

# San Francisco Bay Conservation and Development Commission

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**TO:** All Commissioners and Alternates

**FROM:** Lawrence J. Goldzband, Executive Director (415/352-3653; [larry.goldzband@bcdc.ca.gov](mailto:larry.goldzband@bcdc.ca.gov))  
Peggy Atwell, Director, Administrative & Technology Services (415/352-3638; [peggy.atwell@bcdc.ca.gov](mailto:peggy.atwell@bcdc.ca.gov))

**SUBJECT: Approved Minutes of December 15, 2022 Hybrid Commission Meeting**

1. **Call to Order.** The hybrid meeting was called to order by Chair Wasserman at 1:05 p.m. The meeting was held with a principal physical location of 375 Beale Street, San Francisco, California, and online via Zoom and teleconference. Instructions for public participation were played.

Chair Wasserman stated: Good afternoon, all. My name is Zack Wasserman and I am the Chair of BCDC. Several of us are here at the Metro Center, our headquarters building at 375 Beale Street. Other Commissioners are participating from other locations. Each of those locations has been identified on our Meeting Notice.

Chair Wasserman gave instructions to all attendees on procedures for participating in the meeting. He asked Ms. Atwell to proceed with Agenda Item 2, Roll Call.

2. **Roll Call.** Present were: Chair Wasserman, Vice Chair Eisen, Commissioners Addiego, Ahn, Beach, Brown (represented by Alternate Gilmore), Burt (represented by Alternate Klein), Butt, Eckerle, Eklund, El-Tawansy (represented by Alternate Ambuehl), Gioia, Gorin (represented by Alternate Rabbitt), Gunther, Lucchesi (represented by Alternate Pemberton), Moulton-Peters, Peskin (represented by Alternate Stefani), Pine, Ranchod (represented by Alternate Nelson), Randolph (represented by Alternate Mendonca), Showalter, Spering (represented by Alternate Vasquez) and Wagenknecht (joined at 1:35 p.m.). Senator Skinner, (represented by Alternate McCoy) was also present.

Chair Wasserman announced that a quorum was present.

Not present were Commissioners: Department of Finance (Almy), U.S. Environmental Protection Agency (Blake), Governor (Hasz), Santa Clara County (Lee)

3. **Public Comment Period.** Chair Wasserman called for public comment on subjects that were not on the Agenda.

Chair Wasserman gave instructions for participating in the hybrid meeting. He emphasized the following: Commissioners must have their cameras on, instruction for public attendees was given, those in attendance at 375 Beale Street were socially distanced, comments must be focused and respectful and emails received were noted.

**BCDC MINUTES  
DECEMBER 15, 2022**

Lucia Lachmayr spoke: I am here on behalf of my neighbors at Oyster Cove Marina as well as all the folks in the Bay Area who are not wealthy.

The reality is most of us on live-aboards and while my term isn't official live-aboard, that boat is my home. We have had closures and foreclosures in the last four years and there are very few places to go. And the reality is that we are mostly low income, middle income.

We enjoy boating. We enjoy the boating lifestyle. And I am really hoping that you will prioritize putting the increase of live-aboards on your plan as you move forward into the next year.

This is something that is right now impacting the folks at Oyster Cove Marina; many of them are in temporary situations. And it is just pretty much kicking the ball down the road.

Eventually there are going to have to find a place. I know several, one is living in a homeless shelter. One person is living in his car because he cannot afford the increase rates at Oyster Point.

And it is carnage. It is not fun. It is a horrible thing. And as I am trying to go find people who, find out what their story is; I am finding that some people have fallen through the cracks. One person has now become an anchor-out. And the reality is that far more people will become anchor-outs as the temporary reprieve at Oyster Point winds down.

So I am just asking you kindly, please think about increasing the amount to 25 percent. There are so many places where people have a higher percentage of live-aboards and it works fabulous for them.

So it is great for the community. It adds liveliness. And what I see personally, looking at this, is that, this is just the Bay Area getting gentrified like crazy.

All the black and brown people are leaving. All the people that live on the margins and middle-class communities are having to move somewhere else.

It is not good for our whole overall culture and equity here on the peninsula and the whole Bay Area.

So I am really hoping that you consider it. I know you have mentioned that you might; so I am just asking kindly if you would please put that as something as a large priority for you. Thank you so much for listening.

Chair Wasserman moved to Approval of the Minutes.

4. **Approval of Minutes of the December 1, 2022 Meeting.** Chair Wasserman asked for a motion and a second to adopt the Minutes of December 1, 2022.

**MOTION:** Commissioner Eklund moved approval of the Minutes, seconded by Commissioner Nelson.

The motion carried by a voice vote with Commissioner Beach voting "ABSTAIN" and no opposition.

5. **Report of the Chair.** Chair Wasserman reported on the following:

I would like to report that I have named Vice Chair Eisen as Chair of the Seaport Plan Advisory Committee.

I have also reappointed Commissioner Ahn as BCDC's representative on the Metropolitan Transportation Commission. Commissioner Ahn has been a terrific BCDC representative on that body and I am looking forward to continuing to working with him as we continue to deepen our relationship with MTC on adapting to rising sea levels in an equitable way and would not that Commissioner Ahn and staff and Commissioner Moulton-Peters who serves on MTC, not from this body, but she is nonetheless a Commissioner here; and we have been having conversations that have been very productive.

I want to note that this is the last meeting for two members and technically the last meeting for a third Commissioner; and want to thank them for their service.

Commissioner Wagenknecht is currently not here but has served this Commission very well as a Commissioner and as a reliable and committed member of our Enforcement Committee. So we thank him for his service.

Commissioner Tom Butt is also here as his last meeting on this body. He always raises issues that are important and relevant to local government leaders and protect the authority of local governments; but as everybody on this Commission recognizes that this is a regional body. And though we need to raise the issues of our locality or other governmental agency, we really serve the region when we serve on the Commission. And Tom has done that as have all of you.

So we appreciate his service and I will allow him to make any remarks he might choose to make.

Commissioner Butt replied: If you mean on the fifth, I will be there because I don't term out until the tenth. If you do not mean on the fifth, this is my last meeting and -

Chair Wasserman interjected: Then you do not need to talk. We will meet on the fifth. (laughter)

Commissioner Butt stated: Well okay, I'll be there. I do not go out until the tenth of January. So if you will have me; I will be there. (laughter)

Chair Wasserman acknowledged: It is on the fifth, thank you sir. And that is probably true of the other Commissioner who has participated in the background and that is Supervisor Dave Brown who took Wilma Chan's seat of the Board of Supervisors when she was tragically killed.

His Alternate Marie Gilmore has served and continues to serve, and hopefully will continue to serve this body very, very well.

Next BCDC Meeting. Our next Commission meeting will be held on January 5th. At that meeting we may consider two separate enforcement matters, both concerning Seaplane Adventures, LLC in Marin County.

We may need to hold an all-day meeting on January 19 because as of now the Agenda looks to be quite long. So I would ask you to please look at your calendars and clear the morning so that we can do that. If by any chance we do not need that, we will let you know as soon as possible. But please plan on it for the present time.

Ex Parte Communications. Chair Wasserman stated: If any Commissioner wishes to make a verbal report on an ex parte communication now is the time to do so reminding you that you still need to make a written report on any of those communications.

Any Commissioner have an ex parte report to make? (No reports were voiced)

Executive Director Larry Goldzband will now present the Executive Director's Report.

