulic Dredging

To protect native, state and federally listed, candidate, and species of special concern, the USACE shall limit the use of a hydraulic dredge as follows:

a. Suisun Channel

No hydraulic dredging shall occur in Suisun Channel and clamshell dredging shall be limited to the months of August 1st through November 30th of any year.

b. Pinole Shoal

Hydraulic dredging in Pinole Shoal Channel shall be limited to the work window of August 1st through November 30th of any year to protect listed species and specifically to minimize impacts to longfin smelt and migrating salmonids.

c. Richmond Inner and Outer, and Oakland Harbors

No hydraulic dredging shall occur at Richmond Outer Harbor from December 1st to March 15th of any year to protect spawning herring, herring eggs, and larval herring.



2. Overflow During Hopper Dredging

Return water overflow from hopper-type hydraulic dredges shall be limited to no longer than 15 minutes at the dredge site for each hopper load except in channels where the shoaled material contains greater than 80 percent sand. There is no overflow restriction if the dredged material is greater than 80 percent sand.

3. Minimization Measures

To reduce entrainment of fish and invertebrates, the USACE shall implement the following minimization measures when using a hydraulic dredge:

a. Salinity

No dredging would occur in water with salinity ranging from 0 to 5 parts per thousand between December 1st and June 30th of any year.

b. Worker Education Program

The USACE shall designate a qualified biologist to provide a worker education and training program regarding special status fish species that could be adversely impacted by dredging. The program would include a presentation to all workers on biology, general behavior, distribution and habitat needs, sensitivity to human activities, legal protection status, and project-specific protective measures for all special status species. The training program shall be conducted prior to the use of a hydraulic dredge in San Francisco Bay.

c. Drag Head Operation

At the beginning and end of each hopper load, pump priming, drag head clearing, and suction of water would be conducted within three feet of the seafloor. In addition, the following measures shall be implemented:

- (1) Suction pumps shall be turned off when raising and lowering the drag arms from the seafloor;
- (2) The drag head or cutter head shall maintain contact with the seafloor during dredging; and
- (3) Opening water intake doors on the drag head shall be minimized. When necessary to alleviate clogging, the doors shall be opened incrementally, (i.e., the doors shall be opened in small increments and tested to see if the clog is removed) to ensure that doors are not fully opened unnecessarily.

4. Entrainment Monitoring

To better understand the entrainment rate and the impact of hydraulic dredging on native and listed species, the USACE shall:

a. Monitor Hydraulic Dredging

- (1) By March 31, 2026, USACE shall submit a four-year entrainment monitoring plan, acceptable to the Executive Director, that describes the collection and recording of entrainment of native and listed fish and macroinvertebrate species.

At a minimum, the plan shall include the following elements:

- (a) On-board monitoring during active dredging;
 - (b) Sampling during all phases of the dredging cycle;
 - (c) Sampling both drag-arms to capture a greater percentage of the pump volume during active dredging;
 - (d) Sampling associated with flood/ebb tides and spring/neaptides;
 - (e) Visual monitoring of vessel hold for fish or macro invertebrates that are not captured by sampling screens during active dredging;
 - (f) Presence/absence monitoring in the immediate vicinity of the active dredge to determine effectiveness, if feasible; and
 - (g) Procedures for evaluating the effectiveness of the avoidance, minimization, and mitigation measures.
- (2) Annual monitoring reports containing the above-described information along with any proposed updates to the monitoring plan shall be submitted to the Commission by January 31st of the year following the dredging and monitoring activities.
 - (3) The USACE shall report any special status species and natural communities detected during the entrainment monitoring to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:
<https://wildlife.ca.gov/Data/CNDDDB/SubmittingData#44524420-pdf-field-survey-form>.

b. Alternative to Entrainment Monitoring

If the USACE identifies monitoring that is more beneficial to species of concern, it may propose it to the Water Board and Commission staff for review and approval by February 28th of the year in which its implementation is proposed.

5. Mitigation for Entrainment of Native and Listed Species

When the USACE uses a hydraulic dredge, it shall compensate for unavoidable take of native and listed species via entrainment by:

- a. purchasing longfin smelt mitigation credits at a resource agency-approved habitat conservation bank; and/or
- b. by beneficially reusing a volume of dredged sediment at a wetland restoration project that benefits fish habitat.

To calculate acreage of mitigation credits needed the USACE shall use the actual volume of water and sediment pumped by the hopper dredge in the equation below:

$$\text{Acres of mitigation req} = \frac{800 \text{ acres} \times \text{Volume (water/sediment pumped by hopper dredge)}}{3.0 \text{ million acre-feet}}$$

To calculate the volume of dredged sediment required for beneficial reuse the USACE shall use the following equation and the acres of mitigation calculated with the previous equation:

$$\text{Volume of Beneficial Reuse (cy)} = \frac{\text{acres of mitigation required} \times \$1,325,000 \text{ per acre}}{\text{Incremental cost per cy}} \times 2$$

6. Mitigation Effectiveness

After implementing this mitigation requirement for three dredging seasons, the USACE shall compile the amount of sediment dredged using hydraulic dredges; the amount of water pumped through the system; the amount and typed of fish and macro invertebrates entrained; the amount of sediment beneficially reused; and the amount of wetlands (acres) restored as a result of this mitigation requirement. A three-year report shall be provided to the Commission by July 31, 2029 for review and consideration in its next evaluation of any future USACE hydraulic Dredging Program.

If the determination is made by the Commission or resources agencies that the mitigation provided is not sufficient to offset the impacts of the hydraulic dredging, a more appropriate mitigation program shall be developed for consideration of future authorization of future hydraulic dredging.

I. Species Protection

1. Take of Listed Species

This Letter of Agreement does not allow for the take, including incidental take, of any special status species. The USACE is required, as prescribed in the State and Federal Endangered Species Acts, to consult with or obtain appropriate take authorization from the appropriate agencies prior to undertaking dredging activities in San Francisco Bay which may affect any federally or state listed species and is not

in compliance with the LTMS Programmatic Biological Opinions, or individual biological opinions currently in effect.

If the USACE initiates consultation with one or more resource agencies, it shall provide a copy of the amended or new biological opinion to the Commission staff for consideration and potential amendment to this Letter of Agreement as required by the Commission. The USACE shall use the appropriate protocols, as approved by the CDFW, NMFS, and/or USFWS, to ensure that project activities do not adversely affect rare, candidate, threatened and endangered species, as they are protected natural resources of San Francisco Bay and its tributaries.

2. Pacific Herring

Pacific herring is an important forage and commercial fishery species that spawns on hard surfaces, aquatic plants, and seaweed in San Francisco Bay. Should it become necessary to dredge within herring spawning habitat and outside of the herring work window (March 16th to November 30th of any year), the USACE shall implement the following measures:

- a. A CDFW qualified and trained herring observer shall be present during all dredging or in-water work (day and night) and observing shall be his/her sole duty.
- b. The herring observer shall monitor for herring spawn in 500-meter buffer zone surrounding active dredging and disposal activities. Observations may be conducted from the dredge, shore, or by a separate vessel, but must have a full view of the buffer zone around the dredging activity;
- c. When there is a lag time of eight hours or more between dredging activities and following dredging at night, the herring observer shall conduct a shoreline survey within the 500-meter buffer zone at least one hour prior to the start of dredging;
- d. If spawning Pacific herring are detected within 500 meters of the dredging site all in-water work shall stop immediately and Commission staff and CDFW shall be notified. If spawning occurs within the 500-meter buffer, work may not continue until spawning has ended and herring embryos have hatched (14-21 days). Dredging can restart with approval from CDFW and notification to the Commission staff;
- e. The observer shall keep a daily log of observations, which shall be submitted to Commission staff and the CDFW on a weekly basis by 5:00 pm on Fridays; and
- f. For Oakland and Richmond Inner Harbor dredging conducted outside the herring work window, the dredging contractor shall dredge the remaining sediment moving to the outer reaches and work towards the inner harbor to reduce disturbance to spawning activity.

3. Eelgrass

- a. Eelgrass is a productive aquatic plant that provides significant habitat value for certain Bay species. Due to the presence of eelgrass beds in the vicinity of the Richmond and Oakland Harbor federal navigation channels, the USACE shall implement the USACE SF Bay Dredging Program Eelgrass Light Monitoring Plan 2024-2030 (Light Monitoring Plan), including turbidity minimization measures described in Table 1, Page 14 of the Light Monitoring Plan.
- b. With 60 days of completion of the post dredge eelgrass survey, the USACE shall provide a copy of the light monitoring report, inclusive of the pre-dredge and post dredge eelgrass surveys, and an analysis of any changes to the eelgrass beds within 250 meters of dredging activity.
- c. Should the USACE determine it is necessary to alter the Light Monitoring Plan, it shall provide proposed changes to the Commission for review and approval 30 days prior to implementing changes.

J. Management and Monitoring of In-Bay Disposal Sites

The USACE shall maintain administrative controls on disposal volumes at the in-Bay disposal sites to ensure that LTMS in-Bay disposal volume and the in-Bay disposal sites specific volumes are not exceeded. The USACE shall manage overall disposal volumes and disposal locations within each site in coordination with the LTMS agencies to prevent build-up of dredged materials at each of the sites.

1. The USACE shall continue bathymetric monitoring of the in-Bay disposal sites, monthly at SF-11, quarterly at SF-9, SF-10, and SF-16. The USACE shall provide these condition surveys within 60 days of their completion to the Commission staff.
2. Upon request of the LTMS agencies, the USACE shall provide analysis of the condition of the in-Bay disposal sites.

K. Reporting to the Commission

Beginning in 2027, and by March 31st of each year, the USACE shall brief the Commission at one of its regularly scheduled meetings on the outcome of the implementation of the Dredging Program for the previous year. The briefing shall include information and documentation on the amount of sediment dredged and beneficially reused, the volume of sediment disposed of, where the sediment was beneficially reused or disposed, the work completed in and out of the work window, the amount of mitigation required and implemented, the acres of habitat created through mitigation, and the funding that was available and was used for beneficial reuse of the USACE dredged sediment.

L. Observation of Dredging and Disposal Operations

The USACE shall allow the Commission staff and representatives of other relevant state or federal agencies to come aboard the dredge or barge associated with any dredging or disposal episode and observe the operation(s) to ensure that these activities are consistent with the terms and conditions of this Letter of Agreement. Further, the Commission reserves the right to have post-dredging reports inspected by a reliable third-party with expertise in bathymetric mapping to verify the contents of the USACE pre and post dredge reports.

M. Changes to Commission Laws, Policies, and Regulations

If, at any time during the effective life of this Letter of Agreement, the Commission's laws, Bay Plan policies, or regulations are changed and are in effect as enforceable policies of the Commission's certified coastal management program under the federal Coastal Zone Management Act regarding dredging, dredged sediment disposal, and beneficial reuse, this Letter of Agreement shall become null and void unless the USACE agrees to amend its consistency determination, and agrees to new conditions to meet the new laws, policies, or regulations in a manner specified by or on behalf of the Commission, if appropriate.

III. Findings

Section 307 of the federal Coastal Zone Management Act (CZMA) states: "Each Federal agency activity within or outside the coastal zone that affects any land or water use or natural resource of the coastal zone shall be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of approved State management programs." (16 USC § 1456(c)(1)(A).) Section 930 states: "consistent to the maximum extent practicable" means fully consistent with the enforceable policies of management programs unless full consistency is prohibited by existing law applicable to the Federal agency (15 CFR § 930.32(a)(1)).

