



The
Policies for a Rising Bay
Project

Steering Committee Kick-off Meeting
March 13, 2015

Agenda



- 9:30 Welcome
- 9:45 Project Overview
- 10:15 Policies in Practice
- 10:45 Interactive Activity
- 11:25 Wrap-up and Next Steps

Project Goal



Develop a shared understanding of how to evaluate proposed adaptation projects

- Clarify interpretation of existing policies
- Identify policy issues
- Refine policy goals

Overarching Policy Goals



- Facilitate projects with multiple benefits that emphasize nature-based adaptation solutions wherever feasible and that are adaptable in a dynamic estuary;
- Promote equitable management of the Bay to increase resilience in vulnerable communities;
- Preserve, restore, and enhance Bay ecosystem diversity; and
- Support sustainable development, economic health, and quality of life of the Bay Area.

Objectives

1. Protect the Bay as a great natural resource for the benefit of present and future generations.

2. Develop the Bay and its shoreline to their highest potential with a minimum of Bay filling.



Key Fill Requirements

(McAteer-Petris Act §66605)



- Public benefits from fill clearly exceed public detriment
- Fill is for water-oriented uses (e.g., ports, airports, bridges, wildlife refuges, and recreation)
- No alternative upland location exists for the fill
- Fill is the minimum amount necessary to achieve the project purpose
- Fill minimizes harmful effects to the Bay
- Fill is constructed with sound safety standards (e.g., seismic, flooding hazards)