**6. Report of the Executive Director.** Executive Director Goldzband reported the following: Thank you, Chair Wasserman.

I want to take just a minute as we start to talk about the importance of understanding history. Over eleven years ago the Commission approved the groundbreaking Climate Change Bay Plan amendments. Five years later, in 2016, the Commission approved a series of policies that led directly to the creation of the Bay Adapt Program a couple years later.

This afternoon you will hear your staff's plans to move forward with a major piece of Bay Adapt – the creation of a Regional Shoreline Adaption Plan.

Some will argue that BCDC should have moved more quickly, but to do so misreads history. We've spent eleven years working toward this moment and I believe that the steps that we've taken since 2011, while they have not been as fast as any of us have wanted, have all been necessary to add up to this endeavor.

Actually, the time between our start in 2011 and now isn't really surprising. It reminds me of the time that it took the public to recognize the genius of, wait for it, Johnny Cash. On this day in 1955 Cash recorded "Folsom Prison Blues" – but it wasn't until thirteen years later that it became the Billboard hit that helped propel Cash's mid-career success. Now the public will hear our adaptation train "a-comin round the bend" as we begin that process.

a. **Budget and Staffing.** I am happy to report on two staffing changes. First, Viktoria Kuehn will be finishing up her work with Erik Buehmann's Long Range Planning Team and will switch over to the GIS Team in the New Year replacing Todd Hallenbeck who will lead the team.

Viktoria may very well win the award for having been in the most positions at BCDC in the shortest period of time. She started with us as a Sea Grant fellow in the Sediment Management Team, became a research data analyst on the ART Team, and is now a Coastal Planner on the Long-Range Planning Team; too bad she can't hold a job. (Collective laughter on screens)

She has excelled and contributed meaningfully to each of these teams and her wealth of experience with BCDC's regulatory and planning functions will serve her well as she supports these programs with BCDC's data and tools.

Prior to coming to BCDC, Viktoria worked as an ecologist consultant focused on permitting and planning for habitat restoration and watershed management projects.

Viktoria is a proud Loyola Marymount University Lioness with a Bachelor's degree in Biology, and a University of San Francisco Lady Don, from which she earned her Master's degree in Environmental Management.

I am also pleased to let you know that Ethan Lavine has been named as BCDC's first Assistant Regulatory Director for Climate Change – one of the new positions afforded by our agreements with the Ocean Protection Council and the State Coastal Conservancy.

You'll remember that Ethan is now our Manager for Shoreline Development permits and is trained as an urban planner. He began his career as a Coastal Program Analyst for the Coastal Commission, working on projects and long-range planning along with the City and County of San Francisco and Sonoma County.

He came to BCDC in 2015 and worked as the Principal Permit Analyst for two years before becoming manager of the Shoreline Development Team. In his time at BCDC he has also served as BCDC's representative on the Bay Trail's Board of Directors and Steering Committee.

We look forward to Ethan working closely with Dana Brechwald, our new Assistant Planning Director for Climate Change, as we figure out how to create a Regional Shoreline Adaptation Plan.

b. **Policy.** I want to finish with some real, real good news. Earlier this week the Chief District Judge of the federal District Court for the Eastern District of California issued an order requiring John Sweeney and his Point Buckler Club to restore the degraded tidal marsh wetlands ecosystem at Point Buckler Island.

You'll remember that BCDC and the Regional Water Quality Control Board issued enforcement orders against Mr. Sweeney and his club after we discovered that he had filled tidal marsh to construct an authorized levee, mowed down wetlands, placed unauthorized structures on the Island, and otherwise degraded the habitat at Point Buckler.

Mr. Sweeney challenged those orders in Solano County Superior Court where the agencies lost after a local judge accepted Sweeney's arguments. We appealed and the state Court of Appeal reversed the lower court on all issues and agreed that BCDC and the Water Board were correct in their assessments. Both the California Supreme Court and the U.S. Supreme Court denied Sweeney's petitions for review.

Meanwhile, in a related suit brought by the United States, the federal court ruled in September 2020 that Mr. Sweeney's activities at Point Buckler Island violated the Clean Water Act.

This week, Chief Judge Mueller's restoration order in that case came down firmly in our camp – so much so, indeed, that the judge called many of Mr. Sweeney's arguments “verging on frivolous,” and the decision reads like a total vindication of BCDC's enforcement case.

The next step is for Mr. Sweeney to engage qualified experts to implement the restoration plan that has been developed by the U.S. EPA under the short timeframes established by the court's order. While I wouldn't hold my breath, it is great vindication for BCDC, our Enforcement and Legal teams, and a black mark against Mr. Sweeney and his supporters.

That concludes my Report, Chair Wasserman, and I am happy to answer any questions.

Chair Wasserman commented: I have an additional comment on the court case that Larry just described. I have read through it and the judge was thoughtful and creative and helpful.

She did two things that will seriously help to resolve the issues. One is, she appointed a special master to hear any proposals or anything else on the matter which means it can be done much more expeditiously than having to make motions in federal court.

Second, she said there would be a civil fine but she did not specify it. And she was very clear that she did not want to specify it because it was more important to get the restoration done but nonetheless that sort of civil fine, and potentially quite a significant one, is hanging over Mr. Sweeney's head.

So it is a very, very helpful, as well as thoughtful, decision. Any questions for the Executive Director? (No questions were voiced)

**7. Consideration of Administrative Matters.** Chair Wasserman stated there were no listings on Administrative Matters.

**8. Public Hearing and Possible Vote on 200-240 Twin Dolphin Drive Office Campus in the City of Redwood City, San Mateo County; BCDC Permit Application No. M1982.113.01 (Material Amendment No. One).** Chair Wasserman stated: We go to Number 8 on our Agenda, which is a public hearing and possible vote on proposed redevelopment of an office campus on Twin Dolphin Drive in Redwood City. Shruti Sinha of the Bay Shoreline Development Team will begin the briefing.

Shoreline Development Analyst Sinha addressed the Commission: Good afternoon Commissioners. My name is Shruti Sinha, I am a shoreline development analyst at BCDC.

On December 2 you were mailed an Application Summary for a request for a material amendment to BCDC Permit Number M1982.113.00 by 200-240 Twin Dolphin, LLC and the Shores Business Center Association or SBCA for short, for the 200 Twin Dolphin Project, which includes constructing a five-story office and R&D building and a detached five-level parking garage in Redwood City, San Mateo County.

The project site is located on a 4.68-acre property in Redwood City, shown here by the arrow on this regional map.

If we zoom in on this 3D Google Earth map you can see the project site which is within the area shaded in red. The project is located somewhat inland of the open shoreline of San Francisco Bay. It is located along a tidally-influenced tributary of the Bay called the Belmont Slough. The blue line shows the course of the Belmont Slough from its mouth at the south of the Bay to the project site.

I also want to point out to you the connections to regional trail networks in the vicinity of the project site. The Bay Trail in this location is shown in yellow. It is located across the street from the project site where it passes along Redwood Shores Lagoon.

Along Belmont Slough and on the project site itself is a segment of a trail called the Belmont Creek Trail. The Belmont Creek Trail is shown here as an orange line. As we will discuss, this segment of trail is to be improved as part of the proposed project.

In addition, a new crosswalk is proposed as part of the project to provide a safe and convenient link between the Bay Trail and the Belmont Creek Trail, crossing Twin Dolphin Drive.