This authorization is given on the basis of the Commission's findings and declarations that the work authorized as conditioned herein, is consistent to the maximum extent practicable with the Commission's federally-approved Amended Coastal Zone Management Program for San Francisco Bay, including the McAteer-Petris Act, the Suisun Marsh Preservation Act, and the *San Francisco Bay Plan (Bay Plan)*, and *Suisun Marsh Protection Plan*, and the Commission's regulations, all as amended, for the following reasons:

A. Bay Fill

Government Code Section 66605 of the McAteer-Petris Act provides that further filling of the Bay should be authorized only when public benefits from fill clearly exceed public detriment from the loss of the water areas and should be limited to water-oriented uses or minor fill for improving shoreline appearance or public access to the Bay; (b) That fill in the Bay and certain waterways for any purpose should be authorized only when no alternative upland location is available for such purpose; (c) That the water area authorized to be filled should be the minimum necessary to achieve the purpose of the



fill; (d) That the nature, location and extent of any fill should be such that it will minimize harmful effects to the Bay Area, such as, the reduction or impairment of the volume surface area or circulation of water, water quality, fertility of marshes or fish or wildlife resources; (e) That public health, safety and welfare require that fill be constructed in accordance with sound safety standards which will afford reasonable protection to persons and property against the hazards of unstable geologic or soil conditions or of flood or storm waters; (f) That fill should be authorized when the filling would, to the maximum extent feasible, establish a permanent shoreline; and (g) That fill should be authorized when the applicant has such valid title to the properties in question that he may fill them in the manner and for the uses to be approved.

The federal navigation channels provide safe navigation and supports transport of commerce borne by deep and shallow draft vessels, including container and bulk cargo ships bringing goods into and out of ports and other shipping terminals. In addition, dredging provides navigation safety for military, transportation and recreation vessels. The Bay Area Ports and oil terminals are vital to the economic health of the region; the military terminals provide for national security; ferries provide mass transport, and the smaller channels provide recreational opportunities on the Bay and its tributaries. The disposal of the dredged sediment at in-Bay disposal sites, i.e., fill in the Bay, as part of the federal Dredging Program provides public benefits that clearly exceed public detriment because the use of these sites are necessary to provide safe navigation in the Bay.

The disposal of up to 13.332 million cy of sediment, Bay fill, authorized herein results from the dredging of federal navigation channels. While this is the total volume of in-Bay disposal proposed in its request for concurrence, through discussions, the USACE stated that it would not be feasible to dredge the maximum volumes proposed for each channel in any year because the program is limited by equipment availability, funding, time, and other environmental requirements. USACE notes that between 2000-2022 the most it dredged in one year was 2.6 million cy. During the same timeframe, the most it disposed of in-Bay in one year was 1.5 million cy. However, the USACE is currently proposing to increase in-Bay disposal beyond its historic volumes to divert sediment from the deep ocean disposal site and include beneficial reuse while ensuring the full program achieves the least cost alternative.

The use of in-Bay disposal sites will help balance the cost of maintaining these channels with the beneficial reuse of the sediment at restoration sites. Because the in-Bay disposal sites are limited in approvable volume, location and acreage in the Commission's regulations and are closely managed by the state and federal regulator agencies, the impacts from disposal are limited to those four areas within the Bay.

Section 66605, Part (b) states that fill in the Bay and certain waterways for any purpose should be authorized only when no alternative upland location is available for such purpose, and Part (c) states that the fill should be the minimum necessary to achieve the purpose of the fill. In developing its Regional Dredged Material Management Plan



2025 (RDMMP), the USACE has examined its disposal needs for the next 20 years, consistent with its “Federal Standard”² regulation, and identified available beneficial reuse sites, in bay disposal sites, upland and ocean disposal sites. The RDMMP includes dredging, disposal, and beneficial reuse projects both within and outside the Commission’s jurisdiction. The consistency determination submitted included the Main Ship Channel, the Ocean Beach Restoration Project, and two ocean disposal sites are with the Coastal Commission’s jurisdiction, and therefore are not included herein.

Alternatives to in-Bay disposal include beneficial reuse at wetlands or other sites, ocean disposal, and upland disposal. Beneficial reuse sites, including wetland restoration sites are often located in diked baylands (within the Commission’s shoreline band jurisdiction), provide an opportunity to use the dredged sediment as a resource, improve wetland habitat, and avoid Bay fill, but is often more expensive than in-Bay disposal of the sediment. The currently available sites are Montezuma Wetlands Restoration Project with approximately 13 million cubic yards of capacity remaining and Cullinan Ranch Restoration Project with approximately 1 million cubic yard capacity remaining. Montezuma and Cullinan Ranch both require a “tipping fee” for bringing sediment to the site that helps cover the costs of managing the sediment and restoration activities. The tipping fee and the distance to the beneficial reuse sites affect feasibility of these sites as alternatives to in-Bay disposal.

Disposal of the sediment at the deep ocean disposal site is more expensive than in-Bay disposal, requires ocean going scows, and 24 hours round trip to the site 55 miles out to sea. A closer ocean disposal site, the San Francisco Bar Channel, is approximately 3 miles outside of the Bay, but is limited to sandy sediment. Upland disposal sites are most often used for disposal of sediment from shallow draft channels. USACE has fiscal agreements with the local project sponsor for dredging of these channels which require the local government to provide an upland disposal site.

In developing the RDMMP, the USACE examined its full Dredging Program and the options for disposal or beneficial reuse available in 2025. In evaluating the current status, it established the Federal Standard sites and cost, approximately \$1.434 billion, or approximately \$72 million per year for the program. It also sought to maximize beneficial reuse of the dredged sediment in support of Congress’ yet unfunded directive to beneficially reuse 70% of its sediment by 2030³. To maximize the beneficial reuse of sediment consistent with its Federal Standard policy, the USACE developed four alternatives to the current program (the no action alternative). The first alternative includes diverting sediment from the deep ocean disposal site and balancing the cost of the program by increasing in-Bay disposal and beneficially reusing a portion of the

² The USACE Federal Standard is defined as the least costly dredged material placement or disposal alternative or alternatives consistent with sound engineering practices that meets the environmental standards established by the 404(b)(1) evaluation process or ocean dumping criteria (33 CFR §335.7).

³ Water Resources Development Act 2024, Section 1130.

sediment. The second alternative includes increasing the use of hydraulic hopper dredges in the Bay, increasing in-Bay disposal, and reducing ocean disposal. These two options are considered consistent with the Federal Standard and are the basis of this USACE consistency determination request.

The USACE included two additional alternatives in its RDMMP program, one with a cost-sharing partner as allowed by the 2020 Water Resources Development Act, and one that maximizes beneficial reuse of sediment, which both increase the cost of the program, and therefore do not meet the Federal Standard requirements. The two alternatives not proposed would result in less Bay fill but require additional funding beyond the Federal Standard. If additional funding is provided, the USACE would reduce in-Bay disposal in favor of beneficial reuse. Special Condition II-C requires the submittal of an integrated alternative disposal site analysis (IAA) on an annual basis that will include available funding, more specific volumes of beneficial reuse, in-Bay, and ocean disposal volumes, and a discussion of how the proposal for the upcoming year would maximize beneficial reuse and minimize in-Bay disposal. The requirement provides the opportunity for the Commission to work more closely with the USACE with real-time information rather than the projections included herein without specific knowledge of needs, funding, and equipment availability for the upcoming dredge season. The submittal of the IAA will provide more information on an annual basis about feasible alternatives to in-Bay disposal and available funding for beneficial reuse.

Section 66605(d) states in part “That the nature, location and extent of any fill should be such that it will minimize harmful effects to the Bay Area, such as, the reduction or impairment of the volume surface area or circulation of water, water quality, fertility of marshes or fish or wildlife resources;...” The fill associated with this program is dredged sediment that has been tested, reviewed by the Commission, and shown to be suitable for aquatic disposal. The disposal sites are authorized for multiple entities to use by the state and federal governments and have been in use for decades. The USACE in conjunction with the U.S. Environmental Protection Agency, Water Board, and Commission staff monitor them for mounding that would create navigation hazards. Special Condition II-J requires the USACE to continue monitoring the disposal sites to ensure safe navigation is not impacted consistent with the Bay Plan’s Navigation Safety and Oil Spill Policy 1. The inclusion of Special Condition II-G, H, and I include minimization measures that further reduce impacts to Bay Resources, specifically fish and wildlife, and are discussed further in the Natural Resources section below.

Impacts to water quality from disposal of sediment at in-Bay disposal sites are considered limited and temporary and will be discussed further in the Dredging and Water Quality Section below. Impacts to wildlife from their use are also considered limited due to the already-disturbed nature of the sites. These sites are in use for approximately 6 months of the year and likely have minimal recovery of habitat and



species when not in use. Because these sites are specially authorized for disposal of sediment, other areas of the Bay are not disturbed by disposal activities, thus localizing and minimizing effects to the Bay Area.

Sections 66605 (e) and (f) are not applicable as the fill authorized herein would not be used in a construction project that would result in unsafe conditions, nor is it being used to construct a permanent shoreline. Regarding whether the USACE has valid title to the property (Section 66605(g)), the State Lands Commission (SLC) owns the submerged tidelands where the dredged sediment is disposed. The USACE does not obtain a lease for the dredging or disposal activities, but rather claimed federal navigational servitude⁴, which SLC has accepted.

Based on the foregoing and as conditioned herein, the Commission concurs that 2026-2029 Operations and Maintenance Dredging Program is consistent to the maximum extent practicable with the McAteer-Petris Act Section 66605.

B. Natural Resource Protection

The Bay Plan includes policies to protect the Bay's natural resources. They include the Fish, Other Aquatic Organisms, and Wildlife (Fish and Wildlife) and Subtidal Areas Policies. Fish and Wildlife Policies 1 and 2 and Subtidal Areas Policy 2 direct the Commission to ensure the benefits of native and special status fish and wildlife, and the habitats needed to support them, including that tidal marshes, flats, and subtidal areas are conserved, restored, increased, and protected for current and future generations. Subtidal Areas Policies 1 and 2 direct the Commission to fully analyze dredging and filling projects to determine the local and Bay-wide effects on the spread of invasive species; tidal hydrology and sediment movement, fish and wildlife; aquatic plants; and the Bay's bathymetry. Together they require that projects within Subtidal Areas are designed to minimize and/or avoid any harmful effects and be only allowed if there is no feasible alternative; and if it provides substantial public benefits.

Modern cargo ships that call at Bay ports and terminals have grown larger, requiring depths of thirty to fifty feet to navigate safely. Because the Bay is shallow, particularly near the shoreline where refineries and ports offload cargo, and where recreational marinas and docks are located, there is no alternative to dredging navigation channels. In fact, Government Code Section 66663 of the McAteer-Petris Act states that because of the shallowness and high sedimentation rate of the Bay, dredging is essential to maintain navigational channels, and goes on to note the important public benefits of navigation dredging to the Bay Area. While there is no dispute that dredging is essential to the region, how the USACE implements the Dredging Program can minimize impacts of the dredging through various means. The Long Term Management Strategy for the

⁴ The Commerce Clause: [United States Constitution \(Article I, Section 8, Clause 3\)](#).

Placement of Dredged Material in the Bay Region (LTMS) Management Plan implements a number of minimization measures, including reduction of in-Bay disposal, environmental work windows, testing requirements, and alternative disposal site analysis requirements, among others. The LTMS Program and its minimization measures have been used as the basis for programmatic biological assessments and biological opinions of the resources agencies, including NOAA's National Marine Fisheries Service (NMFS), the US Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW). The USACE states that it will adhere to the LTMS Program.

Dredging and dredged sediment disposal directly affects the natural resources of the Bay through water quality impacts (increased turbidity, chemistry), sediment removal (loss of habitat), wildlife impacts (removal through incidental capture and entrainment, burial, noise, loss of prey, respiration, etc.). As described, the proposed Dredging Program would impact native and listed species, particularly fish and invertebrates, that other species rely on, as well as habitat.