Past projects



1970 Terminals
at Port of SF -
48 ac, Port of
Oakland - 12 ac

Past projects

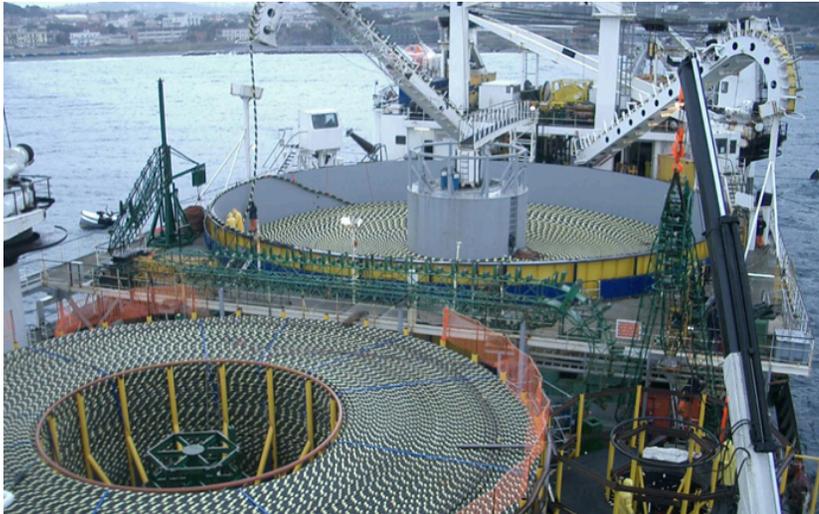


Marsh restoration
(mitigation) – 1st net
increase in Bay area



1974 Dumbarton Bridge – 83 ac
(1966 photo; courtesy of UC Berkeley Library)

Past projects

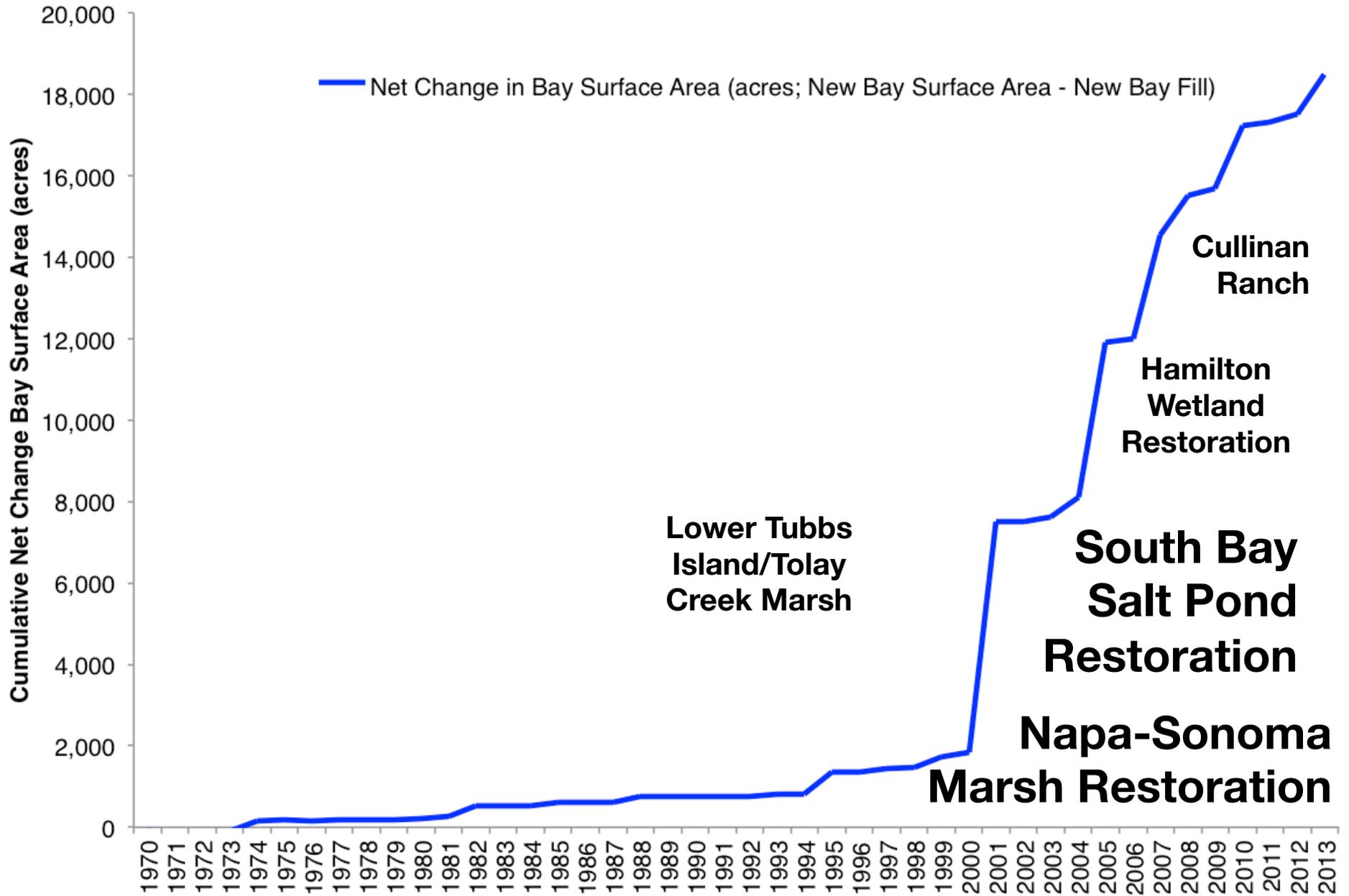


1970 – 1986: Avg. fill 21 ac/yr for ports, bridges, and marinas

1986 - : Approx. fill 2 – 5 ac/yr, except bridge retrofits and restoration projects



Bay Changes Over Time



“Health, safety or welfare of the public in the entire bay area”



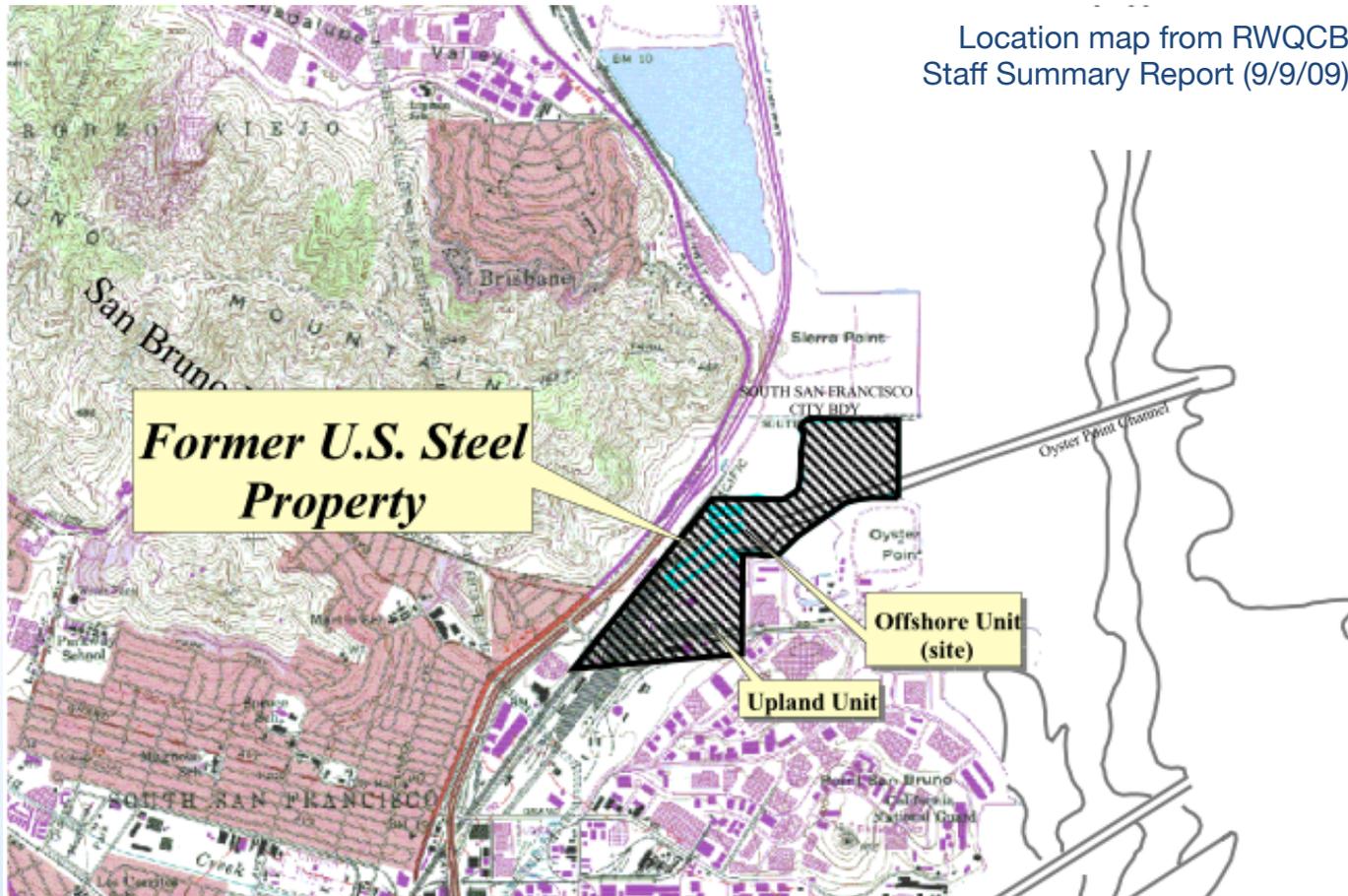
(2013 photo; courtesy of Matthew Coolidge)



