2026 CEQA & REGULATORY UPDATE EVENT

ELECTION RESULTS AND IMPACTS ON ENVIRONMENTAL REGULATION



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BAY PLANNING COALITION · POST ELECTION BRIEFING

Part 1: After November 3

What the election means for the Bay's working waterfront





Cassie Gilson · John Whitehurst

Axiom Advisors · BMWL

November 4, 2026

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Three questions for the waterfront

01

How do projects get permitted?

Prop 45 and the CEQA fast track

02

How does the region pay for things?

Connect Bay Area, regional, local, and state tax measures

03

Who makes the decisions?

A new governor and the appointments that follow

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The results that matter here

Governor*



Becerra
Democrat
64.03%



Hilton
Republican
35.97%

Prop 45*

CEQA fast track for "essential projects"

YES 45,46%
NO ✓ 54,54%

Connect Bay Area*

Five-county transit sales tax

YES ✓
NO

Prop 43*

Two-thirds vote for citizen special taxes

YES 45%
NO ✓ 55%

Prop 40, 41, 42*

Billionaire tax and two countermeasures

NO NO YES

Props 2 and 3*

Rainy day fund; permanent top tax rates

YES

Props 1 and 37*

Affordable housing and new-home bonds

YES

*Preliminary results: as of Nov. 4 at 2:30am PT

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Prop 45 puts deadlines on CEQA for “essential projects”

Hard deadlines

Binding time limits on CEQA review, permits, and court challenges

A slimmer EIR

The project, one applicant-developed alternative, and no project

Narrower remedies

Courts block only the affected part; no rescinding the approval

Eligible: Housing · Clean Energy · Water · Public Health · Public Safety · Broadband · Education · Transportation

Optional — the applicant decides whether to use it.

Sources: Legislative Analyst’s Office; Secretary of State voter guide · Result: Yes 46%, No 54%

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Does the fast lane reach the waterfront?

#1



Do port, dredging, and shoreline protection projects count as

Transportation,

Water

or Public Safety ?

#2

Do the permit deadlines bind regional regulators like BCDC and the Regional Water Board?

#3



How quickly will litigation over the word “essential” settle the first two?

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A new governor holds the levers BPC works with

ON THE BALLOT



Xavier Becerra
Democrat



Steve Hilton
Republican

RESULT



Xavier Becerra

Appointments

- BCDC
- the regional water boards
- the Natural Resources Agency

Permitting posture

- BCDC
- the regional water boards
- the Natural Resources Agency

Budget priorities

- Sea level rise
- Sediment
- Port investment

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The tax measures set the next governor's room to spend

Prop 2*

Doubles the rainy day fund cap to 20% of the General Fund

Yes 60%

Prop 3*

Makes the top income tax rates permanent

Yes 59%

*Preliminary results: as of Nov. 4 at 2:30am PT

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Housing measures add pressure on shoreline land

Prop 1*

$10B for affordable housing, plus $1.25B in veterans' home loans

Yes 59%

Prop 37*

$25B in second-mortgage bonds for newly built homes

Yes 61%

Prop 45*

Any housing counts as "essential," including market-rate

No 54%

The question for BPC: protecting port-priority and industrial land as the push to build speeds up.

*Preliminary results: as of Nov. 4 at 2:30am PT

WHAT TO WATCH

Three things to watch in 2027



PERMITTING

Prop 45 guidelines and the first lawsuits over “essential”



PEOPLE

The new governor’s BCDC, water board, and Resources Agency picks



MONEY

How the region funds sea level rise under the new rules

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Part 2: What the local ballot tells us

