

BRIEFING ON COMPLEX ENFORCEMENT CASES

ITEM 8

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FEBRUARY 11, 2021

OUTLINE

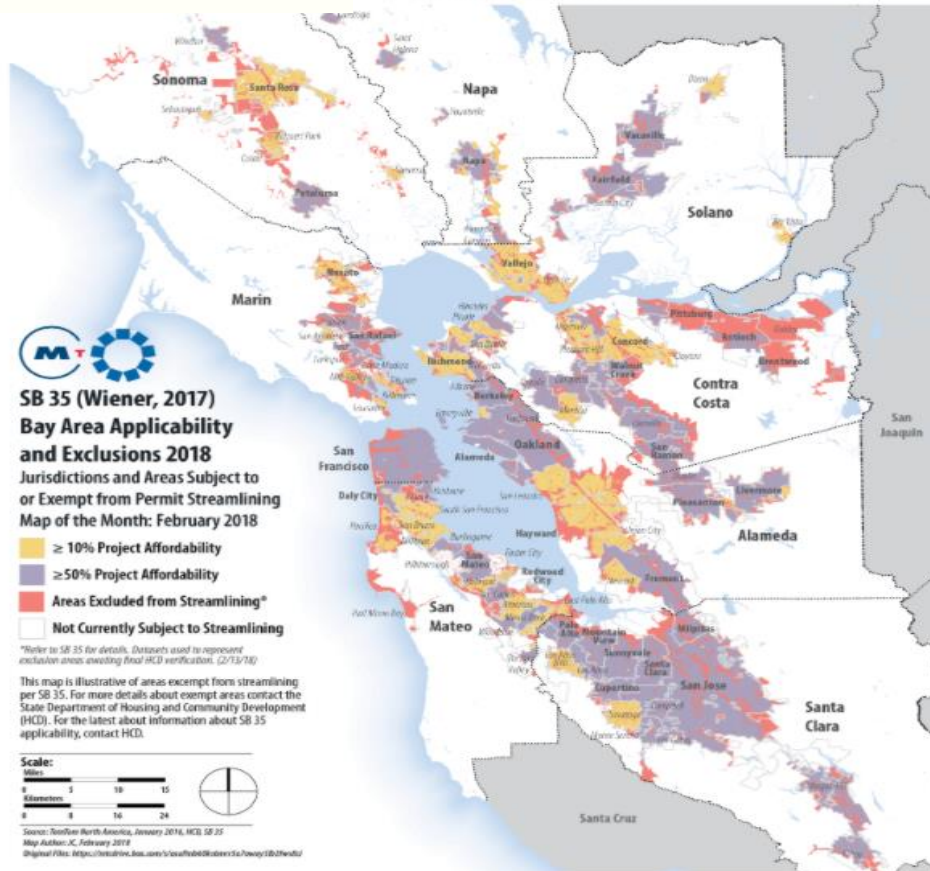
- Interagency Regulatory Coordination
- Unforeseen Circumstances
- Violations Not Retroactively Approvable
- Site Constraints and Multiple Violations
- Competing Interests
- Verification Constraints
- Long Term Monitoring Requirements
- Owner Capability Constraints



INTERAGENCY REGULATORY COORDINATION

Permit streamlining

Note: This map illustrates which jurisdictions are subject to or exempt from SB 35 permit streamlining, and areas within those jurisdictions that are excluded from streamlining. This map does not show local land use development standards, conservation and open space protection areas, or other local policies that determine where housing can be built within each jurisdiction. For details about local codes and ordinances, contact the planning and permitting department in each city or county.