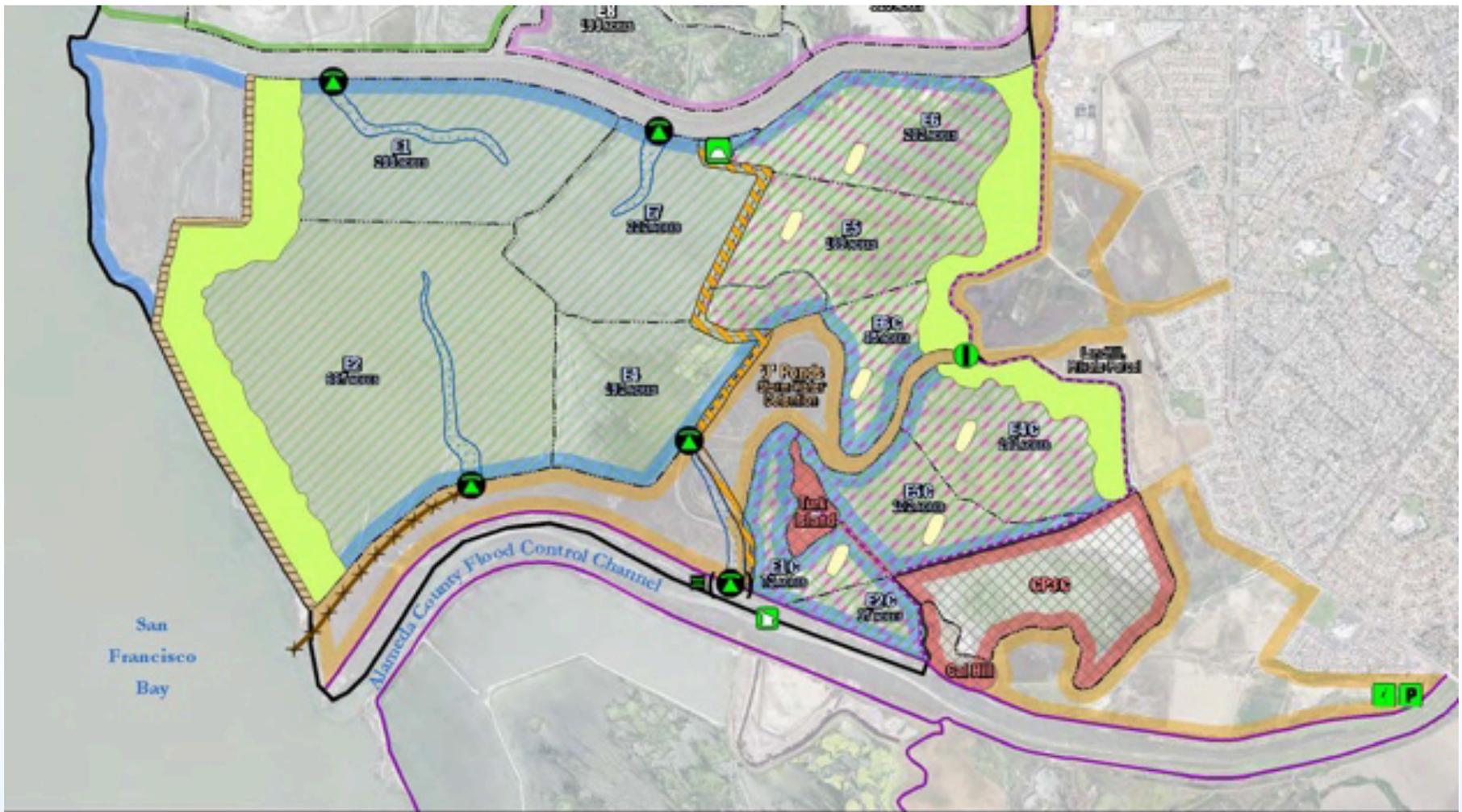
1984 Approval of 6.3 ac of Bay fill to provide perimeter dike and leachate barrier around City of Albany landfill

Most recent application denial

Location map from RWQCB
Staff Summary Report (9/9/09)



1998 Bay West Cove and U.S. Steel application to dredge contaminated sediments and place and cap the material in the Bay → revised cleanup proposal with no net fill

