

***A Rising Bay, Wet Shorelines, and
Increasing Expectations:
Challenges and Risks to the Bay Area
Maritime and Industrial Economy***

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Development Commission*

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San Francisco Bay Today



Not Every Day, of Course...



Pretty Much Every Day



 **East Bay
Regional
Park District**


PORT OF OAKLAND

WATERFRONT
action 


**CITY OF
OAKLAND**




**Jack London
Aquatic Center**

Critical Infrastructure



A Favorite Tourist Attraction



Natural Infrastructure



The Importance of San Francisco Bay

- Bay Area GDP 19th largest
- Tourism -- incomparable recreational and scenic resource!
- Bay Area geography attracts workers to Bay Area
- Port of Oakland 5th busiest
- 42% of CA refinery capacity within BCDC jurisdiction

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- Largest West Coast estuary
 - Pacific Flyway
 - Habitat for more than 500 species



Who Saved the Bay?

Kay Kerr

Esther Gulick

Sylvia McLaughlin

*1961: Founded “Save San
Francisco Bay Association”
-- \$1 membership from
thousands of Bay Area
residents*



BCDC Made Permanent

1969: McAteer-Petris Act amended to make BCDC permanent and to approve San Francisco Bay Plan (signed by Governor Ronald Reagan)



The Challenge




- *9 Counties*
- *41 Cities*
- *Scores of special districts*
- *Over 150 public agencies with some kind of authority*
- *How to escape the “Tragedy of the Commons?”*

BCDC – Regional Jurisdiction

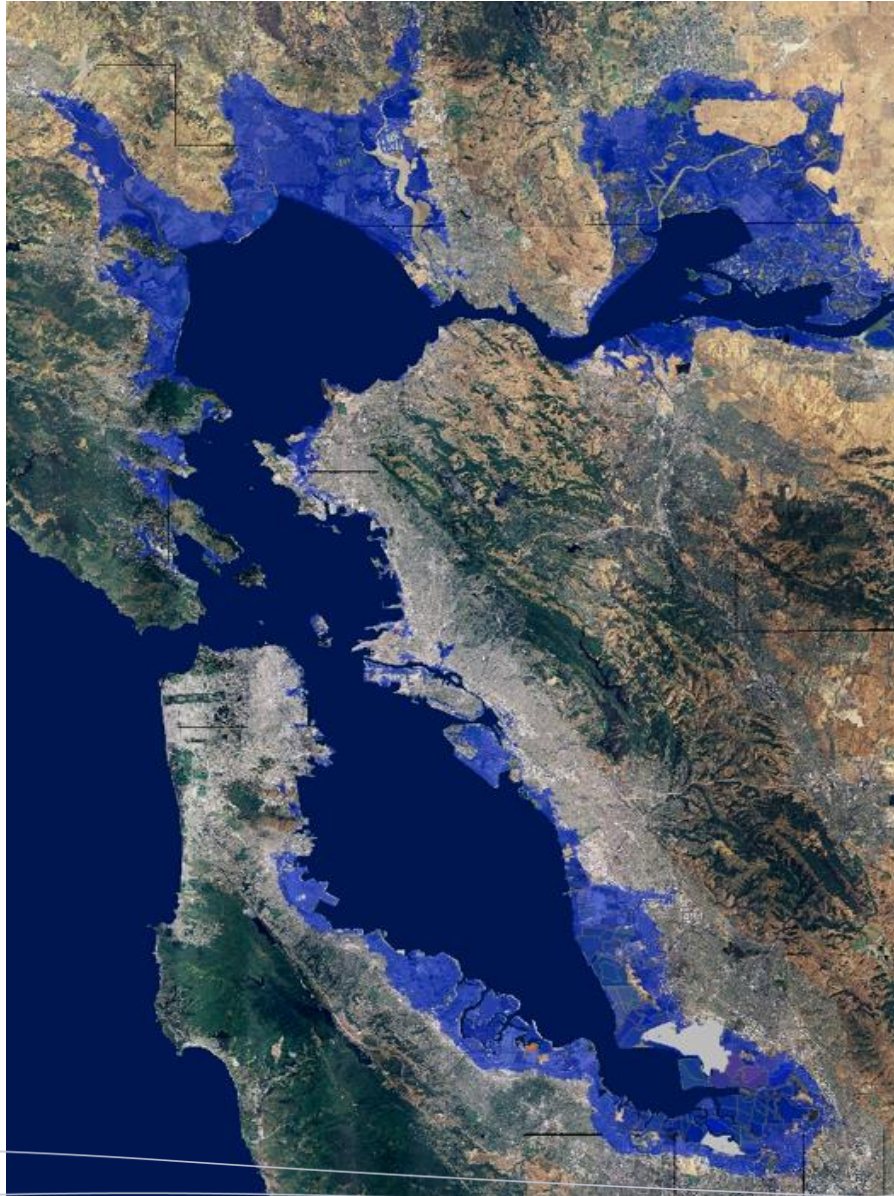
A State Agency with Regional Regulatory and Planning Jurisdiction