Here is the same map zoomed into the project site. In 1983 the Commission first approved a permit for a project that resulted in the construction of the six existing office buildings you see here, as well as a public-access area including an onsite public shore, parking and construction of a portion of the Belmont Creek Trail.

Under a separate permit the Commission authorized construction of an additional segment of the Belmont Creek Trail as it runs along Twin Dolphin Drive.

This slide shows us two images of the existing public access and Belmont Creek Trail to give you a sense of the conditions as they exist on the project site today. Clockwise from the left you see the Belmont Creek Trail and the levee. Then on top, public shore parking spaces on the office campus and the entrance to the trailhead. And then the trailhead itself; in the middle it is a little obscured but you can see an existing creek overlook. And then finally at the bottom is a bench across from a public-art exhibit along the Belmont Creek Trail parallel to Twin Dolphin Drive.

The project before you today for Amendment Number One would construct a 202,010 square-foot, five-story office and R&D building, a detached five-level parking garage, and improve and expand by 19,000 square feet an existing 1.09- acre, public-access area.

The project would refresh the existing public-access area by paving and widening a 900-foot-long segment of the Belmont Creek Trail, adding an ADA-compliant public shoreline parking space to the existing five regular public shoreline spaces required by the original authorization, for a total of six public-shore, public-access parking spaces. Also create a new public-access area along the 200 Twin Dolphin campus along Twin Dolphin Drive, refreshed landscaping, provide new and improved seating areas along the Trail, and provide better connections between the office campus, the Belmont Creek Trail and the Bay Trail. Overall, the project would add approximately .44 acres of new public-access area beyond the 1.09 acres already required by the existing permits.

Turning now to sea level rise and resilience. Belmont Slough is a tidally-influenced waterway and is thus subject to increased risk over time from rising tides and also can experience increased risk of flooding from fluvial flooding caused by rains and runoff from upstream.

The Belmont Creek Trail runs along a FEMA-certified levee constructed to an elevation of +10 to +12.5 feet NAVD88. Employing projections in the 2018 State of California Sea Level Rise Guidance document for projects where medium to high risk aversion is required and assuming a high-emission scenario.

The public access provided by this project would not be subject to regular flooding through 2050, though lower-lying areas could experience some flooding during extreme flood events such as during a 100-year storm event. However, the Trail and other public-access improvements provided by this project are anticipated to remain viable, even if subject to occasional and limited flooding during such an extreme event.

After 2050 the project site could be subject to more frequent and damaging flooding events. The applicant submitted a memorandum outlining possible adaptation methods for the site which may include raising the crest of the levee of the Belmont Slough, possibly in tandem with incorporating a flood wall along the levee crest or installing a flood gate along the Slough.

The exact method is quite likely to be decided as part of the overall planning effort to ensure the levee network which extends off the project site and continues to provide adequate flood protection for the surrounding communities and remains certified by FEMA.

According to the Commission's Community Vulnerability Mapping Tool, the project is located in an area of moderate social vulnerability and lower contamination vulnerability. Within a population of 918 people the demographics that have social vulnerability indicators in the 70th percentile are people without a vehicle, disabled people, people of color, people with limited English proficiency, and people with very low income.

Within a one to two-mile radius there are also some areas that have high and highest social vulnerability. The demographics represented in those areas include renters, people without a vehicle, people over 65 and living alone, people with limited English proficiency, people of color, people without a high school diploma, people with severe housing cost burden, people who are not US citizens, and people with very low income.

The project included noticing and outreach typical of the city of Redwood City's local entitlement process which included four public hearings. The project was also presented to the public when it appeared before this Commission's Design Review Board in May of this year.

In advance of the public hearing before the Commission before this meeting, Commission staff recommended the Applicant engage several community-based organizations that work with an underrepresented and/or identified vulnerable and/or disadvantaged communities.

The Applicant has advertised and invited these organizations to meet virtually with the project team to discuss and ask questions about the project. Though some of these organizations responded with acknowledgement of the project, none provided questions or comments before today's meeting.

Finally, this concludes my introduction to the project. The Application Summary that was sent out on December 2 outlines the Bay Plan policy areas relevant to the project and discusses the proposed public-access improvements.

To provide you with an overview of the proposed project I will now introduce Margo Sulmont of Trammell Crow, the parent company of 200-240 Twin Dolphin, LLC.



Ms. Sulmont presented the following: Thank you, Shruti, for that overview. Good afternoon, Commissioners. Thank you for taking the time to consider our project. My name is Margot Sulmont and I am with Trammell Crow Company. I am joined here with my colleagues, Adam Voelker and Meris Ota. We also have Rich Sharp with Studio Five, our project landscape architect, and Mads Jorgensen, our engineer with Moffatt & Nichol.

Shruti did a great job providing our project overview so I will try to be succinct and try not to repeat. But before we dive in I wanted to provide a quick project history and our current status.

The development project at 200 Twin Dolphin Drive was entitled by the city of Redwood City in March of 2021 by a previous owner.

Trammell Crow Company acquired the site earlier this year in January and at that point we started our engagement with BCDC about the proposed trail enhancements of the Belmont Creek Trail.

We went to DRB in May of 2022 and shortly after we did perform the risk assessment and now we are presenting to you today.

We are actively working with the city of Redwood City on building permit comments and targeting construction start of the project in the first quarter of next year.

So as Shruti mentioned, the site benefits from being proximate to an extensive trail network in Redwood Shores which is really exciting for us as an opportunity. The Bay Trail, as Shruti mentioned, runs opposite of Twin Dolphin Drive across from our site. And the Belmont Creek Trail, which is shown here in a dotted pink line, runs parallel to the Bay Trail between Marine Parkway and Shoreway Road. It is a secondary trail to the Bay Trail, which is adjacent to the lagoon.

Here is a map of the existing conditions. The 200 Twin property is noted here with a dotted line. And the shoreline band is shown here in this dotted line in pink. So it captures the corner of the 200 Twin Dolphin site. You will note that the Belmont Creek Trail is completely offsite of the 200 Twin Drive property.

The first thing I want to emphasize here is that there is no clear pedestrian connection from the Bay Trail to the Belmont Creek Trail. There is no sidewalk along the frontage of the project, so pedestrians who are walking on the Bay Trail would have to cross the surface parking lot to find this Trail entry right here.

This Trail entry is not very visible from the pedestrian perspective. There is a small little sign indicating the public access so it is not very obvious to the public. In fact, the Trail is rarely used and every time we have been on the site we have never seen anyone else use it. Instead, we have seen most of the pedestrian traffic along the Bay Trail.

Here are existing pictures of the site, similar to what Shruti mentioned. And really they show the opportunities of refreshing the trail and enhancing the overall pedestrian experience. Our project proposes to resurface the Trail, provide new seating and increase the wayfinding.

This diagram here compares the existing conditions with the proposed conditions. The diagram on top shows the existing conditions, again showing the lack of trail connectivity between the Bay Trail and the Belmont Creek Trail. And the bottom image shows the proposed improvements with the development.

We are proposing two new crosswalks, one across Twin Dolphin Drive and one across Shoreway Drive. We will provide a new pedestrian walkway along the frontage of the site, providing a key connection between the Bay Trail to the Belmont Creek Trail and the surrounding pedestrian network. The frontage of the site will be a dedicated public-access easement.

