

San Francisco Bay Conservation and Development Commission

375 Beale Street, Suite 510, San Francisco, California 94105 tel 415 352 3600 fax 888 348 5190
State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

April 27, 2026

Mr. Wade Crowfoot
Secretary for Natural Resources
California Natural Resources Agency
715 P Street, 20th Floor
Sacramento, CA 95814

SUBJECT: Notice of Decision of the San Francisco Bay Conservation and Development Commission to Adopt San Francisco Bay Plan Amendment No. 1-25, a Cartographic Update to the *San Francisco Bay Plan*

Dear Secretary Crowfoot:

Pursuant to the requirements of Public Resources Code section 21080.5(d)(2)(E) and Title 14 of the California Code of Regulations (“CCR”) section 11007(a), we hereby file notice with your office that on April 16, 2026, the San Francisco Bay Conservation and Development Commission (“BCDC” or “the Commission”) voted 19-0-0 to adopt Bay Plan Amendment (“BPA”) No. 1-25 to its *San Francisco Bay Plan* (“*Bay Plan*”) via Resolution No. 2026.01 (attached).

BPA No. 1-25 makes the following changes to the *Bay Plan*:

- Amending the *Bay Plan: Part V – The Plan Maps* and updating the cartography of the *Bay Plan* maps.

The Commission prepared a Draft and a Final Environmental Assessment (“EA”)¹ for BPA No. 1-25 in accordance with its certified regulatory program for purposes of the California

¹ The Draft EA prepared for the February 19, 2026 public hearing on BPA No. 1-25 can be found here: https://www.bcdc.ca.gov/wp-content/uploads/sites/354/2026/01/Draft_PreliminaryStaffReportBayPlanMaps_BPA1-25_ADA.pdf at pp. 13-14. There were no changes from the Draft EA to the Final EA, which was prepared for the April 16, 2026 Commission meeting at which the Commission adopted BPA No. 1-25. The Draft EA is incorporated by reference in the Final EA, which can be found here: https://www.bcdc.ca.gov/wp-content/uploads/sites/354/2025/12/Staff-Recommendation_Agenda-Item-8.pdf at p. 12. Physical copies of these documents are available upon request at BCDC’s physical office at 375 Beale Street, Suite 510, San Francisco, CA 94105.

Environmental Quality Act (“CEQA”) for its planning program under the McAteer-Petris Act² and determined that BPA No. 1-25 would not have any direct or indirect significant adverse environmental impacts. In addition to filing this notice with your office, public notice of the Commission’s action on BPA No. 1-25 will further be given to all known interested parties pursuant to Public Resources Code section 21080.5(d)(2)(F) and 14 CCR section 11007(b), as well as posted on BCDC’s website.³

BPA No. 1-25 will not have an effect on fish or wildlife. The changes to the *Bay Plan: Part V – The Plan Maps* are minor updates including cartographic edits, data source updates, and other corrections as needed to make the *Bay Plan* maps more consistent with cartographic best practices and improve accessibility. BPA No. 1-25 will not result in any policy changes to the *Bay Plan*. Permit applicants would still submit all future projects that fall under BCDC jurisdiction for review and approval for consistency with the *Bay Plan*, McAteer-Petris Act, and relevant BCDC regulations, at which time of BCDC permit application submittal any such specific proposal will be evaluated by the Commission to determine whether the proposed project will have any impacts on fish and wildlife. Because BPA No. 1-25 will not have any effect on fish or wildlife, no fee is required pursuant to Fish and Game Code section 711.4(c)(2)(A) or (d)(4).

Commission action on BPA No. 1-25 at its April 16, 2026 meeting is more fully described in the enclosed Resolution No. 2026.01. Inquiries concerning the Commission’s action should be directed to Staff Attorney Amanda Boyd at 415-352-3643 or amanda.boyd@bcdc.ca.gov.