Dredging by its very nature disturbs habitat and removes species, particularly those that live in or on the sediment, and have little ability to move from the area. The type of dredge used can impact fish and wildlife differently and to a greater or lesser degree. Clamshell dredging entrains less fish because it creates a pressure wave while descending through the water, pushing them away from the head. It still removes animals on and within the sediment. Hydraulic dredges, using suction, entrain fish, plankton, and larvae from the water column as well as from the sediment. From the *Essayons* monitoring reports the Commission can find a subset of fish that have been entrained, including state and federally listed salmonids, longfin and Delta smelt; managed fisheries species including anchovies, halibut, sturgeon, rockfish, a variety of flatfish, small sharks (spiny dogfish), and commercially important herring and Dungeness crab. Most invertebrates are not included in the monitoring program and therefore the rate of entrainment of these species is unknown. The USACE has not monitored entrainment by the small cutterhead dredges used in the shallow draft river channels. However, one small study by NMFS of a cutterhead dredge in Port Sonoma found that even while the cutterhead is inserted more deeply in the sediment, it still entrained small shrimp and crabs, and bottom dwelling fish including gobies, young flat fish, and some pelagic fish. Beyond the direct impacts to fish and wildlife that occurs from dredging, the indirect impacts to other species includes loss of prey within the dredged area until the invertebrate and fish community recover.

Once the sediment is dredged, it along with the animals it removes, is placed in a scow, the hull of a hopper dredge, or pumped through a pipeline to a disposal or beneficial reuse site. In the process many perish and those that survive may not be able to adapt to the new habitat or become easy prey. In addition, fish and wildlife living at the disposal or beneficial reuse site are buried or move away from the site to avoid

temporarily reduced levels of oxygen, increases of suspended sediment, and other changes that result in respiratory issues.

The primary measures included in the consistency determination and this Letter of Agreement focus on reducing impacts to listed species and species of special concern. They include the reduction of in-Bay disposal to 1.25 million cubic yards, averaged on a three-year basis to account for interannual variation in dredging needs and sedimentation rates. The USACE states “Noting that in-bay placement volumes [proposed] suggest potential to exceed LTMS agency goals, the RDDMP acknowledges that at the triennial LTMS review, if the average in-bay disposal volume from the prior three years exceeds the in-bay targets plus the 250,000-cy contingency, the LTMS agencies will initiate consideration of allocations.” In addition, through email communication, the USACE stated [T]hat it is infeasible that the individual channel maximums would all be dredged simultaneously in any given year because the program is limited by equipment availability, cost, time, and other environmental requirements that would make this unachievable. For example, the maximum total volume the USACE has dredged across the entire program in any single year between 2000-2022 was only 2.6 million CY (excluding Main Ship Channel). The maximum total volume placed in-bay in any single year during that timeframe was only 1.5 million CY.”

The USACE 2026-2029 Dredging Program is much like it has been in years past, the same channels are proposed to be dredged to the same depths, but it differs in other ways. For the 2026-2029 Dredging Program, the USACE proposes to increase hydraulic hopper dredging from 1 federal channel per year to potentially 7 channels, though the actual number of channels that would use a hydraulic dredge is dependent on equipment availability, contracting, and schedule. In an effort to include beneficial reuse in its Federal Standard Program, and keep programmatic costs similar to the prior Federal Standard, USACE would also increase in-Bay disposal, potentially to 3.627million cy annually, but more likely 1.5 million cy. The increased in-Bay disposal would potentially increase impacts fish and wildlife at and near the in-Bay disposal sites by increasing suspended sediment load and changes to water quality more frequently or for longer periods of time.

The second primary measure of the LTMS Program to reduce impacts to species is the use of environmental work windows to reduce dredging and dredged sediment disposal to months of the year that species are less likely to be present in large numbers or at vulnerable life stages, such as migration, breeding, and spawning (including bird nesting season). The environmental work windows were established through programmatic consultations with the resources agencies in 1998 through consultation on the LTMS Program. The resources agencies have reconfirmed the environmental work windows through multiple amendments to their respective biological opinions. The majority of dredging projects within the Bay are subject to an environmental work window of June



1st through November 30th. Oakland Harbor and the areas east of Carquinez Strait are subject to an environmental work window of August 1st to November 30th. USACE states in its consistency determination that “The projects will comply with the terms and conditions of the NMFS’ and USFWS’ biological opinions and conservation recommendations.” Most notably, NMFS and USFWS amended their programmatic opinions in 2015 and 2025 respectively. In these amendments, they provided a provision to dredge outside the work window with beneficial reuse of the dredged sediment at a wetland restoration site that provides fish habitat benefits, with a focus on sediment being placed in the same year unless infeasible. However, recognizing there are sometimes circumstances in which it is infeasible to complete the dredging activity in the work window, NMFS and USFWS have allowed, in these circumstances, that an equivalent volume of sediment not previously included in the regulatory agencies integrated alternative disposal site analysis to be beneficially reused the following year. The USFWS 2025 biological opinion references the NMFS 2025 biological opinion regarding dredging outside the environmental work window.

USACE, while agreeing to work in compliance with the biological opinions, appears to be proposing to use its hydraulic dredge to dredge fully outside the work window and dispose of the dredged sediment at in-Bay disposal sites due to the inability of the *Essayons* to pump sediment out of its hull and place it at a restoration site and the inefficiency of taking it to the ocean disposal site. To allow for in-Bay disposal outside of the environmental work windows (June 1 – November 30 and August 1 to November 30), USACE mitigates for impacts by beneficially reusing sediment from another USACE project in accord with the calculations included in Special Condition II-H.4.

Because this was a new proposal and did not appear covered by the NMFS and USFWS programmatic biological opinions (NMFS 2015 and USFWS 2025), Commission staff met with USACE and NMFS staff to further discuss this issue. NMFS clarified that the intent of its biological opinion was to allow work outside the work window with majority of the volume being beneficially reused. NMFS staff stated that the biological opinion did not analyze large volumes in-Bay disposal during the restricted period and directed the USACE and Commission staff to the analysis:

“Since most disposal events will not occur during the migration season of listed anadromous salmonids [per the LTMS Program], this measure is expected to significantly reduce this source of potential injury and mortality for listed salmonids. However, on an annual basis up to 50,000 cubic yards of material (i.e., 3 to 5% of the annual in-bay disposal volume) may be placed at an aquatic in-bay disposal site and some larger projects also can utilize in-bay disposal sites outside the work window if they mitigate in the future by placement of a like volume of material at beneficial reuse site during the work window. This in-water disposal of dredged material during the period



from December 1 through May 31 at the four in-bay sites is anticipated to result in the loss of a likely very small number of listed adult and smolt anadromous salmonids. Because of the restrictions on in-bay disposal, NMFS anticipates **that in some years no salmonids will be injured or killed** and those that are in other years will constitute a very, very small fraction of the number of these fish that migrate through the Bay, given the very small size (a few hundred square feet) and short duration (minutes) of high levels of suspended sediment in the disposal release compared to the size of the migration corridor (miles) and duration of migration period (months) in the bay."

-Emphasis added by NMFS

In the discussions with USACE and NMFS, USACE requested that the Commission modify the special condition regarding work outside to the work window to mirror NMFS terms and conditions. Thus, Special Condition II-G.3. has been modified as requested consistent with the NMFS letter to USACE dated in its letter to USACE clarifying that the NMFS Amendment to the LTMS Programmatic Biological Opinion included the USACE projects. NMFS included an additional term and condition directed to the USACE in that letter. Special Condition II-G.3. has been modified consistent with that request with a few minor edits for clarity.

As described, increase in hydraulic dredging would entrain more fish and invertebrates of various life stages living in the water column and on or near the bottom. Increases in hydraulic dredging during the restricted period has potential to entrain more listed species during sensitive life stages due to their increased presence in the Bay. Special Condition II-G is included to reduce that impact. During the conversations regarding impacts to special status fish from dredging outside the environmental work window, USACE noted that it may reinitiate consultation with the resources agencies.

In reviewing the Bay Plan Subtidal Areas Policy 1, the potential to introduce or spread invasive species is likely limited. Much of the dredge equipment is regularly used in the Bay, but equipment brought from other locations are subject to the State Lands Commission's Marine Invasive Species Program. There is potential for sediment dredged from Suisun Bay and disposed of at the Carquinez Strait disposal site to spread invasive Asian clams, but this has not been observed to date. In considering potential impacts to tidal hydrology and sediment movement, continually removing sediment from one part of the Bay and disposing it in another part of the Bay does impact sediment movement and bathymetry, but it is unclear whether it impacts tidal hydrology. The most recent study by USGS on changes to Bay bathymetry, identified the Oakland federal channel as one of the most "erosive" sites in the Bay (Fregoso et.al, 2025)⁵. Furthermore, the study

⁵ Contributions of Erosion, Deposition, and Human Activities to a Change in Sand Storage in the Bed of San Francisco Bay,

concluded that the Bay keeps losing sediment and Bay floor continues lowering over time. From a physical perspective, when sediment is removed from an area, thereby creating a deeper area than naturally occurs, the water slows, allowing sediment to settle into the deeper area. Since the deepening of Oakland federal navigation channel to minus 50 feet MLLW, sediment continually deposits at significant rates, requiring significantly more dredging than when it was dredged to a shallower depth. Since its completion in 2010, there have been multiple episodes in which over 1 million cy of sediment were dredged, making it the highest removal rate of any dredging activity in the Bay.

Regarding potential impacts to aquatic plants, eelgrass is located near but not in the Oakland and Richmond Inner harbors federal channels. The USACE has conducted light monitoring for several years. Light monitoring determines whether the additional suspended sediment from dredging results in increased turbidity, thus, reducing light transmission through the water and impacting eelgrass photosynthesis. The other potential effect is whether enough sediment is removed adjacent to the eelgrass bed to cause erosion and reduce the ability of eelgrass to exist or expand its range. To date, the monitoring reports have not found significant reduction of light transmission. The potential to erode the adjacent substrate has not been evaluated. Special Condition II-1.3 is included so the Commission can continue to assess potential impacts to eelgrass beds from increased turbidity from dredging activities.

Together Subtidal Areas Policies 1 and 2 require projects to minimize and/or avoid any harmful effects. It directs the Commission to only authorize harmful projects if there is no feasible alternative and it would provide substantial public benefits. The review of the Dredging Program has determined there are no feasible alternatives and it provides substantial public benefits. As proposed, and if performed with the maximum use of hydraulic dredges or in-Bay disposal, the program would not minimize or avoid harmful effects. Because the full extent of the Dredging Program implementation is unknown, it is difficult to determine if the effects can be minimized. One available minimization measure is to minimize the impact of hydraulic dredging in favor of clamshell dredging to reduce entrainment. The USACE has argued that hydraulic dredging is faster than clamshell dredging, but USACE has provided no comparative analysis between the two when it comes to the primary difference in harmful effects, specifically entrainment of fish and wildlife.

As explained in the USACE/Water Board Environmental Assessment and Environmental Impact Report:

“Fish are believed to be more susceptible to entrainment from hydraulic (i.e., hopper and cutterhead-pipeline) dredging than mechanical (i.e., clamshell) dredging (USACE and USEPA 2024). Under mechanical dredging, pressure waves caused as the dredge is dropped and lifted help push the fish away from the dredge, whereas hydraulic dredges pull the fish towards the dredge. Additionally, less water is removed during mechanical dredging. Demersal fish and crustaceans that live on the bottom are at higher risk of entrainment from both methods. Entrained fish likely would suffer direct injuries that may result in mortality. Green and white sturgeon are also at risk of entrainment, though research into how sturgeon are affected by dredging operations is limited (Balazik and Clarke 2024). Entrained crustaceans that may survive would be transported and released with dredged material, which could be in upland locations, or habitats that are less suitable to support the species.”