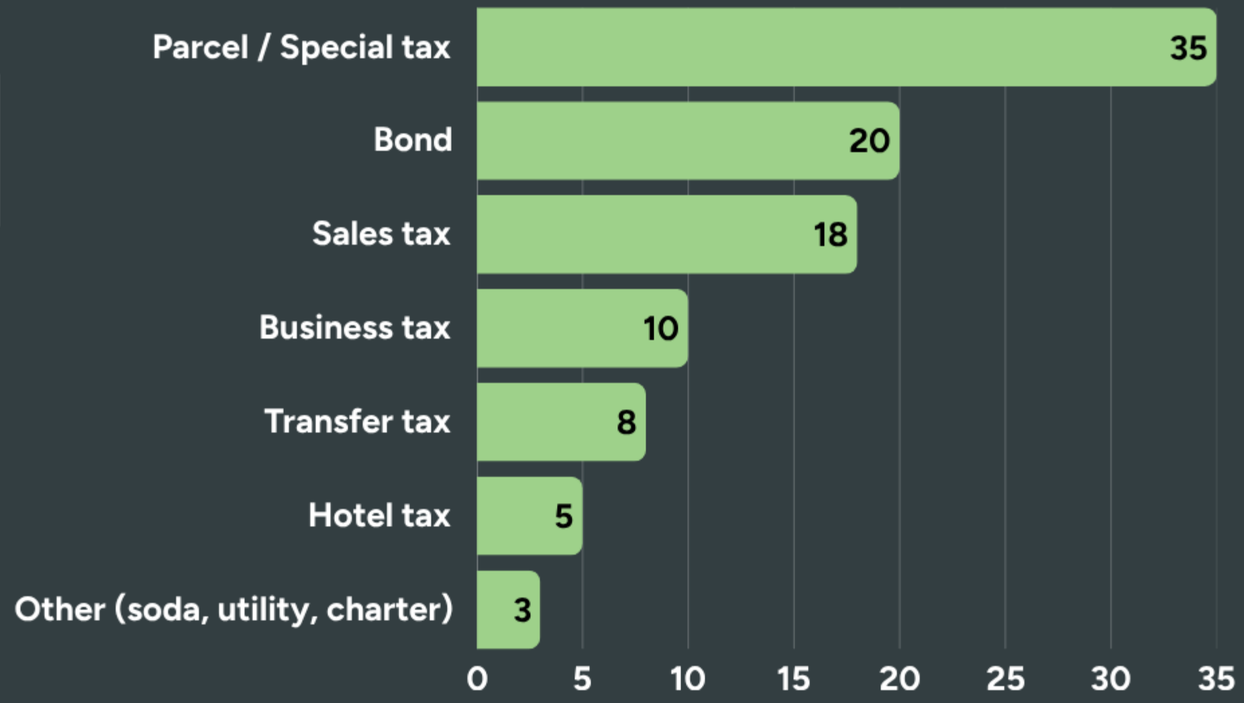
Local and Regional

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99 money measures. None tackles affordability

99 local tax, bond and money measures across nine counties

29 for schools and community colleges



Source: BMWL tracker of county elections offices, Nov. 3, 2026. Excludes the regional transit measure (RTM). Results: 34 of 99 passed, as of Nov.4 at 2:03am PT

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The shoreline was on the local ballot too

Area	Measure	What it does	Needs	Results
Alameda	Measure L	$300M bond: sea-level rise, flood protection, stormwater, seismic	2/3	✓ 70.7%*
Berkeley	Measure U	$300M bond: fire stations, parks, climate resilience	2/3	✓ 69.9%*
East Palo Alto	Measure O	$125M bond: water and storm drain projects, emergency center	2/3	✓ 72.5%*
Paradise Cay (Marin CSA 29)	Measure Z	Channel dredging parcel tax, $2,200 per lot for 10 years	2/3	✓ 84%*
Benicia	Measure X	Business tax update, incl. $3 per $100 on the Marine Terminal	Majority	✓ 66%*
Solano County	Measure E	Business tax on wind, solar, storage, gas and data centers	Majority	✗ 36.4%*

*Preliminary results: as of Nov. 4 at 2:30am PT

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Voters were asked who controls the waterfront

Sausalito

Measure X

Citizen initiative · Majority

Ends 40 years of voter approval for zoning changes, repeals the Marinship Specific Plan, and raises waterfront building limits

Maritime and industrial land vs. redevelopment

No 60.4%*

Alameda

Measure N

Charter amendment · Majority

Lets the council approve leases of city property of 10 years or less by simple majority instead of a supermajority - at Alameda Point

Yes 56.1%*

Half Moon Bay

Measure I

Citizen initiative · Majority

Redraws the downtown boundary in the growth-control rules to match the city's coastal plan

Yes 65.2%*

Source: BMWL tracker of county elections offices, Nov. 3, 2026. *Preliminary results: as of Nov.4 at 2:03am PT