Sincerely,

Amanda Boyd
For Larry Goldzband, Executive Director

San Francisco Bay Conservation and Development Commission
375 Beale Street, Suite 510
San Francisco, California 94105

Enclosure:

1. Resolution No. 2026.01

² For authority on BCDC’s certified regulatory program under CEQA, reference Public Resources Code section 21080.5 and 14 CCR 15251(h). For the EA process under BCDC’s certified regulatory program for its planning program, reference 14 CCR sections 11003(b)(6), 11005(b)(2), and 11521-25.

³ The notice will be posted on BCDC’s website at <https://www.bcdc.ca.gov/programs/bay-plan-amendments/#BPA>.

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Resolution No. 2026.01

Adoption of Bay Plan Amendment No. 1-25 Update to the Cartography of the San Francisco Bay Plan Maps

Whereas, in 1965, the McAteer-Petris Act established the San Francisco Bay Conservation and Development Commission (“BCDC” or “the Commission”) as a temporary State agency, designated the San Francisco Bay as a State-protected resource, and charged the Commission with preparing a plan for the long-term of the Bay and regulating development in and around the Bay while the plan was being prepared;

Whereas, the initial *San Francisco Bay Plan (Bay Plan)* was approved in 1968, BCDC was made a permanent State agency one year later, and BCDC updates the *Bay Plan* regularly to ensure that the Bay and its shoreline are developed and conserved responsibly in accordance with BCDC’s governing law, the McAteer-Petris Act, and to address new issues as the Bay Area changes;

Whereas, the Legislature directed the Commission to keep the *Bay Plan* up to date so that it reflects the latest scientific research on the Bay and addresses emerging issues that could impact the Bay in the future. To accomplish this, the Legislature empowered the Commission to amend the *Bay Plan*, after providing an opportunity for public review of the proposed amendment and after holding a public hearing on the amendment. Over its history, the Commission has made numerous amendments to the *Bay Plan*, ranging from changing a boundary of a *Bay Plan* map designation to addressing policy issues, such as climate change and environmental justice;

Whereas, staff developed a proposal for Bay Plan Amendment (“BPA”) No. 1-25 to improve the cartography of the *Bay Plan* maps to better illustrate where enforceable geographic specific *Bay Plan* policies apply throughout the Bay; identify shoreline Priority Use Areas (PUAs) including Airport, Port, Water-Related Industry, Waterfront Park, Beach, and Wildlife; and provide advisory notes and suggestions on specific areas throughout the Bay;

Whereas, Government Code Section 66652 states that “the Commission at any time may amend, or repeal and adopt a new form of, all or any part of the San Francisco Bay Plan but such changes shall be consistent with the findings and declaration of policy” contained in the McAteer-Petris Act;

Whereas, on September 18, 2025, the Commission voted to initiate BPA No. 1-25 to update the cartography of the *Bay Plan* and ultimately adopted BPA No. 1-25 by the following actions. The Commission: (1) on September 18, 2025, approved a Descriptive Notice on the proposed Bay Plan Amendment and set a public hearing date for November 20, 2025; (2) on October 3, 2025, electronically mailed the Descriptive Notice to all agencies, organizations and individuals



interested in the proposed amendment and required by Commission Regulations; (3) on November 7, 2025, circulated a Notice of Revised Date of Public Hearing and set a new public hearing date for February 19, 2026; (4) on January 16, 2026, circulated the Staff Report, Preliminary Recommendation and Environmental Assessment to all agencies, organizations and individuals interested in the proposed amendment and required by the Commission Regulations and posted the same materials on BCDC's website for its February 19, 2026 Commission meeting agenda; (5) on February 19, 2026, held a public hearing to receive public comments on the proposed amendment, Preliminary Recommendation and Environmental Assessment; (6) on April 3, 2026, electronically mailed the Final Staff Recommendation and Final Environmental Assessment to all agencies, organizations, and individuals who received the Preliminary Staff Report and who are known to be interested in the proposed amendment and required by the Commission Regulations and posted the same materials on BCDC's website for its April 16, 2026 Commission meeting agenda (7) on April 16, 2026, majority of the Commission affirmatively voted on the staff's Final Recommendation, all in accord with the requirements and procedures set out in Government Code Section 66652 and Title 14 of the California Code of Regulations, Sections 11000-06 and 11521-24;