The USACE has offered minimization measures for hydraulic dredging, which are required in Special Condition II – H.3. In its consistency determination USACE also states that dredging would occur within the environmental work windows set forth in the NOAA and USFWS amended LTMS Programmatic Biological Opinions (2015 and 2025 respectively). “The USACE will dispose of dredged material according to the LTMS work windows, which were established in coordination with the USFWS, NMFS, and CDFW. At times, unforeseen circumstances have required USACE to dredge outside of the work windows. During these times, USACE consults with the appropriate federal agency.” It is important to note that the USACE regularly and consistently dredges outside of the work windows. When it does this, it takes the sediment dredged outside of the work windows to beneficial reuse as mitigation for this impact, consistent with NMFS’s amended LTMS Programmatic Biological Opinion (2015) within the same year or the following year.

Special Condition II – G is included to require the mitigation through beneficial reuse but allows for the USACE to complete the mitigation before dredging outside the work window, and/or provide the mitigation in the following dredge season. Because of the sensitive life stages, specifically spawning and larval fish development, and likely high entrainment, Special Condition II – H.1, limits hydraulic dredging in channels within spawning areas to times of the year that spawning is not occurring. Herring primarily spawn in Central Bay. Richmond Harbor and Oakland Harbor federal channels are within the herring spawning grounds.

The Commission staff met with the USACE and the California Department of Fish and Wildlife (CDFW) to further understand the potential impacts of hydraulic dredging in Richmond Inner and Outer Channels as well as the Oakland Channel outside the environmental work window and during herring spawning season. The USACE is requesting flexibility to take advantage of potential availability of the *Essayons* dredge outside of the environmental work window. CDFW staff raised significant concerns regarding entrainment of fish, eggs, and larval fish by hydraulic dredges working within the spawning area during the spawning season. CDFW noted that it manages critical fish species within this important commercial fishery and has 40 years of data documenting herring spawning and its population decline in San Francisco Bay. The Pacific Herring Fishery Management Plan describes the life cycle and ecology of this species, as well as the fishery, its management actions, and the population levels through 2019. As described, herring migrate vertically in the water column each day, migrating to the lower water column during the day where dredging would be taking place, and to the top of the water column at night. In addition, herring eggs and larval fish would not have the ability to withstand the suction forces of the dredge head. Therefore, the Commission has included Special Condition II-H.1. restrict hydraulic dredging during the herring spawning season in Richmond and Oakland federal navigation channels.

Based on the foregoing and as conditioned herein, the Commission concurs that 2026-2029 Operations and Maintenance Dredging Program is consistent to the maximum extent practicable with Bay Plan's Fish, Other Aquatic Organisms, and Wildlife and its Subtidal Areas policies.

C. Dredging and Water Quality

The McAteer Petris Act and the Bay Plan include policies to protect water quality, provide for, and minimize impacts from dredging in support of safe navigation. Section [66663.1](#) in summary, directs the Commission to: promote using dredged sediment as a resource, such as creating new wetlands and maintaining existing levees; protect Bay resources; and manage and assure monitoring of dredging and disposal activities. Bay Plan Dredging and Water Quality Policies further define how to implement dredging and dredged sediment disposal per the McAteer-Petris Act. Dredging Policy 1 states that dredgers shall collectively reduce disposal in the Bay and certain waterways over time to a maximum of one million cubic yards per year as described in the LTMS program, and if this cannot be accomplished, the Commission should consider and potentially impose allocations. Dredging Policy 2 directs the Commission to authorize projects that serve water-oriented uses, (as described above in the fill policy discussion), meets the water quality requirements of the Water Board, protects fisheries and Bay natural resources, and would dredge the minimum amount necessary for the project. Water Quality Policies 1 directs the Commission to protect water quality such that beneficial uses of

the Bay, particularly fish and wildlife, are maintained and, where possible, conserve and restore tidal marshes to protect water quality.

Dredging Policy 3 states in summary that dredged sediment should not be disposed in the Bay and certain waterways unless disposal outside these areas is infeasible, and the Commission finds: the volume to be disposed of is consistent with applicable dredger disposal allocations and disposal site limits adopted by the Commission; disposal would be at a site designated by the Commission; the sediment quality is consistent with the advice of the Water Board and the Dredged Material Management Office (DMMO); and the timing of disposal is consistent with the advice of state and federal resources agencies. Water Quality Policy 2 directs the Commission to protect the Bay from harmful discharges of pollutants, consist with the Water Board's decisions and recommendations, and similar requirements of Dredging Policy 3.

In the USACE's consistency determination, it describes the amount of sediment dredged for each channel since 2006 and provides the average and the maximum volume dredged during this period to "bookend" the proposed project. For most of the projects within its program, the likely dredging scenario is near the average volume. However, if trends continue for Oakland Harbor, its volume may be better represented by the maximum volume dredged. The authorization section includes the range of potential dredge volumes for each project to allow for interannual variability associated with sedimentation rates, funding availability, and equipment availability. Similarly, the disposal of dredged sediment or its beneficial reuse would depend on many of the same factors.

The program, if implemented as currently described would substantially increase in-Bay disposal beyond the 1 million cubic yards described in Dredging Policy 1, especially if any other dredger required in-Bay disposal in the same year. In the past ten years, non-USACE dredgers disposed of between 230,000 and 635,000 cy per year. If the full program was implemented with in-Bay disposal volumes as described, the Commission would need to consider implementation of an allocations system would be warranted (given the success or lack thereof of voluntary efforts to meet the 1 million cubic yards target set by Dredging Policy 1). The USACE proposes to dispose of up to 3.627 million cubic yards of sediment at in-Bay disposal site in its maximum Dredging Program, with approximately twenty-percent beneficial reuse, or 985,000 cy. Its average programming would provide between 140,000 and 575,000 cy of beneficial reuse of sediment and between 1.087 and 1.402 million cy of in-Bay disposal. Both scenarios include only the federally funded program with no additional funds provided from other sources.

However, the question of whether the USACE would implement the program as proposed, and whether feasible alternatives to in-Bay disposal exist on an annual basis has not yet been determined. The USACE has provided assurances to the Commission



within its consistency determination request that “Sediment will be dredged using mechanical and hydraulic methods and is proposed for placement at various sites, in compliance with the Long-Term Management Strategy (LTMS) and other applicable regional sediment management goals.” (July 2025). It is also important to note that the USACE has recently been directed by Congress through the Water Resources Development Act 2024 to beneficially reuse seventy percent of its dredged sediment nationally. In the past three years, when additional funding was available, the USACE used that funding to increase beneficial reuse.

Special Condition II – C requires the USACE to provide an annual integrated alternative disposal site analysis to the Commission by March 31st of each year for review and approval. This document would include the proposed dredging, disposal, and beneficial reuse volumes for each year, with an analysis of why the proposal is feasible. Because this document would be prepared and provided in the same federal fiscal year as the dredging, the USACE will better understand the amount of allocated funds at that time. In addition, USACE would know whether there are additional funds available from other sources including funding from the State Coastal Conservancy or the Section 1122 program. Lastly, it would also have an idea of equipment availability and how to balance the equipment type and potential mitigation requirements. Special Condition II – K requires the USACE to provide an annual briefing to the Commission regarding how it is meeting the goals of maximally beneficially reusing sediment and includes specific criteria for this report. This report creates an accountability mechanism that will help the Commission analyze whether the USACE is complying with its Letter of Agreement and commitment to beneficial reuse.

Water quality concerns often arise regarding dredging and dredged sediment disposal or its beneficial reuse in wetland restoration projects. The USACE provides sampling and analysis plans and test results for each project proposed for dredging to the Dredged Material Management Office (DMMO) for review and determination of sediment suitability for in-Bay, ocean, and beneficial reuse in wetland restoration projects. The majority of the sediment is determined to be suitable for reuse and in-Bay disposal. When the DMMO determines that sediment is not suitable for beneficial reuse, then an alternative disposal site is used. This process, along with the testing program, and the Water Boards water quality certification/waste discharge requirements issued in December 2025, assure that the water quality of the Bay is protected and supports natural resources within the Bay. Special Conditions II – E and F require information regarding the sediment quality be submitted to the Commission for review and approval prior to each dredging episode to ensure that water quality and habitat quality is protected.

Regarding protection of Bay species and adherence to the recommendations of the resource agencies, the USACE has stated that it will conduct dredging and dredged sediment disposal within the environmental work windows described in the LTMS Management Plan and the requirements of the LTMS Programmatic Biological Opinions issued by NMFS and USFWS in 2015 and 2025, respectively. At the same time, it commits to taking dredged sediment to beneficial reuse sites that provide fish habitat as mitigation for work outside of the work windows, either in the same year or the following dredge season. This practice is consistent with NMFS and USFWS's biological opinions because building wetlands improves the overall health of the Bay and provides both habitat and food to support native and listed species. Special Condition II – G requires the dredging within the work window and a process for evaluating time extensions to the windows, consistent with the resources agencies decisions. Special Condition II – H limits the timing and location of hydraulic dredging in areas of the Bay that are important spawning habitat for Pacific herring, longfin and Delta smelt. With these conditions in place, dredging and dredged sediment disposal is consistent with the advice and recommendations of the resources agencies.

Based on the foregoing and as conditioned herein, the Commission concurs that 2026-2029 Operations and Maintenance Dredging Program is consistent to the maximum extent practicable with Bay Plan's Dredging and Water Quality policies.

D. Mitigation

According to the Bay Plan Mitigation policies, projects should be designed to avoid adverse environmental impacts to Bay natural resources including water quantity and quality, circulation, wildlife, and habitats. When adverse impacts cannot be avoided, they should be minimized, and unavoidable adverse impacts to natural resources should be required. Mitigation Policy 5 states that amount and type of compensatory mitigation should be determined for each mitigation project based on a clearly identified rationale that includes an analysis of the probability of success; the expected time delay between the impact and the functioning of the mitigation site; and the type and quality of the ecological functions provided by the mitigation site as compared to the area impacted. Mitigation Policy 7 states that the mitigation should be provided prior to, or at the same time as the project causing the adverse impacts to the extent practicable.

The Mitigation Policies require avoidance of impacts first, minimization second, and mitigation to compensate for impacts that cannot be avoided. While dredging impacts cannot be avoided, the choice of dredge can minimize impacts due to entrainment in hydraulic dredges. As discussed in the Natural Resources section, the increase in hydraulic dredging proposed in the Regional Optimization Alternative would increase loss of native and listed species through entrainment compared to entrainment that

would occur if a clamshell dredge was used. At this time, it is unknown whether the USACE will be able to contract with additional hydraulic dredges, or whether the *Essayons* or *Joaquina* will be available to dredge additional channels. Because the USACE has proposed this scenario and it is being authorized herein, the Commission must consider and determine necessary and appropriate minimization and mitigation measures for the full proposed Dredging Program.

USACE proposes to mitigate for impacts of hydraulic dredging by beneficially reusing sediment from another USACE project the same year at a wetland restoration site that provides fish habitat. Special Condition II – H.5 requires the use of an equation to calculate the amount of mitigation credits that would be provided if an appropriate mitigation bank is available. It also includes an equation to calculate the amount of dredged sediment to be beneficially reused if a mitigation bank is not available. Purchase of credit from a mitigation bank would satisfy the mitigation policies more fully as mitigation banks have restored the habitat in advance of the purchase of the credit, providing the benefits of the mitigation at the same time as the impact occurs.