- Work with local governments, private sector, NGOs knowing that primary land use planning authority is held by local governments
- ... Conservation **and** Development

BCDC jurisdiction:

- All projects or major activities inside the Bay waters or within 100' feet of Bay shoreline require a permit from BCDC --- in addition to permit from local land use authorities
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2100: 55" of Rising Sea Level



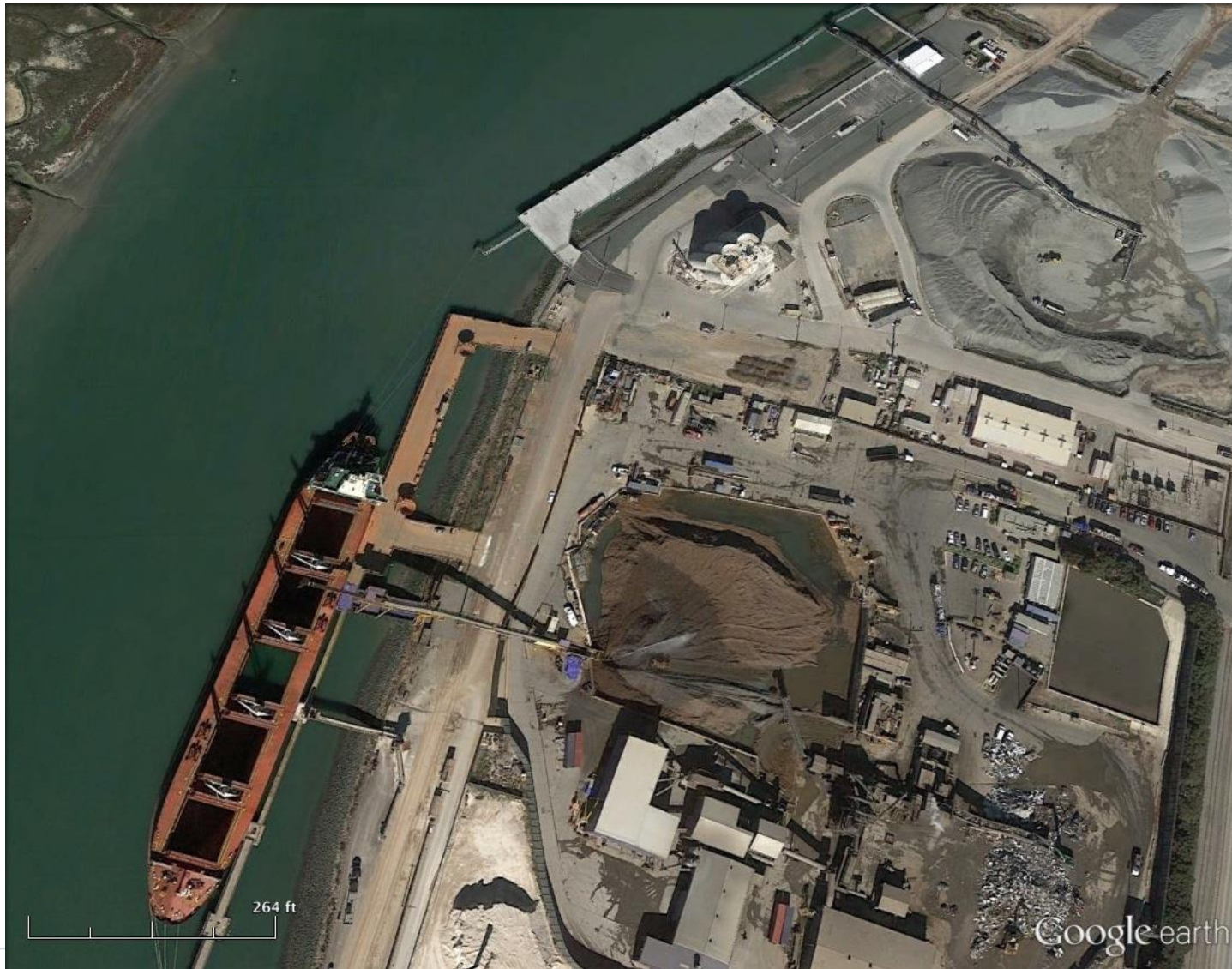
What's at Risk?



