

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

455 Golden Gate Avenue • Suite 10600 • San Francisco, California 94102 • (415) 352-3600 • Fax: (415) 352-3606 • www.bcdc.ca.gov

April 18, 2014

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653, lgoldzband@bcdc.ca.gov)
Bob Batha, Chief of Permits (415/352-3612, bobb@bcdc.ca.gov)

SUBJECT: Listing of Pending Administrative Matters
(For Commission consideration on May 1, 2014)

This report lists the administrative permit applications, federal consistency actions, marsh development permits in the Secondary Management Area of the Suisun Marsh, regionwide permit actions, minor amendments to the Suisun Marsh Local Protection Program, and emergency permits that are pending with the Commission. The staff members to whom the matters have been assigned are indicated at the end of the projects' description. Inquiries should be directed to the assigned staff member prior to the Commission meeting.

Administrative Permits and Federal Consistency Actions

The following administrative permit applications have been filed and are presently pending with the Commission. The Executive Director will take the action indicated on the matters unless the Commission determines that it is necessary to hold a public hearing.

Applicant: S&S Outdoor Properties, LLC
610 Broken Top Ct.
Folsom, CA 95630

BCDC Permit Application No. M2013.014.00md

Filed: 04/07/14
90th Day: 07/07/14

Location: Within the primary management area of the Suisun Marsh, at 3763 Gum Tree Road, approximately 4.5 miles south of the City of Suisun, in an unincorporated area of Solano County.

Description: Within the primary management area of the Suisun Marsh:

1. Demolish an approximately 1,108-square-foot secondary dwelling (after-the-fact); and
2. Install, use and maintain an approximately 567-square-foot (13½ -foot wide by 42-foot-long) manufactured unit on an existing gravel parking area as a residence for the caretaker of the duck club operation (after-the-fact).

The project would not result in new Bay fill or new public access.

Tentative Staff Position: Recommend Approval. (Ellie Knecht, 415-352-3668 or elliek@bcdc.ca.gov)



Making San Francisco Bay Better

Applicant: Richard Atwood
14 East Sir Francis Drake Boulevard
Larkspur, CA 94925

BCDC Permit Application No. M2013.012.00

Filed: 04/03/14

90th Day: 07/02/14

Location: In the Bay and within the 100-foot shoreline band, at 14 East Sir Francis Drake Boulevard, Larkspur, California 94925.

Description: Within the 100-foot shoreline band, as part of operating a commercial kayak launch and reclaimed lumber storage business, install, use, and maintain an approximately 2,444-square-foot concrete slab, construct, use, and maintain an approximately 78-foot long gate and fence, and construct, use, and maintain an approximately 45-foot long railing, 20-feet of which is partially located in the Bay. (All improvements have already been installed).

Tentative Staff Position: Recommend Approval. (Erik Buehmann, 415-352-3645 or erikb@bcdc.ca.gov)

Applicants: City of Oakland
250 Frank H. Ogawa Plaza
Oakland, CA 94612

AND

California Capital Investment Group (CCIG)
300 Frank H. Ogawa Plaza, Suite 340
Oakland, CA 94612

BCDC Permit Application No. M2013.013.01

Filed: 03/05/14

90th Day: 06/05/14

Location: Within the 100-foot shoreline band, immediately south of Burma Road at Wharf 6 ½ (Berth 8) and Wharf 7 (Berth 7), in the West Gateway area of the former Oakland Army Base, in the City of Oakland, Alameda County.

Description: Within the 100-foot Shoreline Band.

This amendment (Amendment No. One) to BCDC Permit No. M2013.013 would authorize infrastructure improvements related to the future development of the Oakland Bulk and Oversized Terminal at West Gateway, including: (1) the reconstruction of an approximately 980-foot-long section of Burma Road adjacent to Wharf 6 ½ as part of a larger Burma Road reconstruction project; (2) the installation of four rail lines adjacent to Wharf 6 ½ and one rail line adjacent to Wharf 7; (3) minor repairs to Wharf 6 ½ and 7 not involving any in-water work; and (4) various public access improvements.