Another key move is that we will move the trailhead, which was more interior to the site, closer to the Twin Dolphin Drive to make it more visible to passersbys and provide a more direct connection from the new walkway that we are proposing and the Bay Trail.

I will now invite Rich Sharp from Studio Five to provide more details on the Trail features.

Mr. Sharp spoke: Thank you, Margo. Good afternoon, Commissioners. I will just move through these next slides here. What you are looking at right now is our overall site plan. This is an illustrative plan that highlights what we are calling eight of the key BCDC and open-space easement improvements proposed. These highlighted areas are described in more detail on the forthcoming pages but represent and incorporate what we are calling three performance measures to address the BCDC public, open-space, objectives.

The first one is to improve Trail access and connectivity, which Margot mentioned briefly.

Two is to improve the Trail experience.

Three is to improve Trail conditions.

The callouts on this page include the two existing permit limit areas that were touched on in the diagrams preceding this, the 100-foot BCDC shoreline band, the size and square footage of the buildings that have been discussed already, and the proposed parking stalls associated with the Belmont Creek Trail.

So now we dive into these enlargement plans that show a bit more detail and have a bit more description here. This illustrative identifies through the callouts the detailed improvements to include the Belmont Trail and trailhead, the open-space-easement, pedestrian pathway that moves along Twin Dolphin, the Twin Dolphin crosswalk itself, the Shoreline Parkway crosswalk, Trail signage locations that we have identified, the trailhead parking locations, and the seating locations along the open space.

The open space represents 10 percent of the site's square footage, we should note that.

The images that we are showing at the top of this page are really speaking to the character, the materiality. Ideas of monolithic seating for sea rise resiliency, natural materials for signage, the obvious, the shoreline graphic for standardizing signage on the project, and then what we are referring to as the coastal garden, that rightmost image there, which speaks to that crossing.

As I said, the one objective with this project is the connectivity. Margot mentioned the Trail, the Bayshore Trail across the road, and how do we draw people across to the Belmont Creek Trail itself; so the idea of positioning the crosswalk to take advantage of that connectivity.

It also ties into the Redwood Shores Lagoon Trails which run around the Lagoon itself. And then as a pedestrian from the Bay Trail comes across Shoreline they arrive at what we are calling this coastal garden feature that Margo had highlighted there on the screen which is central to the 200 Twin Dolphin Development but also then draws people north and west towards the trailhead, which is represented right there along the Trail.

By pulling the trailhead towards the street we are creating this sort of visibility of the connectivity and bringing seating out to the street frontage so the whole trailhead is much more visible and attractive in terms of a place.

This is a perspective view looking south from the Belmont Trail itself. Looking at the Trail, what we are calling the Trailhead Knoll. And this, again, by moving the trailhead towards Belmont Creek which is on Twin Dolphin Road on the left, it allows us to regrade the area between Twin Dolphin and the Trail itself to create what we are calling a trailhead knoll. And this is sort of a rise.

It creates a confluence of trails, it creates seating opportunities. We are introducing native trees and ground plane. It is a grass-based scheme with adaptive perennials. It is sort of a habitat restoration, seating opportunities, trailhead identity all coming together at this confluence of circulation spaces.

This is a perspective view looking north along Twin Dolphin. You see the 200 Twin Dolphin Building Development on the left-hand side and the right-hand side is the existing stand of pine trees. We are working with that existing stand, preserving all of those trees, replanting the understory with adaptive and grass-based planting scheme. We are adding understory canopy trees to introduce fall color and seasonal flowering. And of course the open-space easement path itself which is an eight-foot-wide pathway that moves and connects from the Belmont Trailhead to the Shoreline Parkway crosswalk.

So then this is the enlargement plan of the continuation of the Belmont Creek Trail. What we are calling the Trail Extension, which is part of the second permit area. You see the Trailhead Knoll on the right hand side. And then as you move west we have the existing art installation which you saw an image of in the existing conditions slide.

We are improving that by introducing interpretive signage for that existing art piece. We are introducing new seating there. And we are actually extending the planting improvements of the trailhead to this location just to tie the artwork back to the trailhead as part of that experience.

And then as you move west on the Trail towards 10 Twin Dolphin, there is an additional seating area that we are upgrading down towards the end of our permit area that carries the same seating theme from the Trailhead Knoll all the way north to that point.

This is again the view looking south from further down the Trail, the Belmont Trail. You see the signage there on the left for the art installation, which is not represented in the view here. And then that seating element that works as an overlook for the art piece but also, because of its elevated position, has a great view to the Redwood Shores Lagoon. And it is a backless bench so you can turn the opposite way and look into the Belmont Creek Slough itself.

This is an enlargement plan of our planting exercise. It depicts the look and feel of the proposed plant palette for the trailhead and open space easement.

We have identified four zones within the project from a conceptual planting standpoint. What we call the North Pine Tree Stand sitting north of the Trail and west of the trailhead. We then have the Trailhead Knoll which defines the proposed Belmont Trailhead. We have the coastal garden zone which is right at the Twin Dolphin crosswalk that is made up of filtration planting and is the confluence of open space, pedestrian trails and public-access walk on Twin Dolphin. And then we have the East Pine Tree Stand, which runs through the majority of the open-space easement and along the open-space easement.

These zones contain the existing pine tree canopy with native and adaptive grasses, as I suggested earlier, perennial succulents. We are trying to use this as an opportunity to restore habitat as well as introduce a lot of coastal-plant texture to the project.

This again is that same theme moving north and west. We have what we are calling the North Pine Tree Stand here which is north and west of the Trailhead Knoll where we take advantage of that existing pine stand.

Then as we move west towards 10 Twin Dolphin, the intent here is the trail width is being improved as it is throughout the Trail to its new width and then it is made ADA compliant.

And any planting that would be damaged in the process of that construction would obviously be repaired and replaced on an as-needed basis.

Another view. This was part of the opening slide show. Just a view of the trailhead itself so you can see the seating built into the Trailhead Knoll. You can see the signage for Creek Trail interpretation.

And then there is a view looking north and west as the open-space pathway converges at the pedestrian and bike crossing at Twin Dolphin. You can see the trailhead to the left of the shot and then the Lagoon, Redwood Shores Lagoon across the roadway.

Again, just another condition where you can see a pedestrian experience. At any vantage point they can see the trailhead. They can see the open-space easement extension. They can see the crosswalk. It really ties all of this together so people moving along the Bayshore Trail have a real draw to come over and experience not only the Regional Trail but a local Belmont Creek Trail itself. Thank you.

Chair Wasserman continued: Shruti, do you have anything else to add? I am not requiring you to do so.

With the Applicant's presentation being complete we will now open the public hearing. Any member of the public who would like to make a comment should do so now. There is nobody here. Do we have anybody remotely who is raising their hand to speak?

Ms. Atwell noted: Chair, no hands raised.

Chair Wasserman continued: Since there are no public speakers I would ask a motion to close the public hearing.

**MOTION:** Commissioner Gunther moved to close the public hearing, seconded by Commissioner Wagenknecht. The motion carried by a voice vote with no abstentions or objections.

Chair Wasserman stated: The public hearing is closed. Thank you.

Now we do have some questions or comments from Commissioners. I will start with Commissioner Pine.

Commissioner Pine commented: Thank you. I am very excited about the project and just had one very specific question concerning some flooding risks in the area.