UNFORESEEN CIRCUMSTANCES

Beneficial reuse of dredged material on a managed wetland

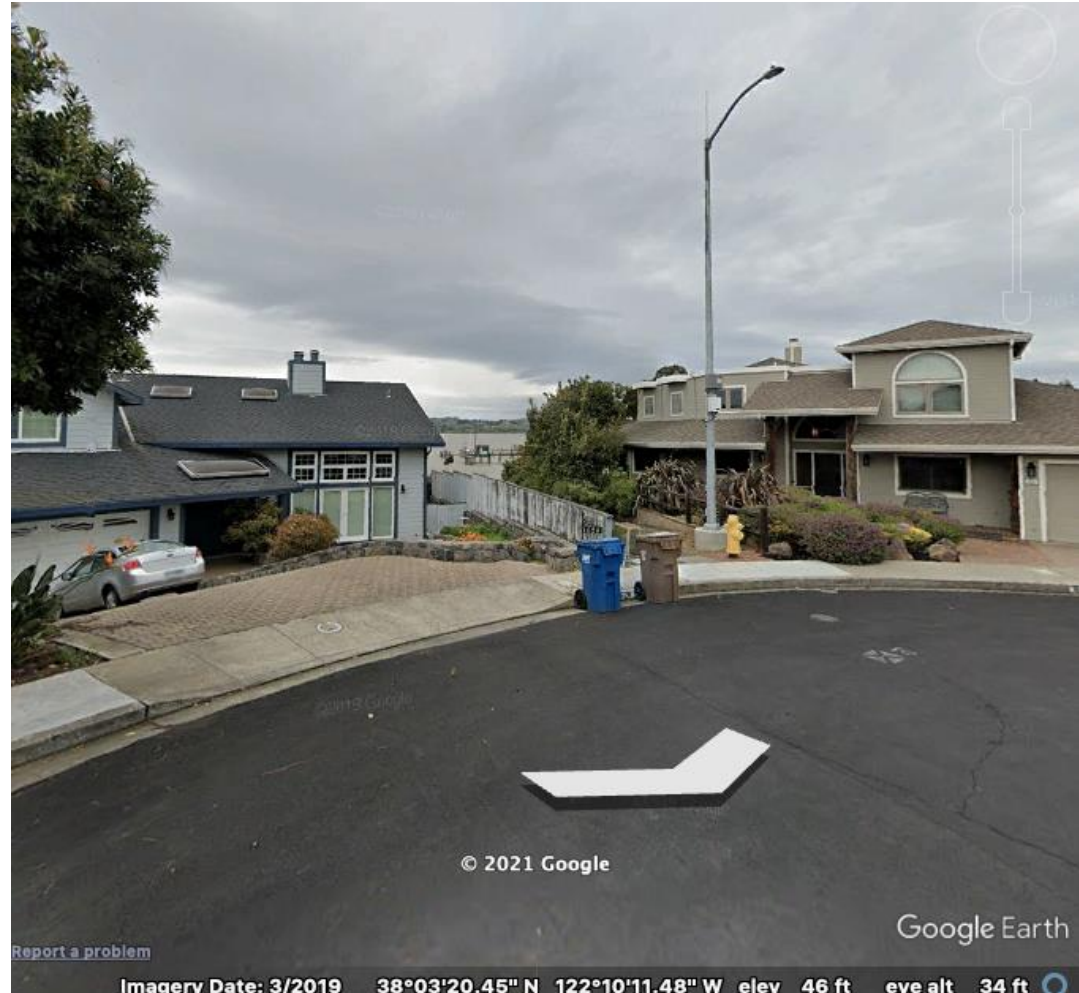


VIOLATIONS NOT RETROACTIVELY APPROVABLE

Unauthorized fill



SITE CONSTRAINTS AND MULTIPLE VIOLATIONS

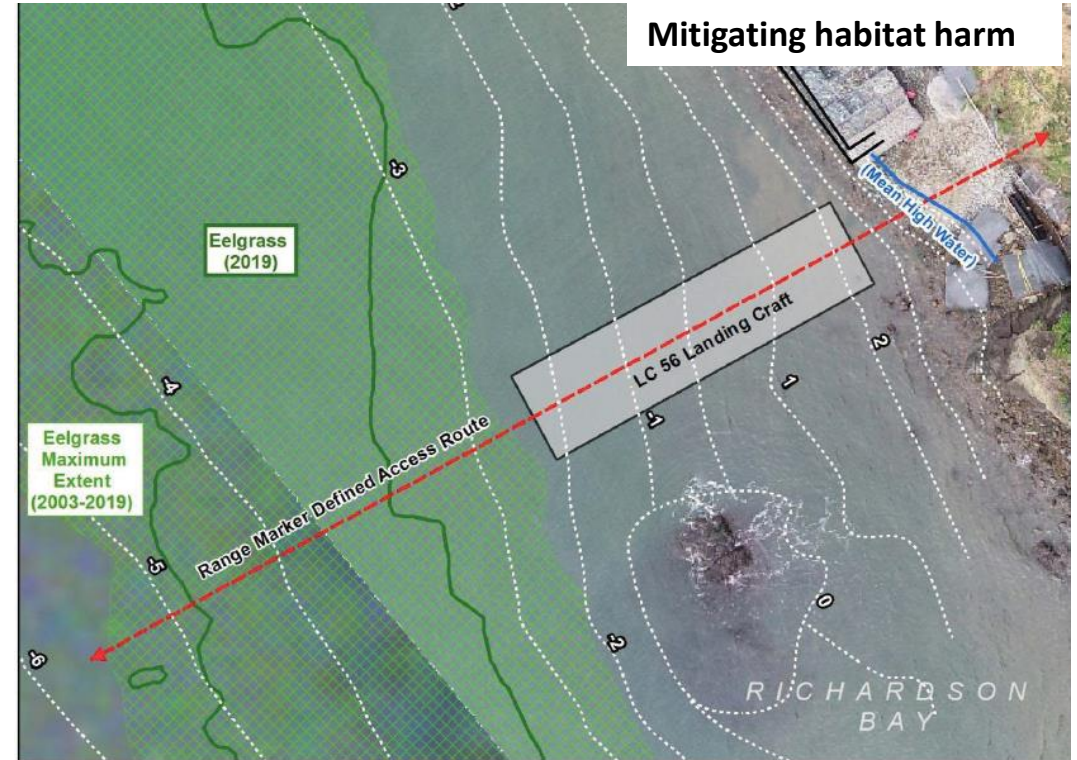


COMPETING INTERESTS AND WORK WINDOWS

Location and scope of development



Mitigating habitat harm

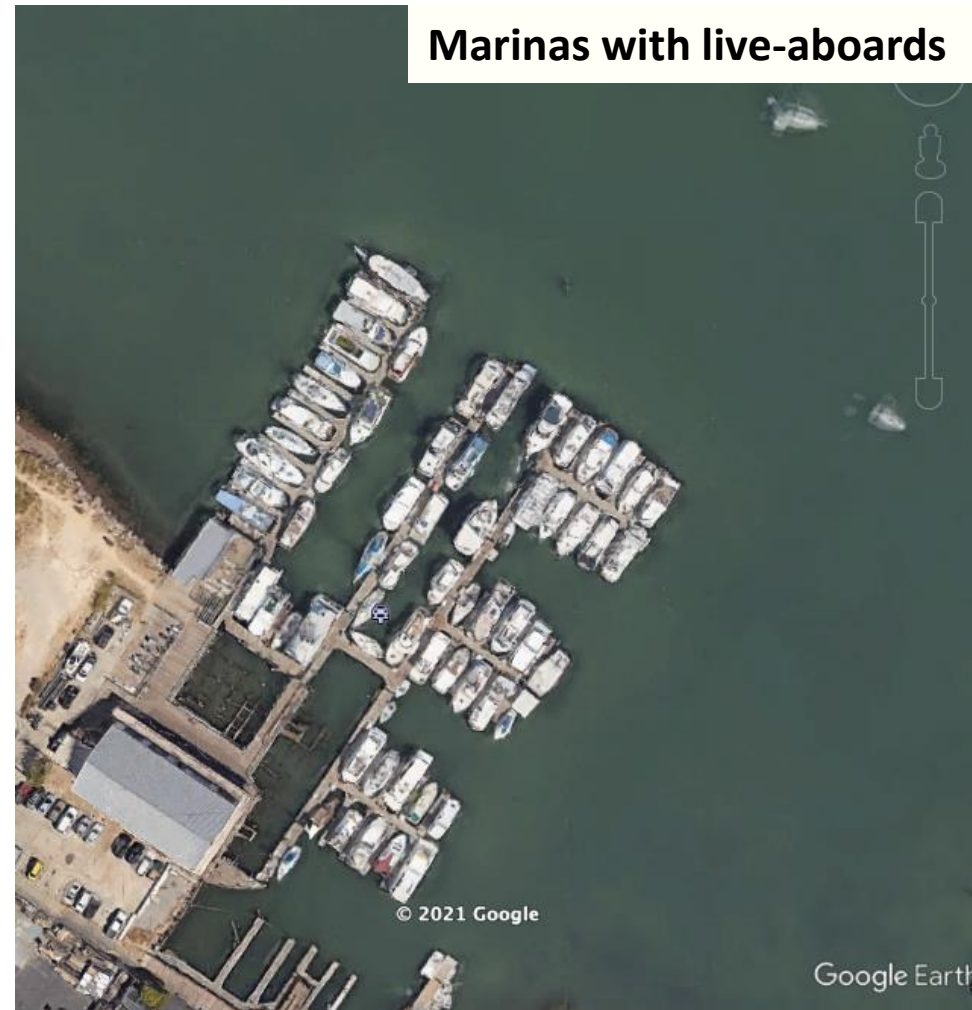


ABANDONED AND DERELICT VESSELS

Abandoned commercial vessel



SITE CONDITION VERIFICATION CONSTRAINTS



LONG TERM MONITORING REQUIREMENTS



**OAKLAND HARBOR DEEPENING – 50 FEET
CONSTRUCTION**

OWNER CAPABILITY CONSTRAINTS

- Respondent ability to engage effective representation and experts
- Resolutions that necessitate technical expertise and long-range planning
- Respondents with limited means with extensive violations
- Increased frequency of flooding at lower lying properties

QUESTIONS