However, if a mitigation bank is not available, the USACE commits to an alternate mitigation plan - beneficial reuse of dredged sediment. While the Commission agrees that beneficial reuse of dredged sediment at a restoration site will provide fish habitat, the mitigation included does not fully meet Mitigation Policy 7 because the benefits would likely be delayed by a few to several years. It is likely that the mitigation would be dependent on other non-USACE projects, or work outside the work windows by USACE to provide enough sediment to a site to raise the elevation sufficiently to breach the site. Special Condition II – H.6 requires an analysis of the effectiveness of the mitigation strategy be provided to the Commission after 3 years of program implementation to assist in determining whether the strategy is working or should be revised in future hydraulic Dredging Programming.

The USACE has also agreed to mitigate for dredging outside of environmental work windows by beneficially reusing sediment, or an equivalent volume of sediment in the following dredging season. This mitigation was originally included in NMFS 2015 amended LTMS Programmatic Biological Opinion. This mitigation program provides a one-to-one ratio of sediment removed and beneficially reused. At this rate, significant volumes of sediment have been used to restore wetlands, with likely breaching of one project in the near future. While dredging within the work windows would avoid additional impacts, due low populations of listed salmonids during that period, the required mitigation may provide additional wetland and fish habitat in the near future.

Also of note, the USACE has committed to re-initiating formal consultation with NMFS and USFWS for the Regional Dredged Material Management Plan and its identified Regional Optimization alternative. Should either of these agencies require additional mitigation, the USACE shall comply with those requirements.

Based on the foregoing, the Commission concurs that as the 2026-2029 Operations and Maintenance Dredging Program as conditioned herein is consistent to the maximum extent practicable with Bay Plan's Mitigation policies.

E. Environmental Justice and Social Equity

The Commission's Environmental Justice and Social Equity Policy 3 states, in part that "Equitable, culturally-relevant community outreach and engagement should be conducted by project applicants to meaningfully involve potentially impacted communities for major projects in underrepresented and/or identified vulnerable and/or disadvantaged communities, and such outreach and engagement should continue throughout the Commission review and permitting processes. Evidence of how community concerns were addressed should be provided. If such previous outreach and engagement did not occur, further outreach and engagement should be conducted prior to Commission action.

The USACE's 2026 - 2029 Dredging Program identified several disadvantaged and vulnerable communities located within 1.5 miles of Richmond, Oakland, Pinole and Suisun Channels. West Oakland, southeast Richmond, Pittsburg, and Antioch were identified as the most socially vulnerable. According to the USACE, the preliminary concerns include air and water quality impacts, water contact recreation, and fishing. In addition, the USACE initiated tribal consultation, met with representatives from the Federated Indians of Graton Rancheria, and received comments from Confederated Villages of Lisjan and the Amah Mutsun Tribal Band. In response to these comments the consultation process is still active, with an additional 60 Tribes evaluating the potential presence of cultural resources and ways to avoid impacts on these resources.

In conducting its environmental and social justice outreach, the USACE describes in its NEPA document inviting approximately 110 community and faith-based organizations to a virtual public meeting on October 15, 2024 to provide information about the maintenance Dredging Program and the upcoming NEPA/CEQA process. Thirteen entities registered for the meeting, but only San Francisco Baykeeper, Acterra, San Francisco Bay Conservation and Development Commission, and Contra Costa Resource Conservation District representatives attended.

According to the USACE, during the summer of 2024, these 13 organizations were contacted and invited to meet with the outreach team individually to learn more about the RDMMP and to assist in identifying any future opportunities for placement sites that could benefit their community. The team held at least 10 such meetings.



Based on the foregoing, the Commission concurs that as conditioned herein, the 2026-2029 Operations and Maintenance Dredging Program is fully consistent with Bay Plan's Social Equity and Environmental Justice policies.

F. Public Trust Uses

The dredging and disposal of dredged sediment authorized herein is occurring on and in tidelands of the State subject to the public trust. Dredging inherently is considered public trust use because it ensures navigability of shallow Bay waters. In-Bay disposal is a direct result of dredging, and in some cases is the only feasible option due to equipment, site availability, and funding availability. It does impact other public trust uses of the Bay and public trust needs because it impacts water quality, fish and wildlife habitat, and fisheries by entraining native and listed species, thus reducing fish and wildlife resources of the Bay. The project is consistent with public trust needs for safe navigation for ship transporting goods and recreational opportunities to the Bay for marinas and homeowners. Even so, the USACE has made a determination of federal navigational servitude for the federal channels and use of State tidelands, and the State Lands Commission, which maintains the Public Trust, has agreed with the determination.

Based on the foregoing, the Commission concurs that as conditioned herein, the 2026-2029 Operations and Maintenance Dredging Program is fully consistent with Bay Plan's enforceable policies regarding the public trust.

G. Coastal Zone Management Act

As described and conditioned herein, the San Francisco Bay Conservation and Development Commission finds the USACE 2026-2029 consistency determination consistent to the maximum extent practicable with the federal certified Coastal Zone Management Program for San Francisco Bay.

H. Environmental Review

The Coastal Zone Management Act does not require the USACE to conduct a National Environmental Policy Act (NEPA) review to submit a consistency determination under the CZMA. However, due to its own regulations and the regulations of the Water Board who is subject to the California Environmental Quality Act (CEQA), an integrated Environmental Assessment (EA) and Environmental Impact Report (EIR) was prepared for the USACE's 2026-2029 Operations and Maintenance Dredging Program entitled "San Francisco Bay Federal Channels Operation and Maintenance Dredging and Sediment Placement Activities, Dredging Years 2025 – 2034." The NEPA process found that the impacts were less than significant, and the CEQA process found that there were impacts that required mitigation, primarily impacts to listed species, and required mitigation for hydraulic dredging, thus reducing the impacts to less than significant.

IV. Standard Conditions

A. Letter of Agreement Execution

This Letter of Agreement shall not take effect unless the USACE executes the original of this Letter of Agreement and returns it to the Commission within ten days after the date of the issuance of the Letter of Agreement. No work shall be done until the acknowledgment is duly executed and returned to the Commission.

B. Other Government Approvals

All required permissions from governmental bodies must be obtained before the commencement of work; these bodies include, but are not limited to, the U. S. Army Corps of Engineers, the Regional Water Quality Control Board, and the city or county in which the work is to be performed, whenever any of these may be required. This Letter of Agreement does not relieve USACE of any obligations imposed by State or Federal law, either statutory or otherwise.

C. Performed Work Must be Consistent with Application

Work must be performed in the precise manner and at the precise locations indicated in USACE's consistency determination request, as may have been modified by the terms of the Letter of Agreement and any plans approved in writing by or on behalf of the Commission.

D. Life of Authorization

Unless otherwise provided in this Letter of Agreement, all the terms and conditions of this Letter of Agreement shall remain effective for so long as the Letter of Agreement remains in effect.

E. Permission to Conduct Site Visit

The USACE shall grant permission to any member of the Commission's staff to conduct a site visit at the subject properties during and after performance of work to verify that the project is being and has been performed in compliance with the authorization and conditions contained herein. Site visits may occur during business hours without prior notice and after business hours with 24-hour notice.

F. Best Management Practices

1. Debris Removal

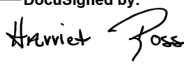
All debris shall be removed to an authorized location outside the jurisdiction of the Commission. In the event that any such material is placed in any area within the Commission's jurisdiction, the USACE or their contractors shall remove such material, at their expense, within ten days after they have been notified by the Executive Director of such placement.



2. Construction Operations

All construction operations shall be performed to prevent construction materials from falling, washing or blowing into the Bay. In the event that such material escapes or is placed in an area subject to tidal action of the Bay, USACE or its contractors shall immediately retrieve and remove such material at their expense.

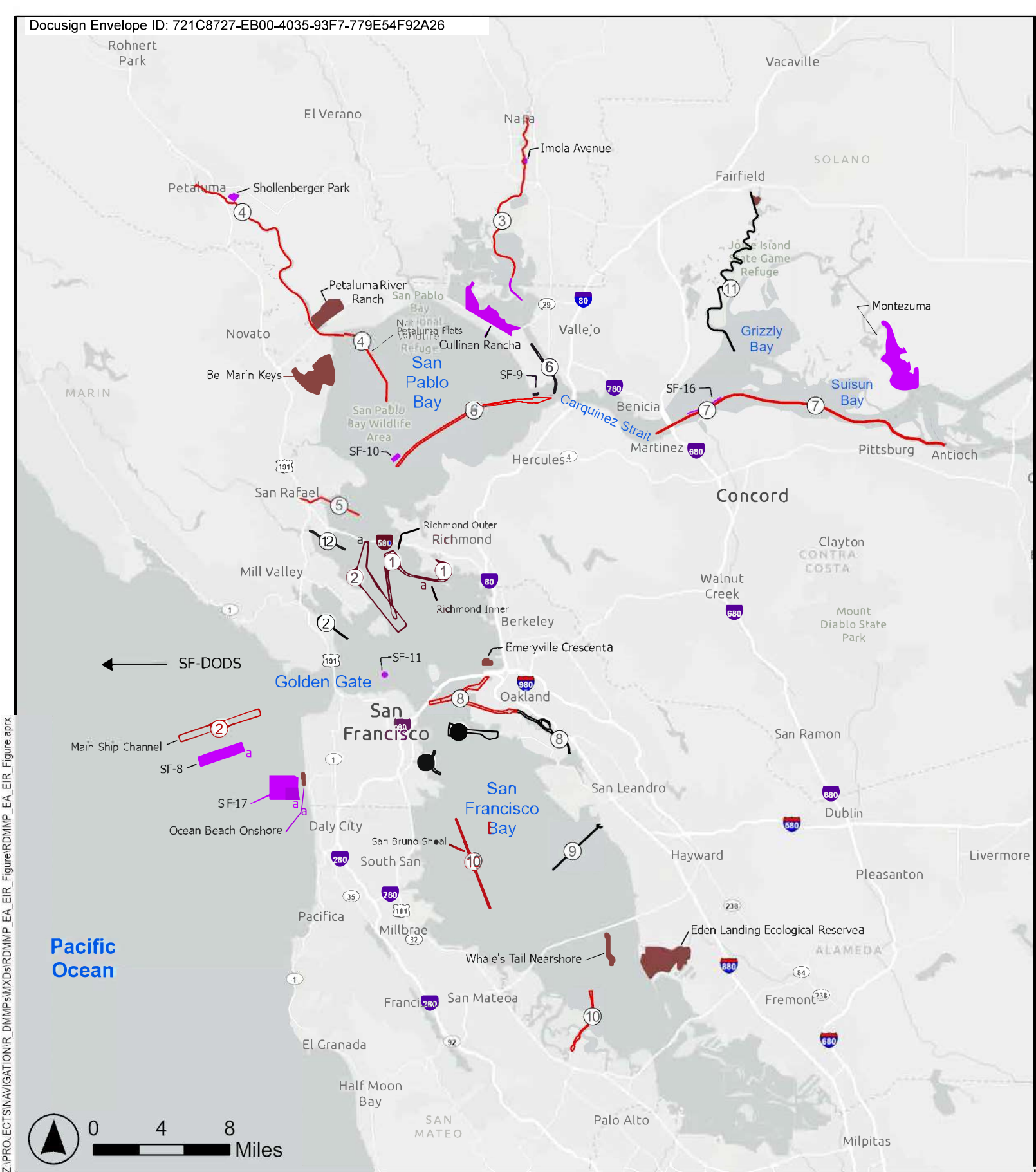
Executed at San Francisco, California, on behalf of the San Francisco Bay Conservation and Development Commission on the date first above written.