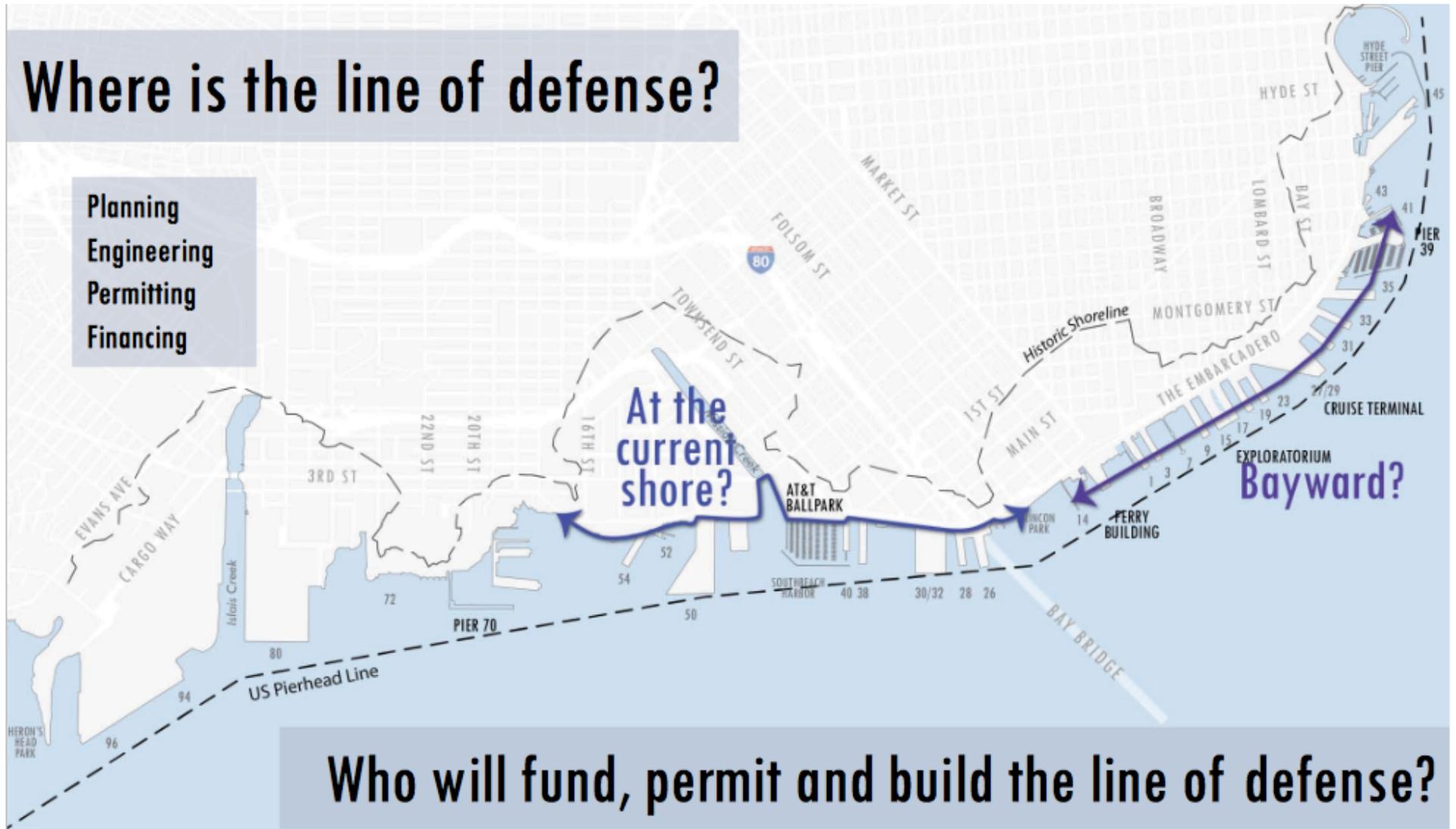


LEND



Where is the line of defense?

Planning
Engineering
Permitting
Financing



Who will fund, permit and build the line of defense?

Steering Committee Role



- Raise issues that our current policies may not address and pose potential concerns for the environment, economy, or vulnerable communities;
- Identify potential changes in our current policies that would help promote shoreline resilience; and
- Highlight possible impacts on the environment, economy, and vulnerable communities due to possible regulatory changes.

Project approach



1. Scoping (Winter 2015)

- Developed work plan
- Interviewed Regulatory staff
- Interviewed subset of Steering Committee members

Project approach



1. Scoping
(Winter 2015)

2. Policy analysis
(Spring 2015)

- Develop policy matrix
- Convene technical workshop
- Select draft case studies

Project approach



- Analyze case studies to refine policy issues and identify opportunities for improved language and processes

Project approach



- Finalize guidance for staff, Commissioners, and stakeholders

Comments/questions?



JAMES FIKE
PHOTOGRAPHY © 2011
[HTTP://WWW.JAMESFIKE.COM](http://www.jamesfike.com)

Policies in Practice



Climate Change Policies



- Resilient to mid-century of projected sea level rise and storms.
- Adaptable to end-of-century.