The activities authorized by this amendment to the permit would be an early phase of the larger Oakland Bulk and Oversized Terminal project, a planned terminal for moving bulk and oversized cargo directly between ships and rail, in the West Gateway area of the former Oakland Army Base. Anticipated to be completed in early 2016, the terminal would involve future activities on and inland of Wharf 6 ½ and 7, including:

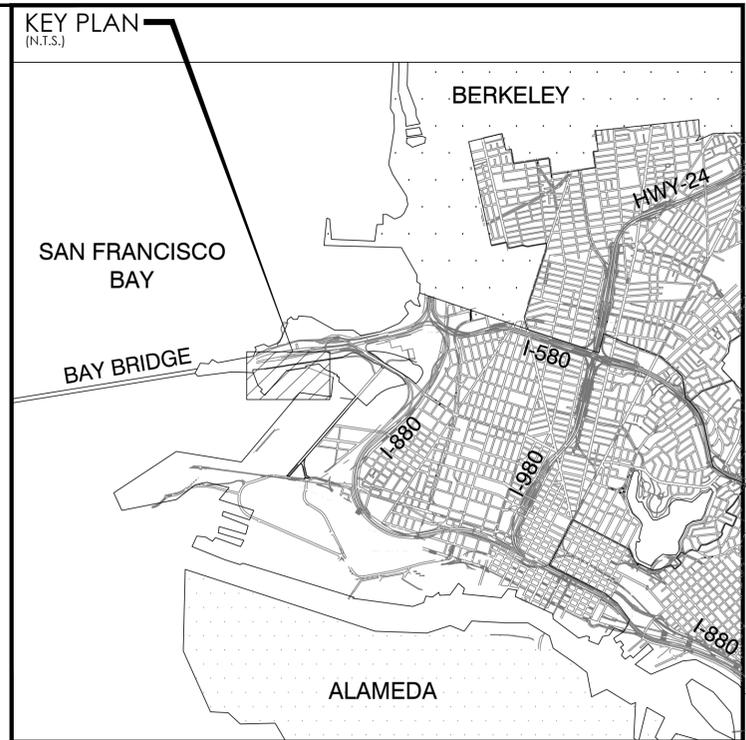
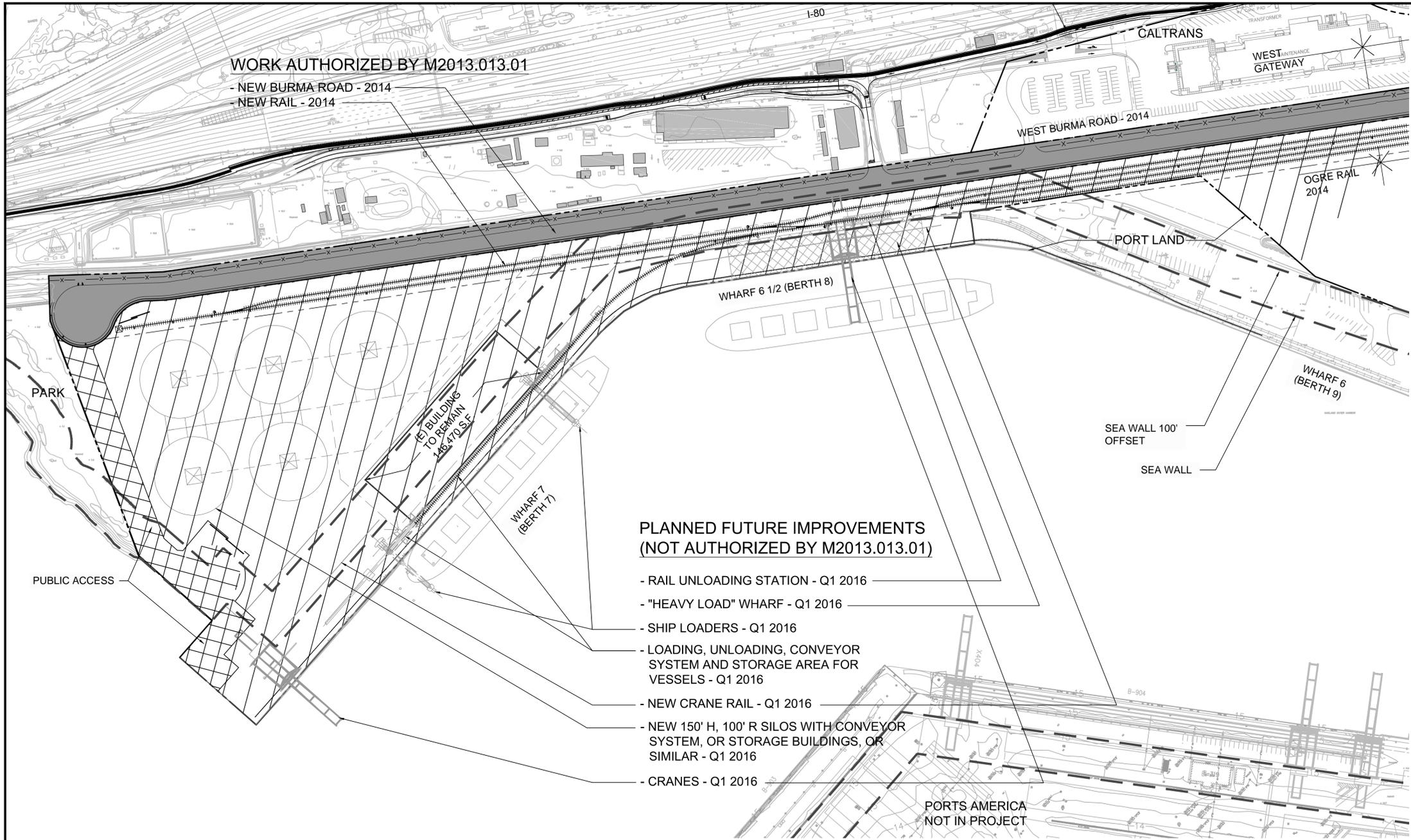
(1) installing cranes and shiploading/conveyance equipment; (2) repurposing an existing warehouse for storage and conveyance; and (3) constructing new commodities storage buildings or silos, all as generally shown on Exhibit A. The City of Oakland and California Capital Investment Group are expected to seek Commission authorization for these activities at a future date. The Oakland Bulk and Oversized Terminal project is part of the City of Oakland's master plan to redevelop the former Oakland Army Base into a warehouse and logistics center for transporting goods by seaport, railroad, and roadway.