Whereas, the Commission received no oral public comments at the February 19, 2026 public hearing and no written public comments during the public comment period (January 16, 2026, to February 19, 2026);

Whereas, the Commission has prepared amendments to the *Bay Plan: Part V – The Plan Maps* which: amend the cartography of the *Bay Plan* maps to illustrate where enforceable geographic specific *Bay Plan* policies apply throughout the Bay; identify shoreline Priority Use Areas (PUAs) including Airport, Port, Water-Related Industry, Waterfront Park, Beach, and Wildlife; and provide advisory notes and suggestions on specific areas throughout the Bay (Exhibit A); and

Whereas, the Commission has prepared a Final Environmental Assessment for BPA No. 1-25 in accordance with the Commission's regulations implementing CEQA, incorporated by reference, as included in the January 16, 2026 Staff Report and Preliminary Recommendation without changes as described in the April 3, 2026 Final Staff Recommendation. As concluded in the Final Environmental Assessment, BPA No. 1-25 will not have any significant adverse impacts on the environment (14 CCR §§ 11003(b)(6), 11521(b)-(c)), so no mitigation measures or alternatives are required to be considered in order to reduce any significant adverse environmental impacts (14 CCR §§ 11521(d)-(e)).

Now, therefore, be it resolved that, the Commission hereby adopts the following Bay Plan Amendment:

BPA No. 1-25, to amend the *Bay Plan: Part V – The Plan Maps* and update the cartography of the *Bay Plan* Maps.

Be it further resolved that, the above Bay Plan Amendment amends the *Bay Plan: Part V – The Plan Maps*, as described in **Exhibit A**.



Be it further resolved that, the above Bay Plan Amendment conforms to all relevant findings and declarations of policy of Government Code Sections 66600 through 66661 as more fully discussed in the Preliminary Staff Recommendation published on January 16, 2026 for the February 19, 2026 public hearing and the Final Staff Recommendation published on April 3, 2026 for the April 16, 2026 Commission meeting, which are hereby incorporated by reference. Findings regarding consistency of BPA No. 1-25 with the findings and declarations of policy of the McAteer-Petris Act are more specifically contained on pages 12 to 13 of the Staff Report and Preliminary Recommendation.

Be it further resolved that, the Commission finds that, based on the Final Environmental Assessment published on April 3, 2026, which is hereby incorporated by reference, there will be no significant adverse impacts on the environment directly or indirectly created by or resulting from BPA No. 1-25 for which alternatives or mitigation measures are required.

Be it further resolved that, the Commission authorizes the Executive Director to make minor, non-substantive editorial, graphic design and formatting changes to BPA No. 1-25 in particular to ensure readability and to comply with the determinations of the Office of Administrative Law in its review of BPA No. 1-25 under the California Administrative Procedure Act. In addition, the Commission authorizes the Executive Director to update the maps solely to reflect current and accurate factual information at that time without further action by the Commission if the data sources cited in *Bay Plan: Part V – The Plan Maps* are updated in a manner that does not add any feature or information not already contained within the *Bay Plan* maps and would not have any impact to the implementation of *Bay Plan* policies.

We certify that this resolution was adopted by a vote of 19 “yes” votes, 0 “no” votes and 0 abstentions at the Commission meeting held April 16, 2026 in San Francisco, California.

Executed on this 17th day of April , 2026 in San Francisco, California.

DocuSigned by:
Zach Wasserman

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R. ZACHARY WASSERMAN Chair

Executed on this 17th day of April , 2026 in San Francisco, California.

DocuSigned by:
Larry Goldzband

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LAWRENCE J. GOLDZBAND Executive Director