Development & Climate Change



Development & Climate Change

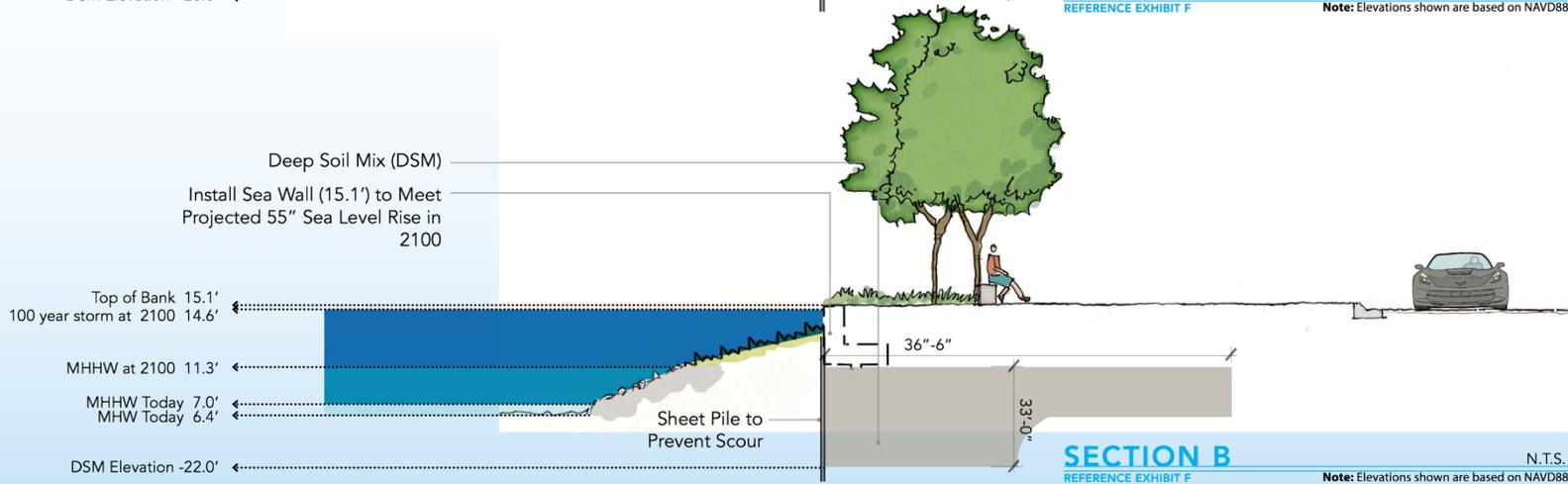
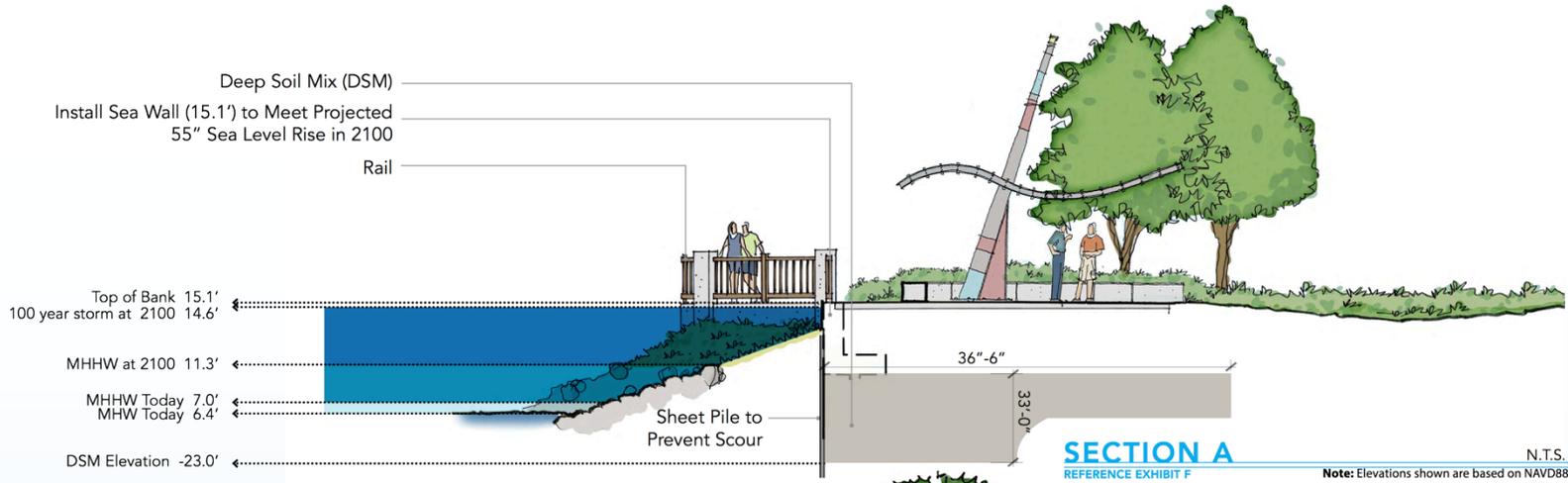


EXHIBIT K - SEA LEVEL RISE END OF CENTURY PETE'S HARBOR RESIDENTIAL COMMUNITY

Redwood City, California



Callander Associates
Landscape Architecture
311 Seventh Ave.
San Mateo, CA 94401
T 650.373.1515

RWC Harbor Communities, LLC
12031 BCDC Exhibit I-K Public Workshop Boards (2014 10-23).indd

revised October 23, 2014

Development & Climate Change



EXHIBIT A - PROPOSED PUBLIC ACCESS AREA
BLU HARBOR RESIDENTIAL COMMUNITY
Redwood City, California



RWC Harbor Communities, LLC
12031 BCDC Public Access 2014 11-12.indd

N.T.S.



revised November 12, 2014

Development & Climate Change





3RD ST. BRIDGE:
TEMPORARY / MOVABLE BARRIER
DURING FLOOD EVENTS

MISSION CREEK:
NEW SEAWALL ALONG
PROMENADE

MISSION CREEK
PARK CHANNEL ST.
EXTEND BEEM TO PULPH
STREET, ADD SEAWALL

LETTY O'DRUL /
4TH ST. BRIDGE:
TEMPORARY / MOVABLE BARRIER
DURING FLOOD EVENTS (GUIDING
OF LIPT GATE)