DocuSigned by:

EF0ABDC800744A...
HARRIET LAI ROSS, Regulatory Director
For
LAWRENCE J. GOLDZBAND, Executive Director
San Francisco Bay Conservation and
Development Commission

HLR/BG/sr

cc: Jessica Vargas, U.S. Army Corps of Engineers; <Jessica.M.Vargas@usace.army.mil>
Sahrye Cohen, U.S. Environmental Protection Agency; <Cohen.Sahrye@epa.gov>
Jazzy Graham-Davis, S.F. Bay Regional Water Quality Control Board;
<Jazzy.Graham-Davis@Waterboards.ca.gov>
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- Existing Disposal and Beneficial Reuse Placement Sites
- Potential Future Placement Sites
- Included in Program
- Not Included in Program

① Richmond Harbor ② San Francisco Harbor ③ Napa River Channel ④ Petaluma River Channel ⑤ San Rafael Creek Channel	⑥ San Pablo Bay / Mare Island Strait ⑦ Suisun Bay Channel ⑧ Oakland Harbor ⑨ San Leandro Marina (Jack D. Maltester Channel)	⑩ Redwood City Harbor ⑪ Suisun Slough Channel ⑫ Larkspur Ferry Channel

EXHIBIT A BCDC Letter of Agreement No. C2025.005.00

Federal Navigation Channels EA/EIR U.S.



**Army Corps of Engineers
Bay Area, California
2024**

EXHIBIT B

BCDC Letter of Agreement No. C2025.005.00

Table 1. Proposed federal navigation channel dredging, depths, disposal/beneficial reuse and equipment type proposed between 2026 and 2029. The Deep draft channels would be dredged annually, the shallow draft and miscellaneous channels would be dredged once in any year. The USACE does not intend to dredge all shallow draft channels or miscellaneous channels in the same year, but without further definition of when these would be dredged the total dredge volume provided is for any one year summing all channels.

The USACE states that it is infeasible that the individual channel maximums would all be dredged simultaneously in any given year because the program is limited by equipment availability, cost, time, and other environmental requirements that would make this unachievable. For example, the maximum total volume the USACE has dredged across the entire program in any single year between 2000-2022 was only 2.6 million CY. The maximum total volume placed in-bay in any single year during that timeframe was only 1.5 million CY. However, the USACE is currently proposing to increase in-Bay disposal beyond its historic volumes.

Project	Depth MLLW	Over Dredge	Average Volume cy	Maximum Volume cy	Equipment 2026/ 2027- 2029	Disposal or Reuse 2026	Disposal or Reuse 2027- 29
Deep Draft Channels – Annual Dredging							
Oakland Harbor	-50 feet	2 feet	750,000	1,225,000	Clamshell/ Hydraulic	SFDODS	BRU & SF-11
Richmond Outer Harbor	-45 feet	2 feet	210,000	730,000	Hydraulic/ Clamshell	SF-10/SF-11	SF-10/SF-11
Richmond Inner Harbor	-38 feet	2 feet	300,000	630,000	Clamshell/ Hydraulic	SF-11 & BRU	SF-11
Pinole Shoal	-35 feet	2 feet	150,000	560,000	Hydraulic/ Clamshell	SF-9/SF-10	SF-9/SF-10
Suisun Channel	-35 feet	2 feet	165,000	425,000	Clamshell/ Clamshell	SF-16/SF-9	SF-16 & BRU
Redwood City Harbor	-30 feet	2 feet	180,000	650,000	Clamshell/ Clamshell	SF-11	SF-11
Shallow Draft Channels – 1 per four-year authorization period							
San Rafael Creek	-6 feet	2 feet	110,000	280,000	Clamshell/ Clamshell	SF-10/SF-11	SF-10/SF-11
Petaluma River	-8 feet	2 feet	150,000	210,000	Hydraulic/ Clamshell	Upland/BRU	Upland/BRU
Petaluma Across the Flats	-8 feet	2 feet	70,000	70,000	Clamshell/ Clamshell	SF-10	SF-10

Upper and Lower Napa River	-9 feet	1 foot	110,000	165,000	Hydraulic/ Hydraulic	Upland/BRU	Upland/BRU
Miscellaneous							
Sea Trial 2 times			12,000	12,000	Hydraulic	SF-10/SF-11	SF-10/SF-11
San Bruno Shoal (as needed)	-30 feet	2 feet	30,000	30,000	Hydraulic/ Clamshell	SF-11	SF-11
Total			2.237 M	4.987 M			

SF-9 = Carquinez Strait in-Bay disposal site
SF-10 = San Pablo Bay in-Bay disposal site
SF-11 = Alcatraz in-Bay disposal site
SF-16 = Suisun Channel in-Bay disposal Site

SFDODS = San Francisco Deep Ocean disposal site
BRU = likely wetland restoration site
Upland = local project sponsor provided upland disposal site (not BRU)

EXHIBIT C

BCDC Letter of Agreement No. C2025.005.00

Table 2. Proposed volumes of sediment for disposal or beneficial reuse of **deep draft channels** between 2026 and 2029.

Site	2026 Average Volume cy (percentage)	2026 Maximum Volume cy (percentage)	2027 - 2029 Average Volume cy (percentage)	2027 - 2029 Maximum Volume cy (percentage)
In-Bay Disposal	865,000 (49%)	2,698,900 (64%)	1,180,000 (67%)	3,235,000 (77%)
Deep Ocean Disposal	750,000 (43%)	1,225,000 (29%)	0 (0%)	0 (0%)
Upland Disposal	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Beneficial Reuse	140,000 (8%)	296,100 (7%)	575,000 (33%)	985,000 (23%)
Total	1,755,000	4,220,000	1,755,000	4,220,000

Table 3. Proposed volumes of sediment for disposal or beneficial reuse from **shallow draft channels** between 2026 and 2029. As noted, these channels would only be dredged once over four years.

Site	2026 Average Volume cy (percentage)	2026 Maximum Volume cy (percentage)	2027 - 2029 Average Volume cy (percentage)	2027 - 2029 Maximum Volume cy (percentage)
In-Bay Disposal	180,000 (41%)	350,000 (48%)	180,000 (41%)	350,000 (48%)
Deep Ocean Disposal	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Upland Disposal	260,000 (59%)	375,000 (52%)	260,000 (59%)	375,000 (52%)
Beneficial Reuse	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Total	440,000	725,000	440,000	725,000

1 – San Rafael Creek, 2 – Napa River, 3 – Petaluma River, 4 – Petaluma Across the Flats

Table 4. Proposed volumes of sediment for disposal or beneficial reuse from all channels (including San Bruno and the sea trials) between 2026 and 2029, noting all shallow draft channels would not be dredged in one year.

Site	2026 Average Volume cy (percentage)	2026 Maximum Volume cy (percentage)	2027 - 2029 Average Volume cy (percentage)	2027 - 2029 Maximum Volume cy (percentage)
In-Bay Disposal	1,087,000 (49%)	3,090,900 (62%)	1,402,000 (63%)	3,627,000 (73%)
Deep Ocean Disposal	750,000 (34%)	1,225,000 (25%)	0 (0%)	0 (0%)
Upland Disposal	260,000 (12%)	375,000 (8%)	260,000 (12%)	375,000 (8%)
Beneficial Reuse	140,000 (6%)	296,100 (6%)	575,000 (26%)	985,000 (20%)
Total	2,237,000	4,987,000	2,237,000	4,987,000