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Regional Transit Measure (RTM) Tests the Importance of Transit and Whether the Region Can Still Tax Itself

½¢ · 1¢

sales tax in four counties · in San Francisco

14 years

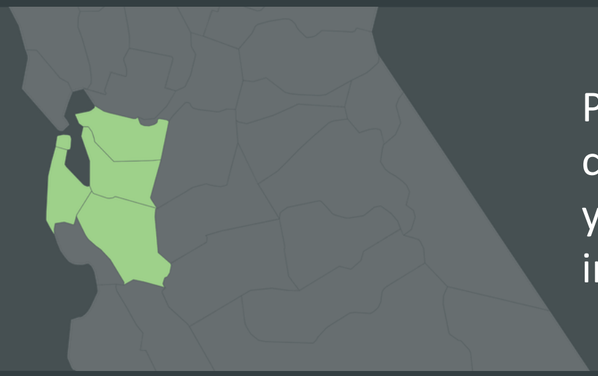
then it expires

~$980M

a year for BART, Muni, AC Transit, Caltrain, VTA, SamTrans and SF Bay Ferry

Five of nine counties:

Alameda, Contra Costa, San Francisco, San Mateo and Santa Clara.
Marin, Napa, Solano and Sonoma sit outside it.



Polling going in: 54–56% in the campaign's and MTC's polls, 48% yes and 18% undecided in an independent poll.

Authorized by SB 63 (Wiener/Arreguín). Citizen initiative, simple majority. Preliminary result: Yes 67.4%, No 32.6%, as of Nov. 4 at 2:03am PT

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Four Bay Area House races to watch

CA-11 · SAN FRANCISCO



Scott Wiener
Democrat

VS



Connie Chan
Democrat

Pelosi's seat is open. A Wiener win also opens his state Senate seat.

Result: Weiner (counting)

CA-14 · EAST BAY



Aisha Wahab
Democrat

VS



Melissa Hernandez
Democrat

Rematch. Wahab won the August special for Swalwell's seat; this is the full term.

Result: Wahab (counting)



CA-1 · NORTH COAST AND SONOMA



Mike McGuire
Democrat

VS



James Gallagher
Republican

Redrawn by Prop 50. Former Senate Pro Tem vs. the Republican incumbent.

Result: McGuire

CA-4 · NAPA AND SONOMA



Mike Thompson
Democrat

VS



Eric Jones
Democrat

Two Democrats in Wine Country; Thompson is the incumbent.

Result: too close to call

Preliminary results: as of Nov. 4 at 2:53am PT

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Three open legislative seats, all opened by people moving up

SENATE DISTRICT 10
Hayward to Sunnyvale




Scott Sakakihara
Democrat

VS

Linda Price
Republican

Open because Aisha Wahab ran for Congress

Result: Scott Sakihara

SENATE DISTRICT 2
North Coast and Marin




Damon Connolly
Democrat

VS

Tief Gibbs
Republican

Open because Mike McGuire ran for Congress

Result: Damon Connolly

ASSEMBLY DISTRICT 12
Marin and Sonoma




Eric Lucan
Democrat

VS

Jackie Elward
Democrat

Open because Connolly ran for Senate; billed as business vs. labor

Result: Jackie Elward (leads)