BALLPARK PROMENADE:
NEW SEAWALL

MISSION ROCK
TERRY FRANCOS BLVD:
PLANTED BEEM / SEAWALL



INTERPRETIVE CENTER
W/ ACTIVE GREEN ROOF

CONTROLLED WATER
LEVEL

STRIP CONNECTION TO
MARINA GATE

TIDE GATE W/ WALKWAY,
SHADE STRUCTURES

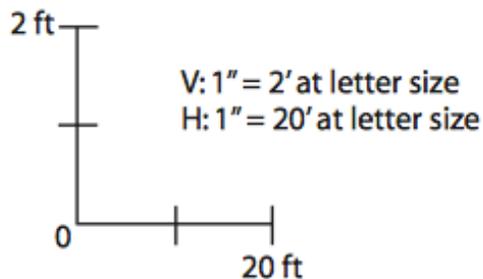
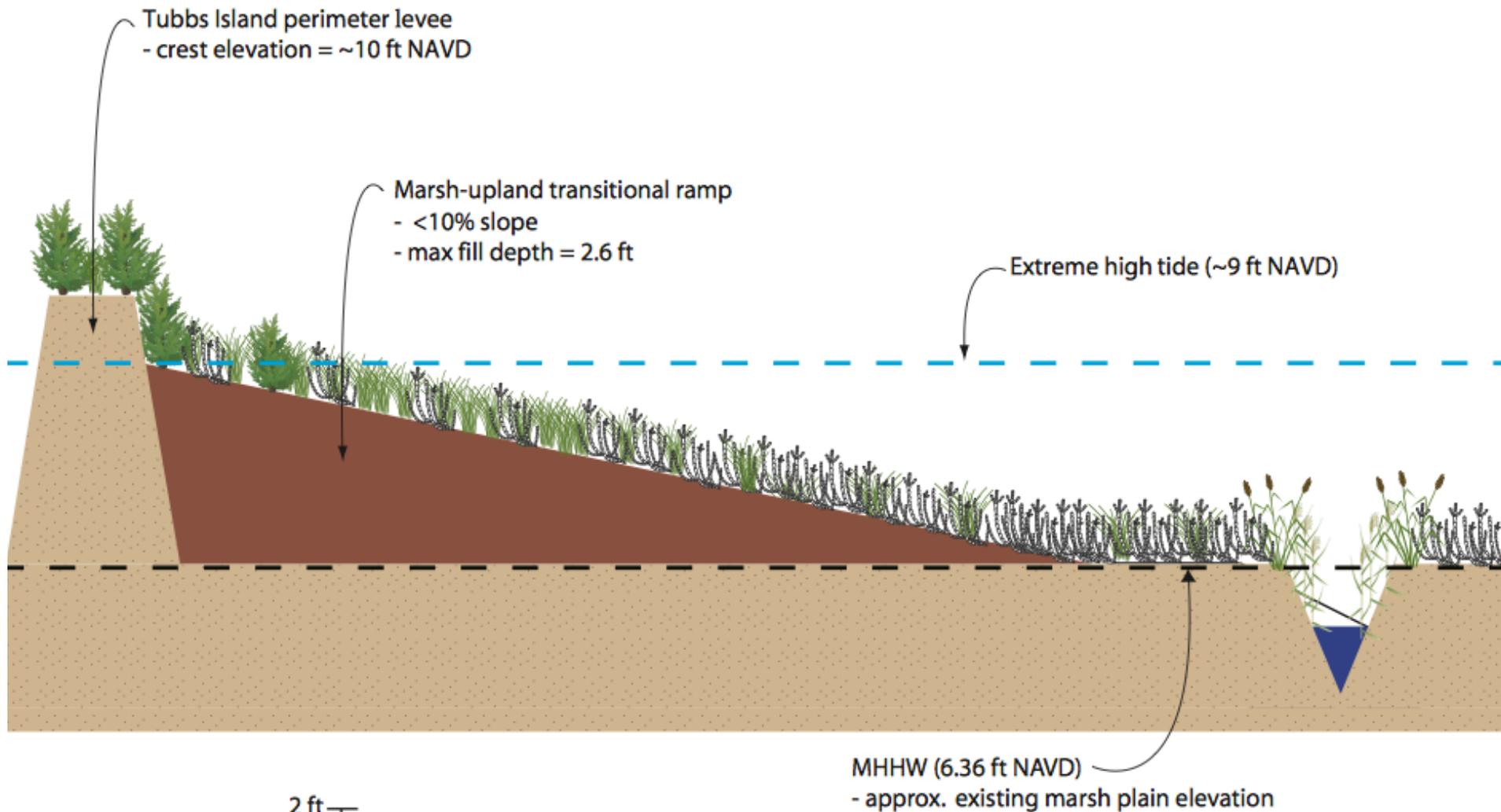
Conservation & Climate Change



Conservation & Climate Change







 Audubon CALIFORNIA



**MARSH-UPLAND TRANSITIONAL RAMI
CONCEPTUAL CROSS-SECTION**

Sonoma Creek Marsh Enhancement Project
Sonoma County, California

Marin-Sonoma Mosquito and Vector Control District

March 2013

Project No. 1123

Figure 7

Different Policies Apply To Different Sites

Less Restrictive

More Restrictive →

**Shoreline
Band Projects**

(Hamilton
Sonoma Baylands)

**Salt Ponds, Managed
Wetlands Projects**

(Montezuma, North and
South Bay Wildlife Refuges)