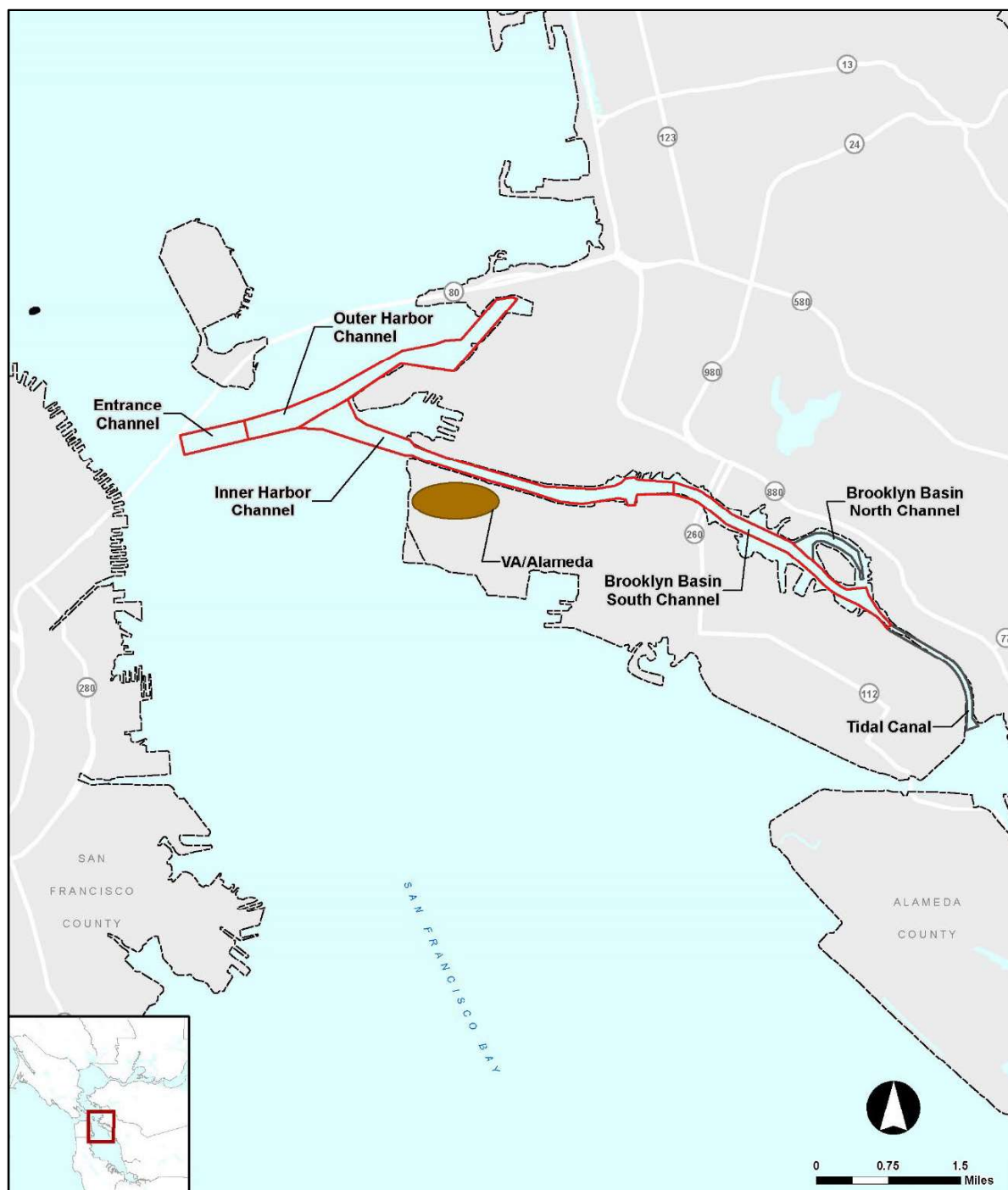


Exhibit D. Oakland Harbor Entrance, Inner, and Outer Harbors

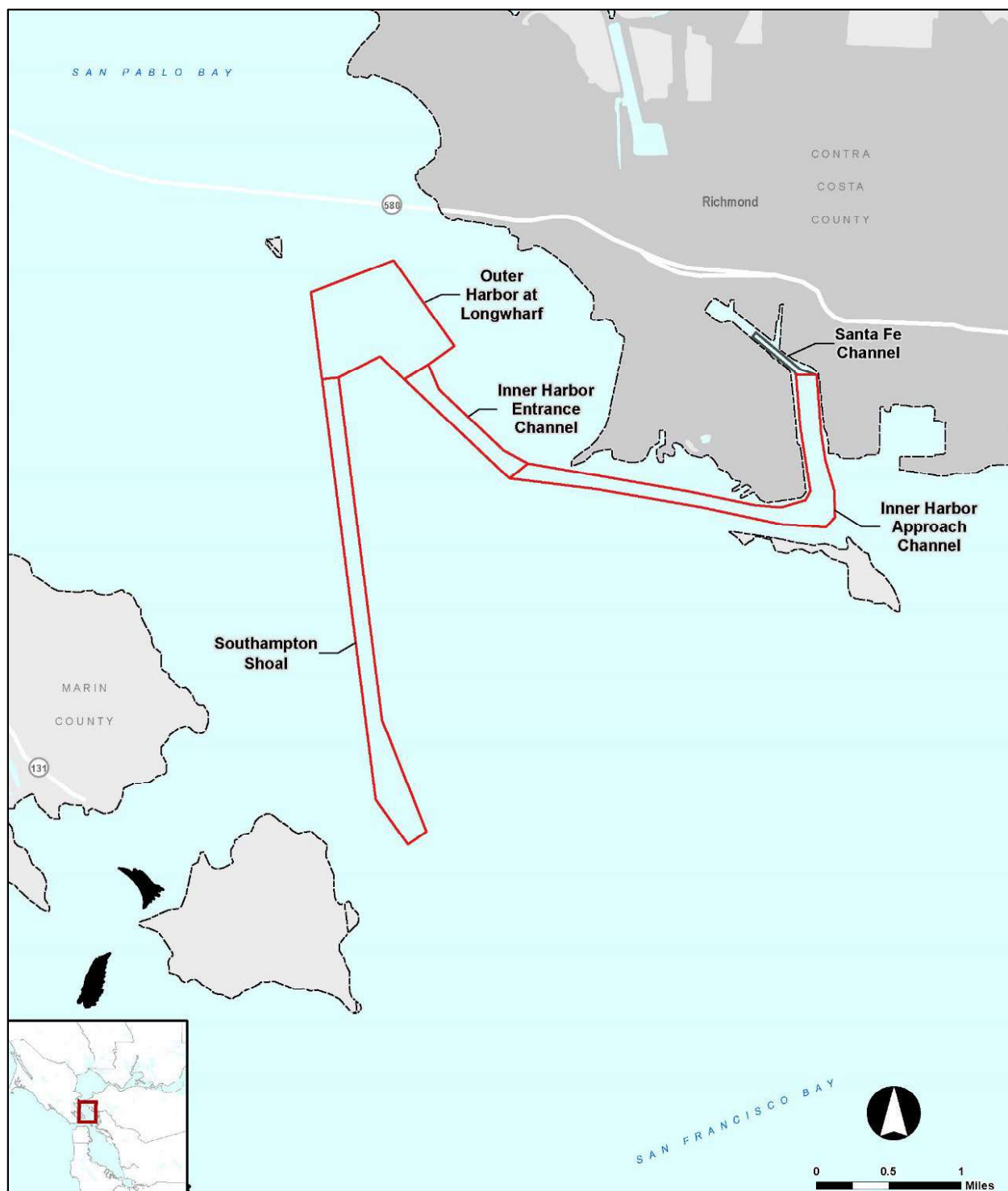


Exhibit E: Richmond Harbor (Southampton Shoal, Outer Harbor, and Inner Harbor)

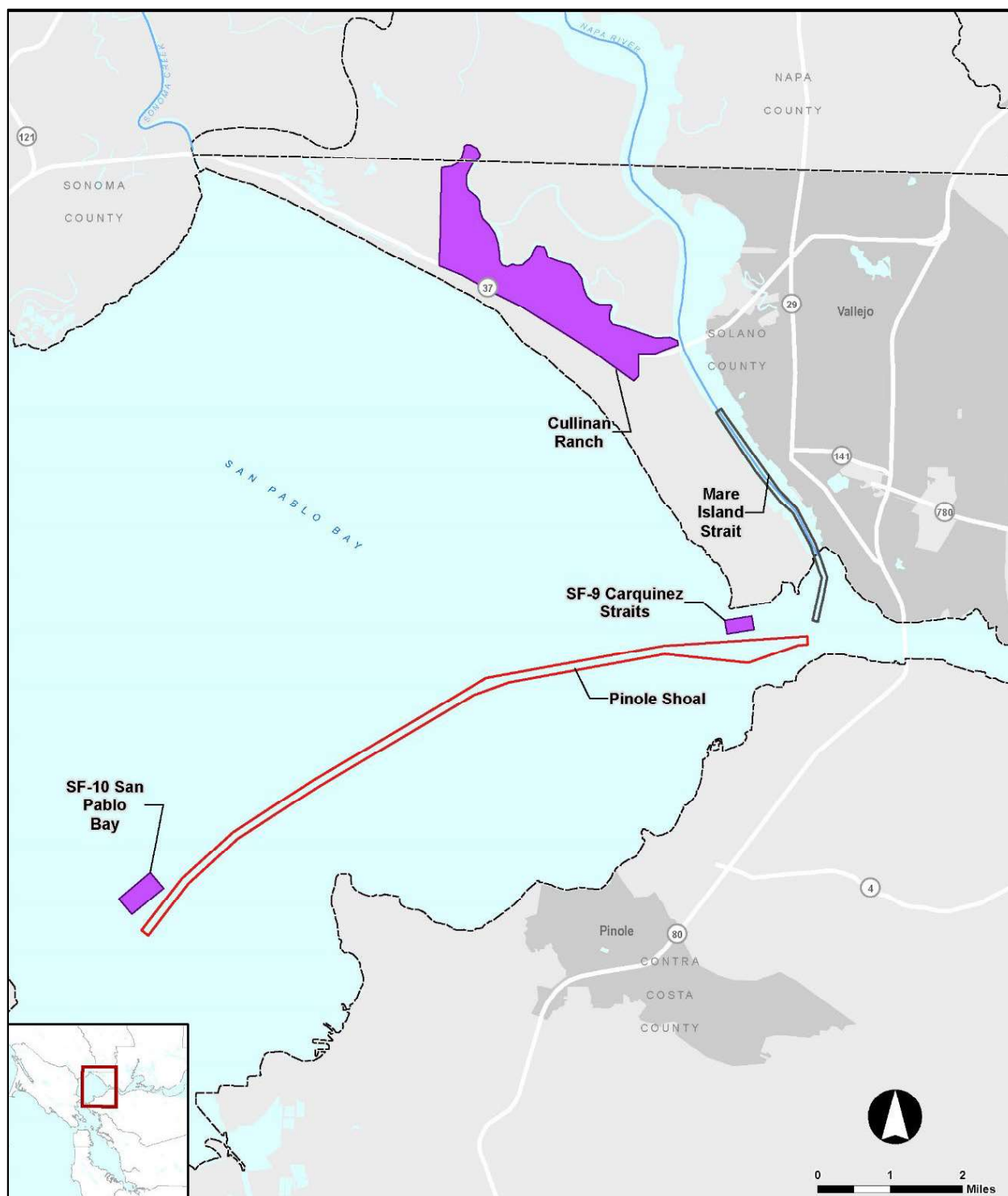


Exhibit F: Pinole Shoal Channel (also shown SF-9, SF-10, and Cullinan Ranch)

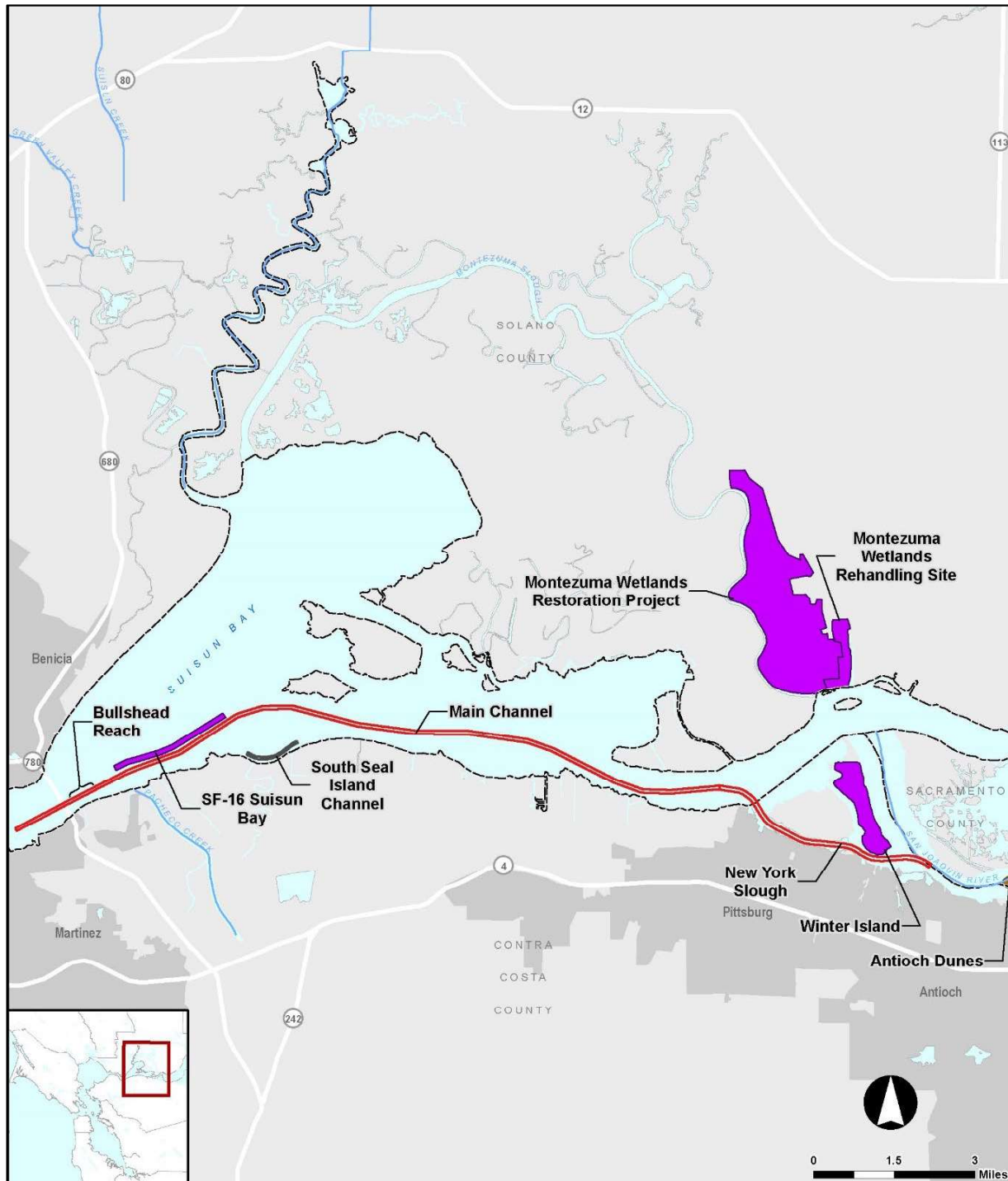


Exhibit G: Suisun Bay and New York Slough Channels (also shown SF-16, Montezuma Wetlands Restoration Project)