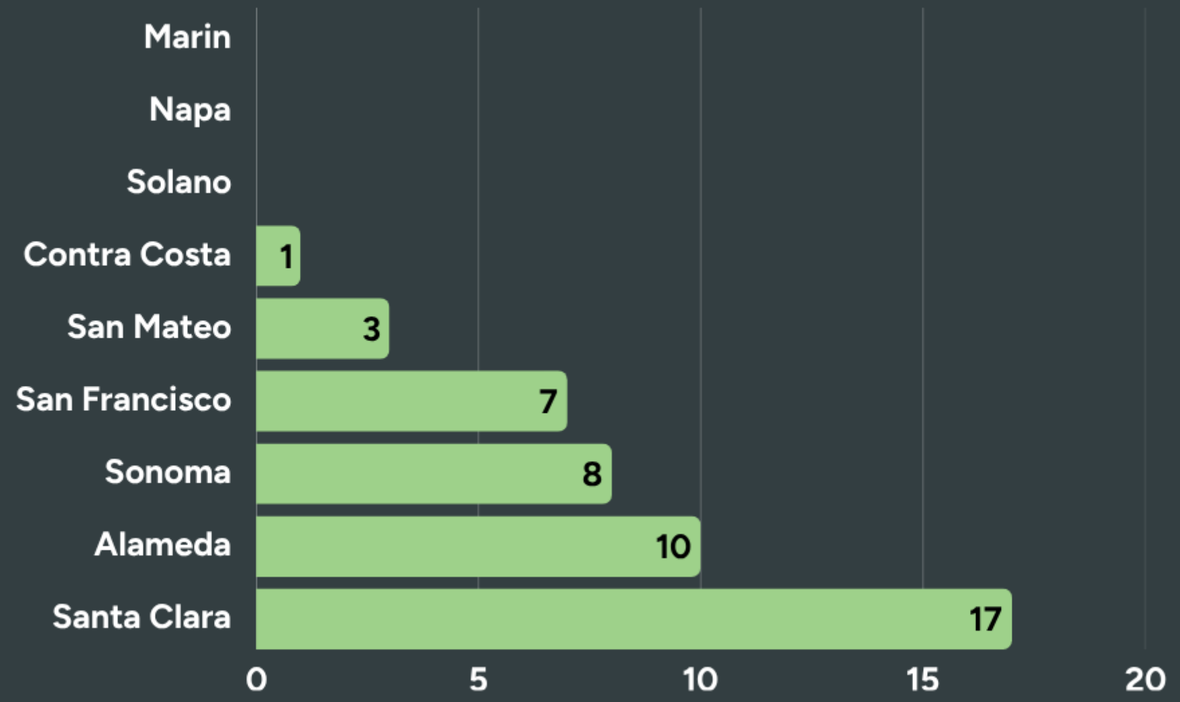


Next domino: if Wiener wins CA-11, his San Francisco Senate seat opens.

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Moving left? 46 DSA-backed candidates tested it

DSA-backed local candidates by country



COMPARED WITH 2022 AND 2024

2026: **46 candidates**

2024: **7** 2022: **19**

Includes formal endorsements, recommendations, and favorable candidates.

9	12	25
won*	lost*	awaiting results

Source: BMWL tracker of county elections offices, Nov. 3, 2026. *Preliminary results: as of Nov. 4 at 2:07am PT

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Local races that decide who runs the waterfront

Oakland mayor

Barbara Lee (inc.) vs. three first-time candidates

The mayor nominates Port of Oakland commissioners

Result: Barbara Lee

Richmond mayor

Claudia Jiménez vs. Ahmad Anderson

Port of Richmond, Point Molate and Chevron

Result: Claudia Jiménez*

SF Supervisor D10

Ellington vs. Brookter vs. Eppler (RCV)

Bayview–Hunters Point, Pier 70, data centers

Result: Theo Ellington

San Mateo County Supervisor D5

Juslyn Manalo vs. Mark Nagales (special election)

Includes Brisbane and the Baylands.
Either winner is the board's first Filipino American

Result: Juslyn Manalo*

Alameda mayor

Malia Vella vs. Tracy Jensen

Alameda Point, on the same ballot as a $300M sea-level rise bond and Measure N

Result: Malia Vella*

*Preliminary results: as of Nov. 4 at 2:07am PT

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Four local trends that will follow this room into 2027

DATA CENTERS
A new fight over industrial land, power and water

SF and Oakland passed 45-day moratoria in October. Proposals like Pittsburg's put bayfront industrial land in play

Watch: whether moratoria are extended, and which zones they cover

RECORD MONEY
Local races priced like statewide ones

$18.6M raised for SF's November races, a record $500K gift in one supervisor race, $2.4M from AIPAC's PAC in CA-14

Watch: independent spending in 2027–28 council and port-city races

GENERATIONAL TURNOVER
Dozens of new faces in every county

Pelosi's and Swalwell's seats,
a new governor, two SF supervisors termed out,
Canepa leaving the San Mateo board

Watch: committee assignments and who chairs what

Sources: Holland & Knight; Mission Local; KQED; SF Dept. of Elections.

Questions



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