As part of our sea level rise work we have done assessments around the Belmont Slough and there has been some history of flooding on the Belmont side of the Slough. So as I understand it, you intend to increase the levee on the Foster City side; is that right? I wonder what impact that might have on the Belmont side in terms of flooding risks?

Mr. Lavine chimed in: This is Ethan Lavine, BCDC staff. I can start us off and offer the Applicants expand upon my answer. But there is actually no work as part of the project proposed to change the grades of the existing levee.

The work that will happen alongside the levee is to enhance the existing trail network for the most part and the public-access areas associated with that. We do understand and the staff had been asking the Applicants quite a bit about overall resiliency. As they explained to us, this really has to be looked at in the context of the overall levee network.

We do anticipate that because the levees will want to remain FEMA-certified that there will be work in the coming years to change the overall system and perhaps modify the levee system.

When that happens part of the BCDC permit requirements are going to be to adapt the public access along with it. So if that levee is raised or other modifications are made that the public access will remain in place and viable for the public.

Ms. Sinha added: Commissioner Pine, I would add, since you asked what side the work is going to be on, the creek forms a natural border between Redwood City and Belmont. All of the work proposed is going to be on the Redwood City side. There is no work proposed on the Belmont side. If the Applicants have anything to add they can.

Ms. Sulmont replied: No, thanks, that was a great summary. Yes, it is a FEMA-accredited levee. So it is sufficient to reduce flood risk. Any changes to that levee will be part of a coordination between FEMA and the city of Redwood City.

And then as an anecdote, our neighbors, we have talked to a few of our neighbors who have been managing their properties for over 30 years and they have not experienced any flooding. Obviously that does not take into account the sea level rise to the future but at least existing conditions, there have not been any flooding issues on Belmont Creek Trail.

Commissioner Pine acknowledged: All right, thank you. That is helpful information, I appreciate it.

Vice Chair Eisen was recognized: Thank you, thank you for the presentation. It is always good to see public access increased.

I know that Belmont Slough, which this project is near, is what is considered to be a birding hotspot, something like 168 species have been seen there and identified there.

I don't know and I think I heard you say that you are planning on beginning construction first quarter 2023. I don't know if the construction has any impact on the Slough and its inhabitants.

I do know that on some other projects we have looked at folks have consulted with some local Audubon chapters to be sure that the construction does not interfere with migratory patterns, et cetera. So I am just wondering if there is any potential impact and whether you have already looked into that to make sure your construction would not interfere with the activity at Belmont Slough?

Ms. Sulmont answered: Yes, thanks for that question, Rebecca. We are complying with the Redwood City codes and have similar concerns. And we have not identified any issues with migratory populations.

In terms of the Slough, our work is focused on the Trail itself and on the area between the Trail and Twin Dolphin Drive, which is already a very landscaped area. So we are not doing any modifications to the Slough itself or the habitats that would be part of that. So we do not see any, we do not see any issues with disturbing existing habitats.

Vice Chair Eisen acknowledged: Thank you.

Commissioner Showalter spoke: I wondered about the status of homeless utilization of this area. And also where is the nearest public bathroom?

I have to say that I have used the Trail north of here quite a bit over the years and it is a gorgeous area. So making this connection better is really a wonderful thing. But I am wondering about, since homelessness is so pervasive, what is the situation here and are there any public bathrooms?

Ms. Sulmont stated: We have not seen any encampments near the site. In terms of public restrooms, the nearest facilities are at the Oracle Park Trail entry, which is right off of Marine Parkway. So it would be half a mile from the site. They have a pretty good facility and ample parking since it is a confluence of the Trail on the Redwood Shore side and the Foster City side and connecting to this Trail. (

Commissioner Showalter acknowledged: Great, thank you.

Commissioner Gunther commented: Great to see such thoughtful treatment of the shoreline. My only question is just whether or not the parking structure that is being built is going to have access for public to park there or is this envisioned to be just associated with the development itself?

Ms. Sulmont replied: I am glad you brought it up because we did not touch upon parking at all. On the site existing there currently there are five dedicated BCDC stalls and they are surface lots that are right next to the Trail entry. We are proposing to keep that. Well, actually repave the surface slot and add a new ADA-compliant stall as well. So those will be surface stalls for the public adjacent to the Trail. The parking garage, it will be private to the tenant.

Chair Wasserman noted: I do not see any other hands raised. Shruti, will you please present the Staff Recommendation.

Ms. Sinha read the following into the record: Yes, thank you. On December 2 you were mailed a copy of the Staff Report recommending the Commission authorize the proposed project as conditioned. These conditions will require the Applicant to implement a variety of measures in carrying out the project, including to:

Require an additional 19,000 square feet of public access at the site, bringing the total public-access area to 1.52 acres.

Improve public-access features at the site, including a resurfaced and widened Trail, new seating areas, enhanced signage, and accessibility features.

Widen the Belmont Creek Trail from the existing 4 to 6 feet to a uniform 8 feet across.

Monitor the site for flooding and, in the future, implement a Sea Level Rise Adaptation Plan to ensure ongoing viability of public-access areas.

And finally, contribute information on the project to a new regional database tracking resilience efforts.

As conditioned the staff believes the project is consistent with your laws and Bay Plan policies regarding public access.

Chair Wasserman asked: Are there any questions on the Recommendation? (No questions were voiced)

Has the applicant seen the recommendation and do you agree with it?

Ms. Sulmont answered: Yes we have and we agree with it.

Chair Wasserman acknowledged: Thank you.

I would now entertain a motion to approve the Staff Recommendation and a second. I would recognize Commissioner Pine for the motion.

**MOTION:** Commissioner Pine moved approval of the Staff Recommendation, seconded by Commissioner Wagenknecht.

**VOTE:** The motion carried with a vote of 21-0-0 with Commissioners Addiego, Ahn, Butt, Eklund, Gioia, Gunther, Moulton-Peters, Pine, Showalter, Wagenknecht, Gilmore, Klein, Ambuehl, Rabbitt, Pemberton, Stefani, Nelson, Mendonca, Vasquez, Vice Chair Eisen and Chair Wasserman voting, "YES", no "NO" votes, and no "ABSTAIN" votes.

Chair Wasserman stated: That passes. Congratulations on a well thought out and very good project. We look forward to seeing it in reality.

**9. Commission Consideration of Bay Adapt Technical Services Contract.** Chair Wasserman stated: That brings us to Item 9, which is Consideration of Bay Adapt Technical Services Contract. Todd Hallenbeck, our Geographic Information System Staff Lead will provide the Staff Recommendation.

GIS Specialist Hallenbeck presented the following: Thank you, Chair Wasserman. Good afternoon. My name is Todd Hallenbeck and I serve as your GIS Specialist Lead. Today I am recommending that you authorize the Executive Director to enter into a technical services contract to support Bay Adapt.

A little bit of background. Last year BCDC adopted the Bay Adapt Joint Platform and that lays out the guiding principles, actions, and tasks, to adapt better, faster and more equitably to a rising Bay.

This year OPC approved funds to help advance key actions of the Joint Platform including the development of the Regional Shoreline Adaptation Plan.

In addition to supporting several new positions, including my own, these funds enable BCDC to bring in outside consultants to help with planning, communications and engagement, the EJ Advisors and technical services.

The Technical Services Contract which we are discussing today includes support for data analysis, web development and the creation of an online mapping platform.