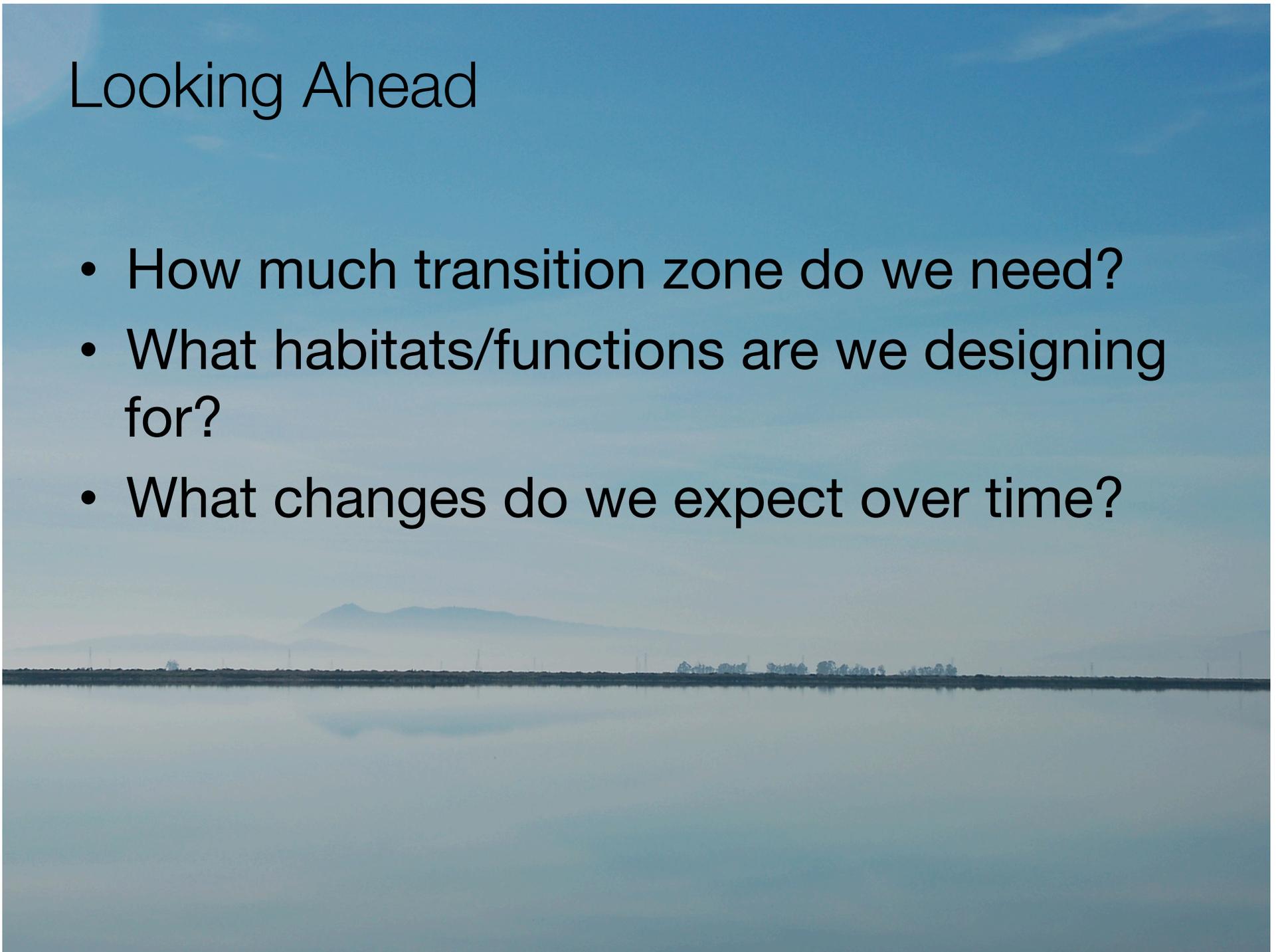
Bay Projects

(Sonoma Cr,
Aramburu Is)



Looking Ahead

- How much transition zone do we need?
- What habitats/functions are we designing for?
- What changes do we expect over time?



Looking Ahead

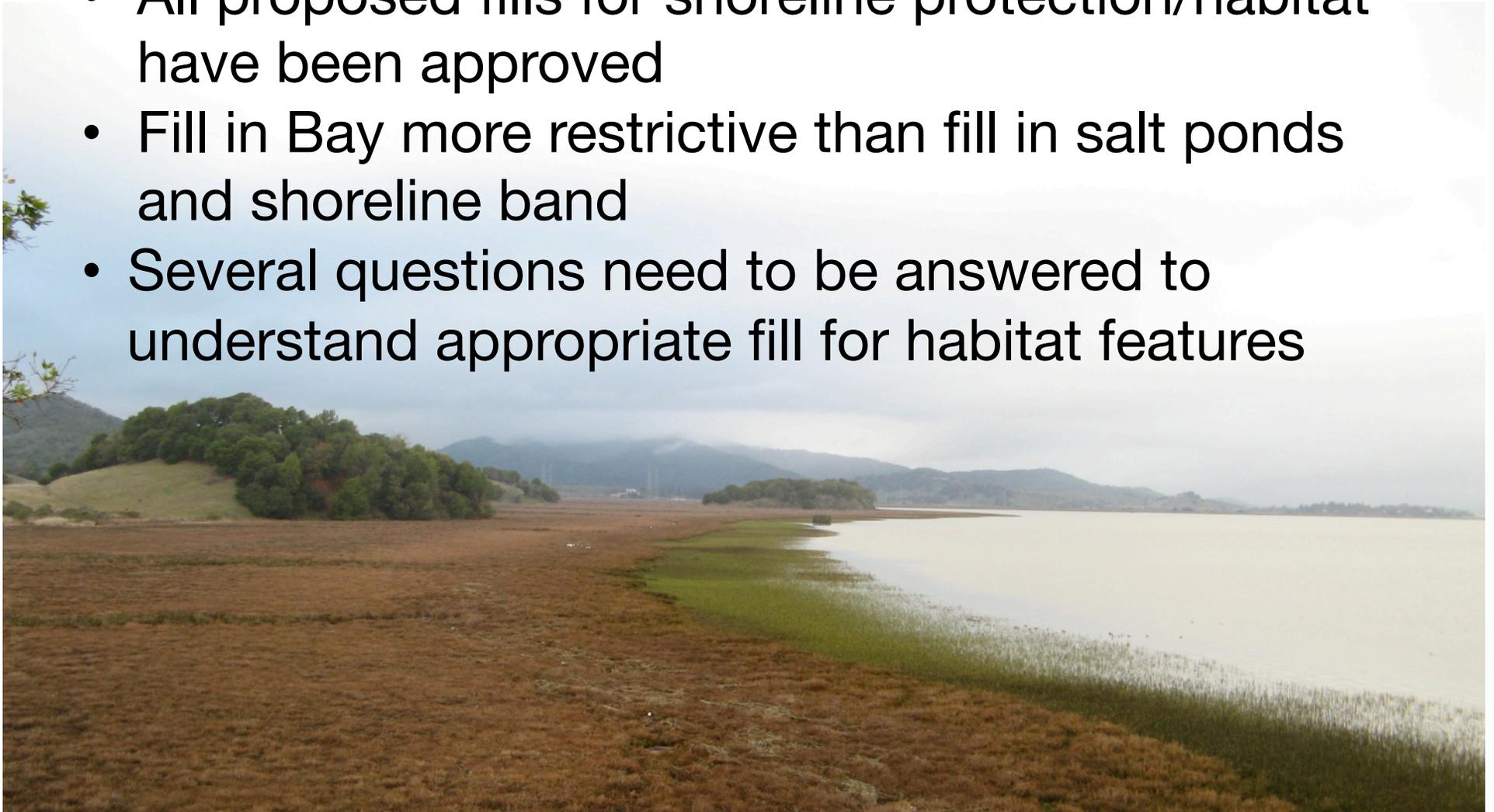
- Monitoring – what? for how long?
- Is there a minimum transition zone size?
- How to maintain policy flexibility?