Rising Sea Level: “Slow Moving Emergency”

- *8” of Rising Sea Level in Past Century*
- *At Risk:*
 - 535 square kilometers of Bay shoreline and 250,000 people
 - \$62 billion of shoreline development (plus transportation infrastructure)
- *Big Question #1:*
 - How to create and implement a *Bay-wide shoreline resilience strategy* to protect people, conserve environment, and preserve assets, and enhance quality of life?
- *Big Question #2:*
 - How does BCDC, as a State agency, *collaborate with local cities, counties, and special districts* that have land use authority, and private sector institutions and NGOs?

Port of Redwood City Wharf (Expandable)



Phoenix Commons Senior Housing(Adaptable)



View of public promenade and pier from estuary showing South elevation of Phoenix Commons building

October 10, 2012

Proposed Treasure Island Project



BCDC: Working Group on Rising Sea Level

- *“What can we do?”*
- *“What should we do – given reasonable priorities and unforeseen consequences?”*
 - Collaboration: “Adapting to Rising Tides” only game in town
 - Communication: nobody knows how to talk about this
 - Private sector readiness: few (at most) are ready
 - Public infrastructure: Transportation, flood control, etc.
 - Equity: how do we get to a pareto-efficient solution?
- *“How do we fund it?”*

BCDC: Working Group on Rising Sea Level

- *Finance, Valuation, and Risk:*
 - Lenders and insurance companies will not lead the way
 - Continued development in vulnerable areas – how to protect shareholders, much less residents, and how to link resilient property with non-resilient property?
 - How can BCDC collaborate with local land use agencies, private sector, NGOs, etc. to promote appropriate land use policies?
 - How can infrastructure – natural and concrete – be valued and funded?
 - Enhanced Infrastructure Finance Districts?
 - SFBRA?

BCDC: Working Group on Bay Fill Policies

- *Should BCDC laws and policies be changed in light of rising sea level?*
 - How flexible is McAteer-Petris?
 - How can/should Commission interpret policies and use past practices?
 - Are policies consistent with, or can they frustrate, efforts to make Bay Area more resilient?
 - How to reconcile BCDC laws and policies with those of other agencies to promote adaptation and beneficial reuse of dredged materials?
 - NOAA project/Advisory Group


Re-Envisioning the Bay

- *BCDC as “Bay Expander” – but, oh, how life is changing!*
 - USACE vision from 1959...
- *“Fill the Bay to save the Bay?”*
 - Promote and adopt both nature-based adaptation strategies and non-natural new infrastructure
 - Create new vision of Bay protection that promotes appropriate development and appropriate ways to adapt to changing circumstances – not everything is green or gray
- *But how?*

The Work Plan

- *REGIONAL Shoreline Resilience Program*
 - Define “sustainable” in Sustainable Communities Strategy (“Plan Bay Area”)
 - Use transportation infrastructure w/MTC as nexus to implement Adapting to Rising Tides Bay-wide
 - Promote local and regional initiatives that integrate w/Bay-wide needs (SFEI, Baylands Habitat Goals, Bay Model 2.0, ARC/Kresge, local flood control projects, San Mateo County, Marin County, etc.)
 - Coalitions to promote state/federal initiatives and funding

The Work Plan

- *Use “Total Water Level”*
 - *Commissioner Working Groups*
 - *Communication and Advocacy*
 - Explain and promote BCDC’s role
 - Seek answers to finance/valuation/risk questions and encourage long-term adaptation planning
 - Advocate on behalf of underserved communities
 - Promote integration of nature-based solutions where possible and appropriate
 - Do not foreclose options for future generations
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Questions and Comments Always Welcome!



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