I want to provide a little bit more detail on the mapping platform since it forms a large component of the technical services scope of work. This platform will provide easy access and display of critical spatial datasets and analysis to ensure that the regional and sub-regional plans are based on consistent data. It will also provide dashboards to help us track and communicate progress, such as some of the metrics and mockups shown in the image on the slide.

While the specific functions of the platform will be informed by stakeholder outreach and input of the leadership groups that you will hear about in the subsequent briefing, we will build off and leverage existing resources in the region including things like the Bay Shoreline Flood Explorer, the Adaptation Atlas, CBO Directory Map and others.

In particular, the Shoreline Adaptation Project Map, which is, a subset of data within EcoAtlas, will form a critical data set in the platform, especially as BCDC continues to integrate this data into our regulatory work and our regional planning, including the recent pilot of a data entry and spatial condition in our permitting and the use of the Adaptation Project Map data to inform the Plan Bay Area sea level rise funding and investment framework.

I want to talk now about the partner we have selected for the Technical Services Contract. The Aquatic Science Center/San Francisco Estuary Institute provides scientific support and tools for decision-making and communication across both the Bay and the state.

BCDC has partnered with them on a number of projects, including the Bay Shoreline Flood Explorer, Bay Adapt Joint Platform, and they have led numerous regional data analysis projects such as the Adaptation Atlas.



As the developer of EcoAtlas they serve as a critical technical partner on the Shoreline Adaptation Project Map.

So due to their technical experience on a variety of data and web tools that will be essential for us to leverage in the mapping platform as well as the topical expertise they have in shoreline resilience, we have selected them for this technical services contract.

This contract is coming to you sooner than some of the other contracts because due to the unique nature of Aquatic Science Center and SFEI as a joint powers authority, along with the State Water Resources Control Board and the Bay Area Clean Water Agency, we are able to enter directly into a contract without bidding, pending your approval.

So with that I can answer any questions and provide the Staff Recommendation, which is to authorize the Executive Director to execute a \$170,000 contract with the Aquatic Science Center and San Francisco Estuary Institute for them to provide the Commission mapping data and web development technical services and support the Bay Adapt Regional Shoreline Adaptation Plan over a period from December 15, or until approved, through February 28, 2025.

As well as to allow the Executive Director to amend the contract as necessary, including revising the amount or duration of the agreement, so long as that amendment does not involve substantial changes to the services provided.

With that I will stop.

Chair Wasserman asked: Peggy, do we have any public speakers on this matter?

Ms. Atwell replied: We do not have any hands raised, Chair.

Chair Wasserman noted: I see a hand from Commissioner Nelson and then Commissioner Gunther.

Commissioner Nelson stated: I will let Commissioner Gunther go first; I was going to move the Staff Recommendation.

Commissioner Gunther acknowledged: Thank you, Commissioner Nelson.

I just want to also add that it is my opinion that having this contract with the Aquatic Science Center/SFEI is really important because we are engaging here, not just in a multiyear project, but in a generational scale effort to organize information about our shoreline as it develops and as the Bay rises. And having an institution like SFEI, which is committed over decadal scales as a nonprofit institute to archiving and maintaining and making available data for regional discussion, is going to be very, very valuable for our shoreline adaptation work, just as it has been incredibly valuable for our regional work on water pollution where SFEI has played this role since the early 1990s.

It is absolutely invaluable. It allows us to discuss what we think we should do about this information and not discuss competing versions of the information. So I very much support the Staff Recommendation.

Chair Wasserman continued: So I will take the motion from Commissioner Nelson and if I am interpreting it correctly I will take a second from Commissioner Gunther. Thank you.

Any other questions before we call the roll? (No further questions were voiced) Peggy, please call the roll.

**MOTION:** Commissioner Nelson moved approval of the Staff Recommendation, seconded by Commissioner Gunther.

**VOTE:** The motion carried with a vote of 21-0-1 with Commissioners Addiego, Ahn, Butt, Eklund, Gioia, Gunther, Moulton-Peters, Pine, Showalter, Wagenknecht, Gilmore, Klein, Ambuehl, Rabbitt, Pemberton, Stefani, Nelson, Mendonca, Vasquez, Vice Chair Eisen and Chair Wasserman voting, "YES", no "NO" votes, and Commissioner Beach voting "ABSTAIN".

Chair Wasserman acknowledged: Thank you.

Mr. Hallenbeck chimed in: Thank you.

Chair Wasserman thanked staff: Thank you, Todd.

**10. Briefing on Bay Adapt Regional Shoreline Adaptation Plan Local Government Task Force and Technical Advisory Group.** Chair Wasserman stated: That brings us to Item 10, which is a Briefing on Bay Adapt Regional Shoreline Adaptation Plan Local Government Task Force and the Technical Advisory Group. Todd started introducing this. I want to say a brief word before I turn it over to Dana Brechwald, our newly appointed Assistant Planning Director for Climate Adaptation.

What Dana is going to introduce is a very important step in our moving Bay Adapt and our Regional Shoreline Plan forward because it is really reaching out to the local government agencies that are going to be doing the development of plans and the implementation of plans for this.

We are certainly serving as a guide and a spur to getting this done but we ain't going to be the ones to do it. So bringing these people in and getting their input and learning what they need to know is going to be very, very important.

And I want to thank in advance each of the supervisors who is a Commissioner on this Commission who has assisted in identifying the local leaders who will participate in this effort. With that I will turn it over to Dana.

Assistant Planning Director for Climate Change Brechwald addressed the Commission: Thank you, Chair Wasserman. Good afternoon. I am Dana Brechwald, as Chair Wasserman just said. I have met you many times before but this is my first presentation to you in my new role as Assistant Planning Director for Climate Adaptation.

What I am going to talk about today, just brief you on the three leadership groups that we are launching in the next month or two to help support the development of Bay Adapt overall as well as our first major Bay Adapt project, the Regional Shoreline Adaptation Plan.

When you adopted the Joint Platform in October 2021, though we all felt a great sense of celebration, the work on Bay Adapt was just beginning.

And as you are also familiar, there are 9 actions and 21 tasks outlined in the Joint Platform, all designed to move us as a region towards more equitable, faster and more coordinated sea level rise adaptation.

As we briefed you on earlier this year, we have been busy setting ourselves up to lead and facilitate the implementation of many of these tasks by securing funding, hiring new staff, seeking consultants, as you just approved, and establishing our own priorities.

Here again are the four key areas where we think BCDC is best suited to lead an implementation and that we have received funding to complete over the next three years.

We will be partnering with the Coastal Conservancy to target grants to increase community capacity, education and adaptation planning.

We will be leading the development of a Regional Shoreline Adaptation Plan.

We will focus on regulatory improvement to ensure that BCDC is ready to face the changing 21st Century Bay shoreline and its needs. Earlier today Larry announced our newest hire to lead these efforts, our own Ethan Lavine.

And we will continue to serve as the backbone agency for Bay Adapt, keeping the conversation going, convening, coordinating, and tracking and reporting our region's successes in progress.

Each of these areas requires leadership above and beyond BCDC staff. So it is imperative that we engage with, listen to, and receive direction from many stakeholders over the course of these projects.

This is especially true in 2023 for the development of the Regional Shoreline Adaptation Plan. This is an all-hands-on-deck initiative where we have envisioned many layers of leadership and engagement to ensure we are capturing the breadth and depth necessary to guide the region in coordinating adaptation plans as well as creating buy-in and commitment for a regional plan.