Summary



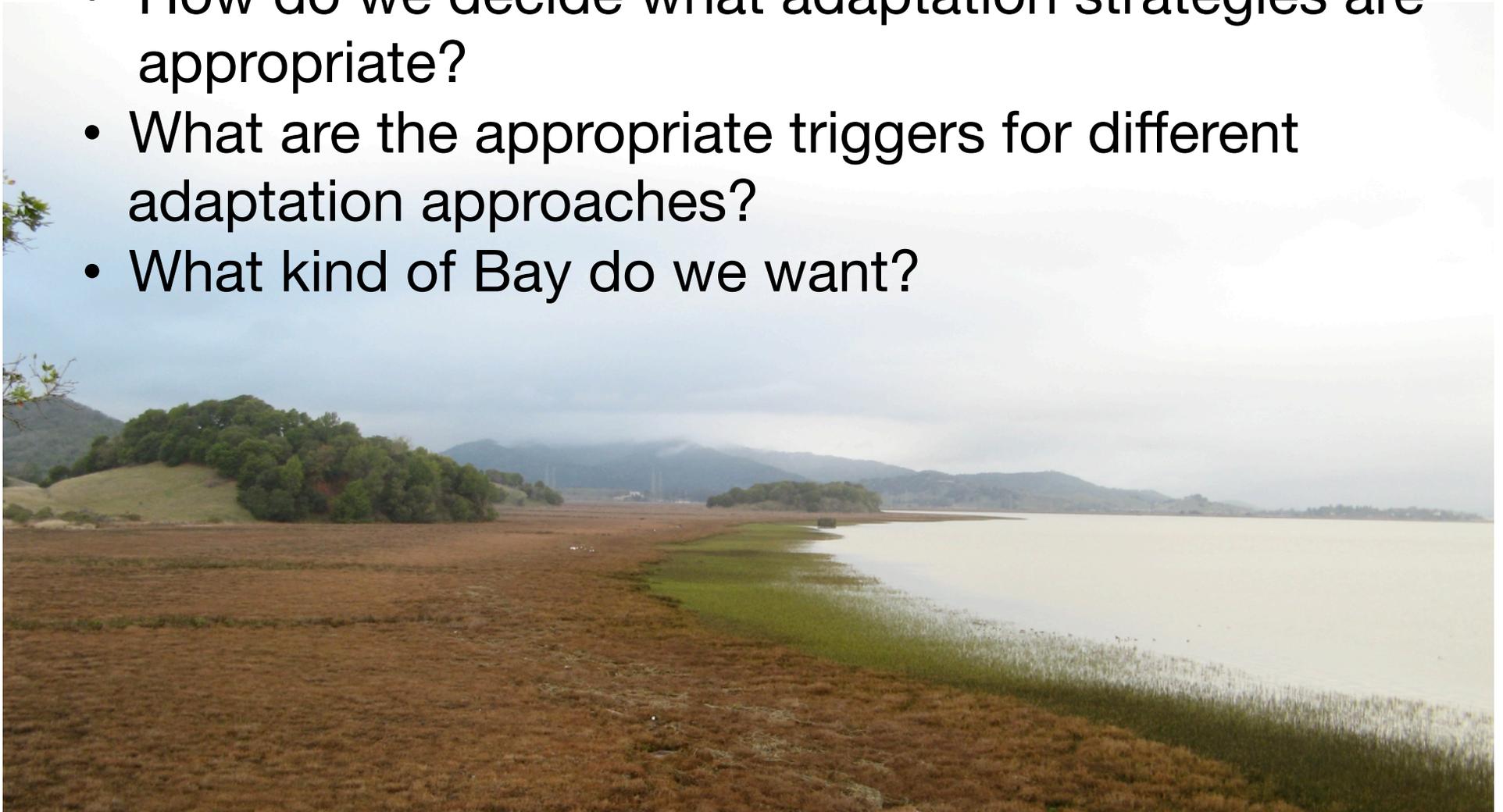
- All proposed fills for shoreline protection/habitat have been approved
- Fill in Bay more restrictive than fill in salt ponds and shoreline band
- Several questions need to be answered to understand appropriate fill for habitat features



Summary



- How do we decide what adaptation strategies are appropriate?
- What are the appropriate triggers for different adaptation approaches?
- What kind of Bay do we want?





Comments/questions?

Steering Committee Perspectives



Steering Committee Perspectives



Conservation

- What is the minimum amount for a transition zone slope?
- Minimum fill for habitat vs. minimum fill for other types of projects
- Long term habitat health vs. short-term impacts
- Restoration efforts need support

Development

- Financing projects over time
- Scientific and economic considerations
- Bayward line of defense

Steering Committee Perspectives



Public access

- Challenges to secure Bay access
- Financial implications of public access
- Planning public access regionally vs. on a project-by-project basis



Photo: Courtesy of Peter Baye

Goal: Share the range of perspectives in the room



How is your work concerned with a rising Bay?

How do BCDC's fill laws and policies affect your work?

Next steps



- Analyze McAteer-Petris Act and Bay Plan to identify law and policy issues
- Synthesize tradeoffs associated with various adaptation strategies and different shoreline types
- Suggest case studies based on policy analysis and technical lessons learned

Comments/questions?



Contact:

Sarah Richmond

sarah.richmond@bcfdc.ca.gov

415-352-3660