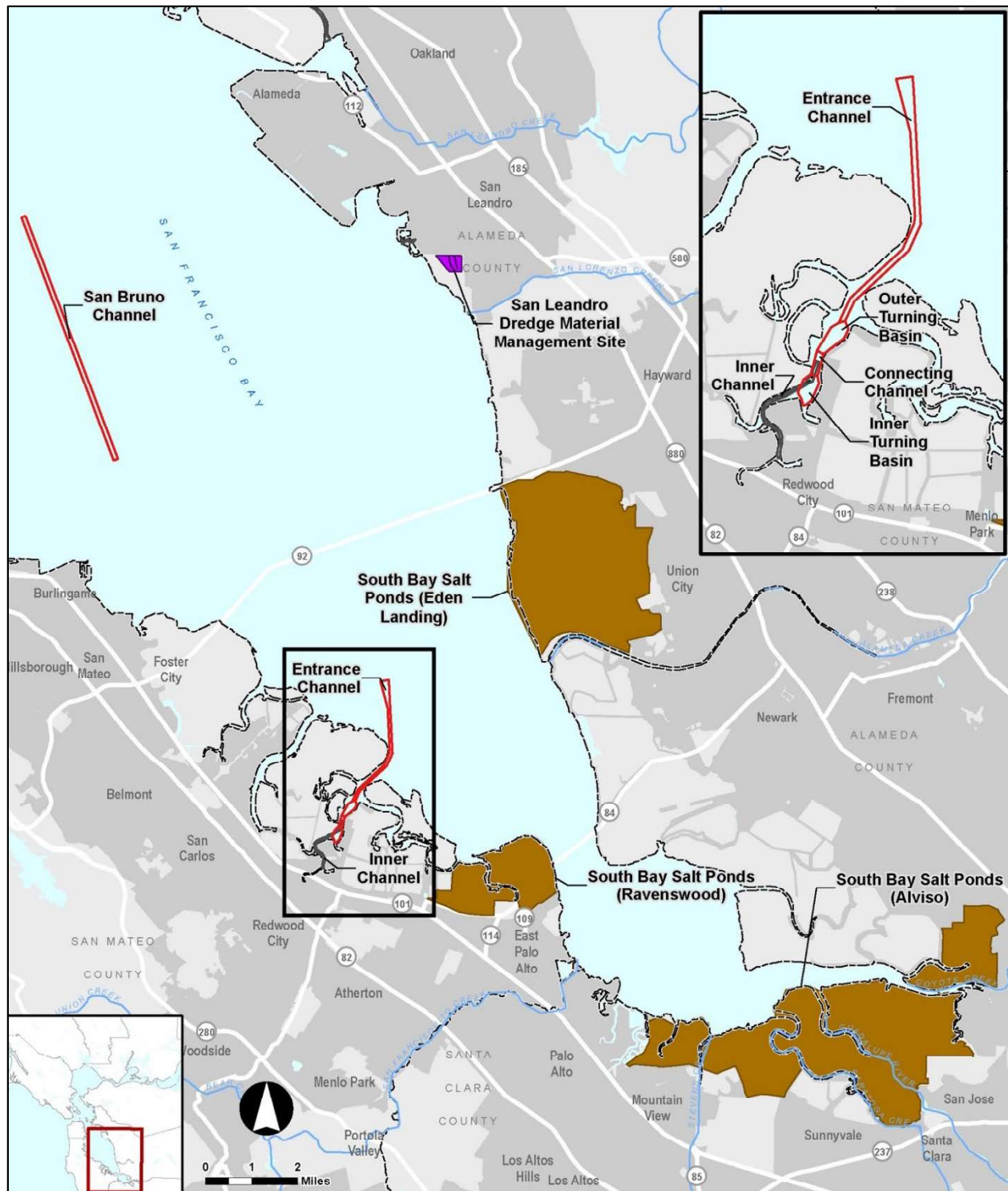


Exhibit H: Redwood City Harbor (also shown South Bay Salt Ponds)

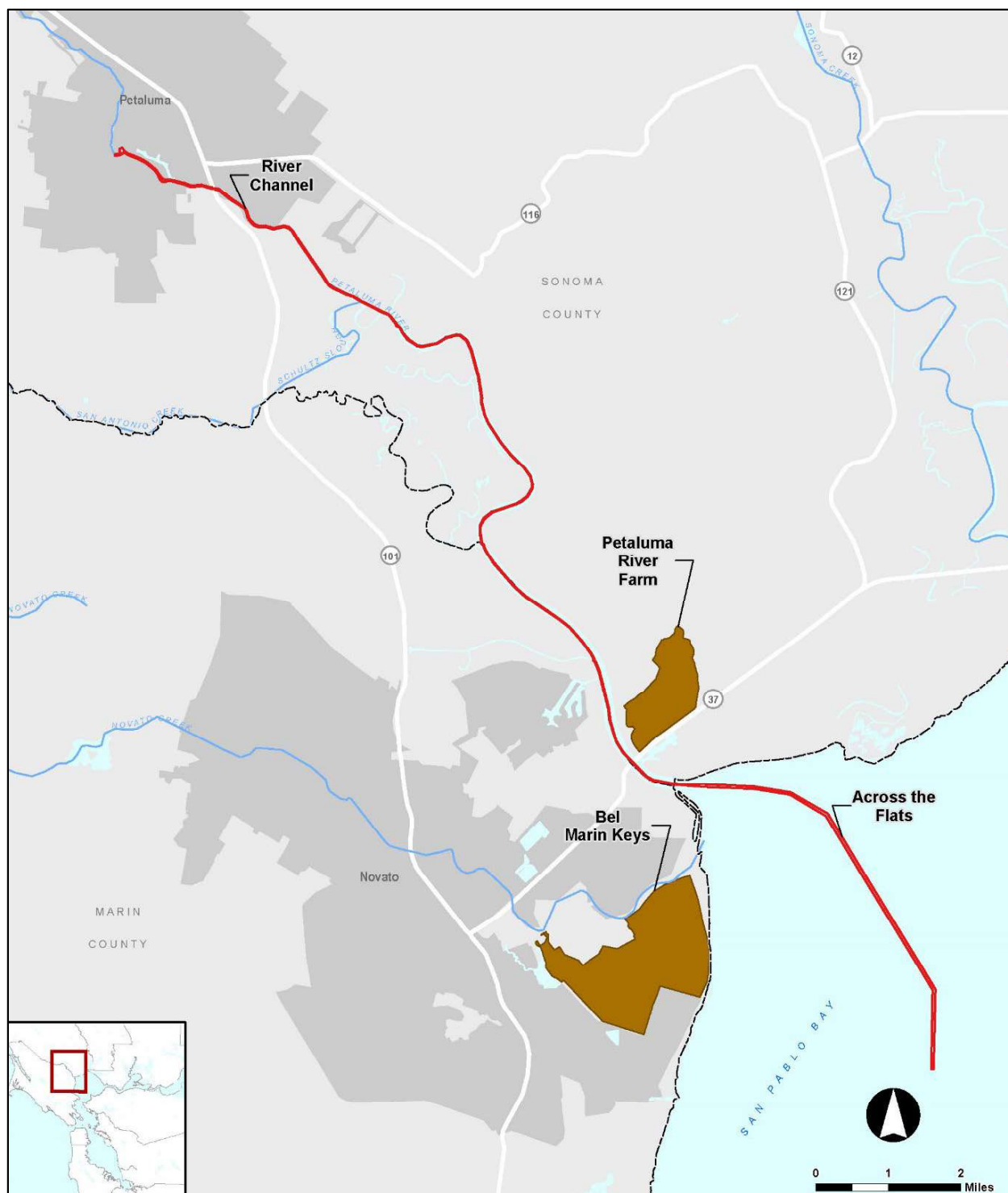


Exhibit I: Petaluma River Channel (also shown Bell Marin Keys)

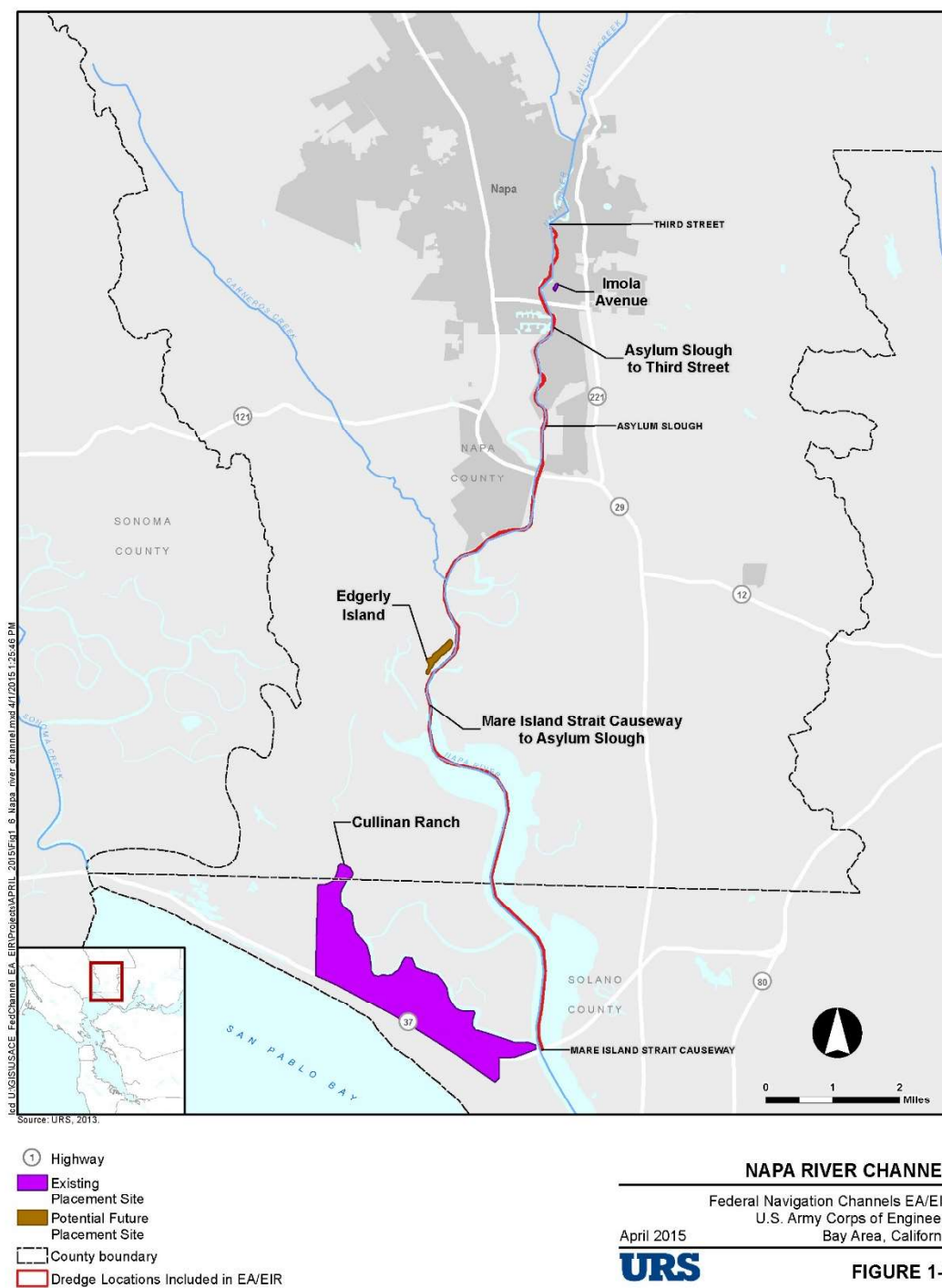


Exhibit J: Napa River Channel (also showing Cullinan Ranch)

Consistency Determination No.C2025.005.00



Exhibit K: San Rafael Creek and Across the Flats (San Pablo Bay disposal site also shown)