First, I want to pause here and say I am really pleased to introduce Jackie Mandoske from the ART Team. She was recently promoted to a Senior Climate Adaptation Planner role and will be the project manager for the Regional Shoreline Adaptation Plan. You will be hearing from her many times over the next few years on updates on the Regional Shoreline Adaptation Plan. I do not know if Jackie is here and able to say hi, I cannot see who is online. No? Okay.

And we also have an RFP out right now for a \$480,000 contract for planning and communication support for the Regional Shoreline Adaptation Plan Project. We are hoping to make our final consultant selection and bring you this contract for approval in January.

We also have plans for extensive engagement around the region including workshops in all nine counties, focus groups, and public forums.

To help guide all this effort we are envisioning a suite of leadership and advisory groups to ensure that we are keeping key stakeholders coordinated and informed, tapping into the right subject matter expertise, and ensuring the decisions made about the Bay Adapt implementation, the Regional Shoreline Adaptation Plan, and BCDC's own internal efforts have consensus and support.

These groups start here on the left with our Elected Level groups. This includes you as a Commission. You will be briefed and consulted several times on the progress as well as a more focused Rising Sea Level Working Group.

And then as Zack was alluding to, a new group we are just launching is our Local Electeds Regional Task Force, which will focus on the Regional Shoreline Adaptation Plan.

We will also be standing up a Bay Adapt Implementation Group which is a reconfiguration of sorts of our previous Leadership Advisory Group to support the implementation of the Joint Platform overall. This will consist of senior level leadership from around the Bay.

And lastly, we are launching a Regional Shoreline Adaptation Plan Advisory Group.

And as you can see from the many arrows here, these groups will remain in close communication, aided by BCDC staff. Recommendations based in research and expertise will flow up, or to the left, and guidance and decision-making will flow down, or to the right, to shape the final product. Each group will work to advance components of both Bay Adapt and the Regional Shoreline Adaptation Plan in tandem, but with many points of coordination to ensure that we are meeting our larger regional goals.

I want to pause here to reiterate this important point. For each of these groups our goal was to expand equitable representation. To us this means including individuals with expertise in environmental justice or equity; individuals with diverse viewpoints, backgrounds and perspectives, no matter what subject matter expertise they have; and lastly, community-based expertise or lived experiences in frontline communities.

We consulted with our EJ Advisors and we offered them spots on many of these groups and asked them also to nominate others in their networks. And we budgeted for paid seats on many of the groups for individuals who would not be compensated for their time in another way.

So let's get into some more detail on the leadership groups we are launching soon.

The first tier is our Local Electeds Regional Task Force. This Task Force is comprised of two local elected officials from each Bay Area county. And this is a really critical group to ensuring that local efforts and interests are carried forward into the vision and guidelines for the Regional Shoreline Adaptation Plan, as well as for cultivating an expanded group of elected officials who are deeply invested in climate adaptation in their own communities.

This group will meet approximately six times during the development of the Regional Shoreline Adaptation Plan guidelines. It may continue after the adoption of these guidelines but for now this will be its main focus. And it will report out regularly to the Commission's Rising Sea Level Working Group.

We asked several of you to nominate members for this task force and thank you for providing us such an incredible rank of individuals. Here you will see members who have been confirmed and received official invitation letters.

Just note here, this slide might look a little bit different from what was posted last night on the website as we have been in a flurry of activity over the last 24 hours. We will be sure to update the slides that are online to reflect our current roster as of this meeting.

We are hoping to confirm the remaining slots soon so we can schedule our kickoff meeting for late January.

The Bay Adapt Regional Implementation Group is a leadership level group that will focus on the implementation of all Bay Adapt tasks, not just the Regional Shoreline Adaptation Plan. This group is similar to the Leadership Advisory Group who oversaw the development of the Bay Adapt Joint Platform but membership has been shifted slightly to focus on entities tasked with the implementation of Bay Adapt action, or entities with strong interests or advisory roles in overseeing how these tasks are implemented.

This group will serve as a peer accountability group to track progress and find shared solutions to implementation barriers.

Our draft membership list contains 24 members including 4 of our EJ Advisors. And as I said before, it covers both implementers as well as advisors for all nine Bay Adapt actions and covers a range of topic areas that you see listed here.

Our goal for membership was to create a balanced composition of sectors and tasks to ensure that the Joint Platform is implemented fairly.

This will be an ongoing group, not a limited duration group, as the goal will be to oversee many projects outlined in the Joint Platform over many years. It will meet quarterly and also provide regular report-outs to the Rising Sea Level Working Group. We are anticipating sending out invitations in January and launching this group in February.

Lastly, we sent out invitations this morning for our Regional Shoreline Adaptation Plan Advisory Group. This is our group of the best subject-matter experts on the many topics we aim to address in the development of the Regional Shoreline Adaptation Plan vision and guidelines. They will help us scope, develop, edit and refine the ideas in the final guidelines.

This group is our largest at 36 members, including two EJ Advisors, but we will spend a lot of time in smaller, focused subgroups to tackle each issue in a deep way.

The invite list is a balanced mixed mix of sectors including the ones you see here, a mix of public, private, nonprofit and CBO organizations, and of geographic distribution around the Bay. For this group we are also offering five paid seats in alignment with our equity goals.

So you are probably thinking, gosh, this is a lot of meetings, how do they all flow together? Each of these groups has a specific role to provide in developing both the Bay Adapt Initiative as a whole as well as the Regional Shoreline Adaptation Plan. Meetings have been planned and sequenced to provide a pipeline for decisions and feedback.

For example, the Advisory Group chairs will provide regular report-outs after each meeting to the Task Force, who will provide regular report-outs to the Rising Sea Level Working Group.

Similarly, they will provide report-outs to the Implementation Group who are tracking progress of all the Bay Adapt tasks to ensure cohesiveness with the overall regional goals of Bay Adapt. The Implementation Group chair will also meet regularly with a Rising Sea Level Working Group to provide updates.

And lastly, the Rising Sea Level Working Group as well as BCDC staff will keep you all up to date on the progress of all the moving parts and you will be able to provide your own insights and guidance back down to the groups.

As you can see from the chart, we have many processes happening in parallel including here at the bottom, additional outreach and review phases for a wide array of other stakeholders that are not included in these groups such as city and county staff, community members, and focus groups for special interests like the business and development community or the environmental advocacy community, both of which who are included on our Advisory Group as well though.

Luckily we will have consultant support to help manage all these moving parts, which as I mentioned before, we hope to bring you the names of those consultants in January.

So I will pause here and open the floor for questions or comments you may have.

Chair Wasserman asked: Before I open it to Commissioners, Peggy Do we have any members of the public?

Ms. Chang Hetterly spoke: Good afternoon, Chair Wasserman and Commissioners. My name is Jennifer Chang Hetterly and I am the staff lead for the Sierra Club's Bay Alive Campaign. I want to thank you for the opportunity to speak today.

I just want to take a moment to introduce you to Bay Alive. The Bay Alive Campaign is a collaborative effort that brings together all of the Sierra Club chapters surrounding the Bay and working closely with other environmental groups and community based organizations across the region to protect and enhance shoreline ecosystems and support community and regional resilience to sea level rise.