The project proposes a variety of public access improvements, including:

- (1) An approximately 1/3-mile-long class I bicycle trail on the northeast side of Burma Road and a sidewalk on the southwest side of Burma Road, between Maritime Street and the trail leading to the San Francisco-Oakland Bay Bridge. This sidewalk and trail would replace a segment of a BCDC-required trail that would be removed as a result of this project;
- (2) Two approximately 3/4-mile-long class II bicycle lanes and a sidewalk along Burma Road between the trail leading to the San Francisco-Oakland Bay Bridge and the western terminus of Burma Road; and
- (3) An approximately 2.1-acre public access area for public parking and other park uses, such as a public promenade, viewing area, and possible skate park, near the terminus of Burma Road which would be incorporated into the adjacent, future Gateway Park. The 2.1-acre public access area would be designed in coordination with the Gateway Park Working Group and presented to the Commission's Design Review Board subsequent to issuance of this amendment to the permit but prior to construction of the public access area.

Staff believes the proposed public access exceeds the level of public access improvements necessary to find that the project authorized in Amendment No. One provides the maximum feasible public access consistent with the project. The applicant is intending to rely on the public access improvements provided as part of Amendment No. One, as some, if not all, of the public access improvements necessary to find that the future development of the Oakland Bulk and Oversized Terminal, as described above, provides the maximum feasible public access consistent with the proposed project. However, because the improvements and future development of the Oakland Bulk and Oversized Terminal has not yet been fully designed and will be determined to some degree by a future operator of the terminal, the Commission cannot evaluate at this time whether the public access proposed as part of Amendment No. One would satisfy the McAteer-Petris Act requirement that the proposed public access improvements of Amendment No. One would provide the maximum feasible public access for both Phase One and the future terminal development. This evaluation will be made when the City of Oakland and California Capital Investment Group seek Commission authorization in the future for the development of the Oakland Bulk and Oversized Terminal.

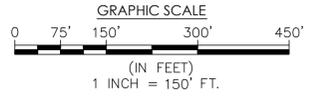
Tentative Staff Position: Recommend Approval. (Ellie Knecht, 415-352-3668 or elliek@bcdcc.ca.gov)



**PLANNED FUTURE IMPROVEMENTS
(NOT AUTHORIZED BY M2013.013.01)**

- RAIL UNLOADING STATION - Q1 2016
- "HEAVY LOAD" WHARF - Q1 2016
- SHIP LOADERS - Q1 2016
- LOADING, UNLOADING, CONVEYOR SYSTEM AND STORAGE AREA FOR VESSELS - Q1 2016
- NEW CRANE RAIL - Q1 2016
- NEW 150' H, 100' R SILOS WITH CONVEYOR SYSTEM, OR STORAGE BUILDINGS, OR SIMILAR - Q1 2016
- CRANES - Q1 2016

PORTS AMERICA
NOT IN PROJECT



NOTES:
 1. FUTURE IMPROVEMENTS CONCEPT ONLY. SUBJECT TO DESIGN REVIEW AND APPROVAL BY BCDC.
 2. MINOR REPAIRS TO BE MADE TO WHARVES 6½ & 7 ARE ANTICIPATED. EXACT LOCATIONS ARE UNKNOWN.

LEGEND	
	WEST GATEWAY PROJECT AREA
	DEDICATED PUBLIC ACCESS
	NEW BURMA ROAD
	NEW RAIL LINES

REV	DATE	COMMENT

JOB NO.	OAB02
SCALE:	1" = 150'
DATE:	4/18/2014
DRAWN BY:	J. ARMADA
CHECKED BY:	K. ROSSO

Apr 18, 2014 - 11:34am, Plotted By: jacqueline
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