We are really pleased to see BCDC dedicating substantial resources to this critically important work of coordinating a regional sea level rise strategy and spearheading regulatory improvements. So we look forward to working with you on the Regional Shoreline Adaptation Plan over the course of the next year. Rah-rah, we are happy to see this work start in a concerted way. Thank you very much.

Chair Wasserman acknowledged and stated: Thank you. We like cheers. Any other public speakers, Peggy?

Ms. Atwell replied: No other public speakers, Chair.

Chair Wasserman continued: All right. We will entertain questions or comments from Commissioners.

Commissioner Butt chimed in: How are the local electeds chosen?

Chair Wasserman answered: They were suggested by the supervisors in each county in discussion with BCDC staff and myself.

Commissioner Butt noted: Well, I see the supervisor of Contra Costa County recommended himself and that is okay.

Chair Wasserman interjected: No, actually he did not. I asked John to chair the effort; there will be two other local representatives.

Commissioner Butt continued: I just wanted to make a pitch for my city of Richmond. You know, Richmond has 32 miles of shoreline, more than any other city on San Francisco Bay. And I think it is really important that Richmond have a representative on this body.

Chair Wasserman noted: Partly to answer that because he is nodding his head and partly because he has agreed to take on the chair I am going to recognize Commissioner Gioia.

Commissioner Gioia spoke: I am glad to answer this question. Actually my intention is to appoint somebody from the city of Richmond and it is most likely going to be the council member from District 2 which has the greatest amount of shoreline in the water. If folks have been following the selection, Mayor Butt's son was one of the candidates, Andrew Butt, and tied Cesar Zepeda, the other candidate. And the City in a tiebreaker, which got some publicity, Cesar Zepeda was the winner of the tiebreaker.

Mayor Butt's son is asking for a recount of the election so I am waiting to see how that gets resolved. But right now the certified winner is Cesar Zepeda and my intention is to appoint the District 2 representative, which has the greatest shoreline. I actually communicated that to both of those individuals so I am surprised the Mayor is not aware of that.

Commissioner Butt acknowledged: Okay, thank you.

Chair Wasserman stated: Thank you. I won't comment on father-son communications.

Commissioner Showalter was recognized: I often bring up the need for a technical group that analyzes projects and how they fit together. And it seems like the Regional Adaptation Group is kind of the beginning of that. But I do think that long term we will need to set up a group that will look at projects that are suggested around the Bay and evaluate what are the hydrologic and hydraulic implications of those projects in other places, so we can make sure that: one, all the projects fit together and work together; and two, that one project is not built somewhere that causes harm somewhere else.

I am going to continually put that out until we get that group going but it looks like it has sort of the genesis in that group. Dana, I wanted to check in with you about that. Is that true?

Ms. Brechwald stated: It is certainly something that we have tossed a lot of ideas around about how we would stand up and support something like that because there is a fair amount of technical work that would be involved in something like that. It is certainly something that we are going to talk to our Advisory Group with and we will keep you updated on how that comes together.

Commissioner Showalter acknowledged: Thank you so much.

Commissioner Moulton-Peters commented: I wanted to ask Dana for just a little more detail on how the Implementation Group and the Advisory Groups are - I understood the Advisory Group was subject-matter experts. Maybe I am just looking for a little more info on the Implementation Group, the types of groups that will be part of that, just to understand the whole interplay of the three different groups.

Ms. Brechwald explained: Yes, absolutely. The Implementation Group is the most similar to our Leadership Advisory Group that was used to develop the Joint Platform for Bay Adapt in the past. It is really focused on executive director level, the types of individuals who can make decisions about the direction that their agencies will be going and assign staff, for example, to take on some of these other implementation tasks.

So if you will recall there are 21 tasks in the Joint Platform. We are focusing on really four of them.

Many of them are going to have others aside from BCDC who might be the lead or play a significant role in implementing those tasks.

The Implementation Group is really focused on the leads of those agencies who will be sharing that responsibility for implementing all of the tasks within the Joint Platform. This may take many years.

The Regional Shoreline Adaptation Plan Advisory Group will be a very focused group on getting us to these guidelines for the sub-regional adaptation plans that align with our regional vision. That has a firm deadline of mid-2024. So that will be a limited duration group that will really get into the weeds on what those guidelines should look like. That is why it is so large, because we have many different subject-matter experts that we want to tap into to ensure that those guidelines are the best that they can be for the region.

The Implementation Group is really an umbrella group for all Bay Adapt tasks, whereas the Advisory Group is a focused group on implementing the specific task that was outlined in Bay Adapt but is only a piece of the puzzle to implement all of the tasks in the Joint Platform. Hopefully that helps.

Commissioner Moulton-Peters replied: It does. Thank you, Dana.

Ms. Brechwald chimed in: Chair Wasserman, do you mind if I pop in? Jackie is here and I just wanted to see if she could come off video and wave and say hi to everybody because you will be seeing a lot of her over the next 18 months.

Chair Wasserman agreed: Sure.

Ms. Mandoske chimed in: I am here. Thank you, Dana. Thanks, everyone.

Ms. Brechwald acknowledged: Thank you.

Chair Wasserman continued: Thank you, Jackie. I just want to comment briefly on one of the points that Dana made. Unquestionably, this is a large number of people and a large number of meetings. But the task is large.



The need both to get input and to get the messages out to the localities, to a much broader group, is critical to our success in actually developing and implementing these projects, which will save our Bay, save our shoreline, save our people and our buildings.

The Executive Director appears to wish to make a comment and I will allow him to do so.

Executive Director Goldzband commented: Thank you very much. Two things, especially for the 13 Commissioners who are local elected officials. We have already started talking with the representatives of the League of Cities about making sure that the various caucuses, as it were, or the three different League of Cities offices around the Bay are fully informed with regard to what is going on because we think that not only do they provide a great channel for us to be able to distribute information but also we all know that as BCDC moves in this direction that we will need information from and information going to Sacramento, between us and you and the like and League of Cities I think is a tremendous partner in that.

You should also know that we have made contact with CSAC. CSAC does not have a local office but the Executive Director has said that he will be essentially tasking somebody on the Sacramento staff to be our liaison there. So we want to make sure that works as well.

Commissioner Gioia has his hand up. But before you say anything, John, I just want to say one thing, which is that on behalf of staff, when Dana said in what appeared to you to be an offhand remark about how the slides she showed is going to essentially be transferred into what is up on the on the website now. You all county supervisors have played an absolutely awesome role in developing this group. We could not have done it without you. As my father is wont to say, no good deed goes unpunished. And so as a result we will continue to be working with you and we really appreciate your support. So with that, I turn it back to the Chair.

Commissioner Gioia added: I was just going to say, I appreciate your connection with the California State Association of Counties. I am on the Executive Committee for CSAC and I will make sure that I provide some connection back. I know that having a staff person to link with would be good and I will provide some connection between the two as well.

Commissioner Moulton-Peters chimed in: I want to voice a similar appreciation for the linkage with the League of California Cities. I think that is great to forge that connection directly. They have got some great district directors in the Bay Area so thank you.

Chair Wasserman continued: I do not see any other hands. This was an information item not requiring a vote. There will certainly be things coming out of it that will require votes but not yet.

Thank you all for the presentation and the work behind it even more than the presentation.

**11. Adjournment.** Upon motion by Commissioner Nelson, seconded by Commissioner Wagenknecht, the Commission meeting was adjourned at 2:44 p.m.