

San Francisco Bay Conservation and Development Commission

375 Beale Street, Suite 510, San Francisco, California 94105 tel 415 352 3600

State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

August 15, 2025

TO: Port of San Francisco (Ming Yeung; ming.yeung@sfport.com)

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
Ben Dorfman, Coastal Program Analyst (415/352-3627; benjamin.dorfman@bcdc.ca.gov)

SUBJECT: Instructions for Completing BCDC Abbreviated Regionwide Permit No. ANOI2025.008.00

Dear BCDC Permit Holder:

Enclosed please find an Abbreviated Regionwide Permit No. ANOI2025.008.00. I am issuing this abbreviated regionwide permit to you as requested by your Notice of Intent to Proceed under an abbreviated regionwide permit, including its accompanying exhibits, any subsequent additions or changes, and as modified by the conditions of this abbreviated regionwide permit.

You must (1) **complete**¹ the acknowledgment section of the abbreviated regionwide permit, which indicates that you have read and that you agree to all of the terms and conditions of the abbreviated regionwide permit, and (2) **return** that entire abbreviated regionwide permit to the Commission within 14 days.

Please understand that this permit authorizes you to perform only the work described in your Notice of Intent to Proceed under an abbreviated regionwide permit, and no more. In addition, **no** work may commence on the project until the abbreviated regionwide permit is executed and returned to the Commission. Until the Commission receives the executed abbreviated regionwide permit, you do not have the necessary authorization for the work authorized under the permit. The commencement of any work within the Commission's jurisdiction without the necessary authorization from the Commission is a violation of the McAtteer-Petris Act and could subject you to substantial fines.

If you have any questions concerning the abbreviated regionwide permit or the procedure outlined above, please contact Ben Dorfman at 415/352-3627 or benjamin.dorfman@bcdc.ca.gov.

¹ For your convenience, you will receive an email copy of the abbreviated permit via DocuSign for your acknowledgement and e-signature.



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**ABBREVIATED REGIONWIDE PERMIT NO. ARWP-1
(As Amended Through February 5, 2009)
(Minor repairs and maintenance (i.e., less than
approximately 50% of an existing structure) to
utilities, boat docks, pilings, and the removal of
structures in the Bay, certain waterways,
managed wetlands, and shoreline band)
NOTICE OF INTENT TO PROCEED
NO. ANOI2025.008.00**

August 15, 2025

Port of San Francisco
Pier 1 The Embarcadero
San Francisco, CA 94105

On April 18, 1996, the San Francisco Bay Conservation and Development Commission, by a vote of 17 affirmative, 0 negative, and 0 abstentions, approved the issuance of the original of this Abbreviated Regionwide Permit. On February 5, 2009, the Commission by a vote of 23 affirmative, 0 negative, and 0 abstentions, approved Amendment No. One of this Abbreviated Regionwide Permit upon which your authorization is based:

I. Authorization

- A. Subject to the conditions stated below, the permittee(s) is hereby authorized to do the following:

Location: In the Commission's Bay and 100-foot shoreline band jurisdictions, at 2829-2835 Taylor Street, Grotto No. 9 building at 2847-2851 Taylor Street, and Nick's Lighthouse building at 2815 Taylor Street in the City and County of San Francisco:

Description: 1. Within the 100-foot shoreline band:

- a. Demolish the above-ground building, formerly Alioto's restaurant, located at 2829–2835 Taylor Street, involving:
 - (1) Demolition of the three-story, approximately 30-foot-tall, approximately 12,000-square-foot building, including hazardous building materials abatement, and disconnecting and modifying utilities.



- (2) Required modifications to the existing fire sprinklers and repair and replacement of approximately 100 feet of fire separation walls below deck.
 - b. Complete minor repairs to exterior finishes and roofing at the Grotto No. 9 building at 2847-2851 Taylor Street and Nick's Lighthouse building at 2815 Taylor Street.
- 2. In the Bay:
 - a. Demolish the above-ground building, formerly Alioto's restaurant, located at 2829–2835 Taylor Street (also addressed 8 Fisherman's Wharf), involving:
 - (1) Repairs on up to 25 existing 14-inch diameter timber piles, as required based on existing pile condition.
 - (2) Replacement of up to eight 14-inch diameter timber piles (vibratory installation) in the case where repairs to dilapidated timber piles are not feasible.
- B. This authority is limited to activities undertaken at a site where activities are not already authorized by another BCDC permit and to projects that would not adversely impact:
 - (1) the Bay; (2) Bay resources such as those that are scarce or have an abundance and diversity of fish, other aquatic organisms or wildlife (such as tidal marshes or eelgrass beds); and (3) existing or possible future visual or physical public access to and along the Bay from public access areas, public roads and pathways. This authority is generally pursuant to and limited by your notice of intent to proceed under an Abbreviated Regionwide Permit dated July 30, 2025, including its accompanying exhibits, any subsequent additions or modifications, and all conditions of this Abbreviated Regionwide Permit.
- C. Work authorized herein must commence within two years of the date of the transmittal of this Abbreviated Regionwide Permit by the Executive Director to you or the authorization of your work will lapse and become null and void. Such work must also be diligently pursued to completion and must be completed within two years of commencement, or within three years of the date of transmittal of this Abbreviated Regionwide Permit to you, whichever is earlier, unless an extension of time is granted by the Executive Director.

II. Special Conditions

The authorization made herein shall be subject to the following special conditions, in addition to the standard conditions in Part IV:

A. Limit of Work

Authorized work shall be built in general conformance with the plans entitled "Taylor St. Plaza - Package A," prepared by Arcadis and the Port of San Francisco, dated July 25, 2025, submitted as part of the application.



B. Construction Operations and Debris Removal

All construction operations shall be performed so as to minimize turbidity and the roiling of waters, to prevent construction materials from falling, washing, or blowing into any tidal areas of the Bay or drifting and presenting a navigation or pollution hazard. In the event that any such material is placed or escapes into any area subject to tidal action of the Bay, the permittee(s), its assigns or successors in interest, or the owner of the improvements shall immediately retrieve and remove such material at its expense. All construction debris shall be removed to an authorized location outside the Commission's jurisdiction.

C. Habitat Protection

The work authorized by this Abbreviated Regionwide Permit shall be performed so as to prevent any significant adverse impact on any tidal marsh, tidal flat, eelgrass habitat or other sensitive Bay resources. If any unforeseen adverse impacts occur to any such area as a result of the activities authorized herein, the permittee(s) shall restore the area to or improve the area above its previous condition, which may include returning the disturbed area to its original elevation and soil composition and, if the area does not revegetate to its former condition within one year, seeding all disturbed areas with appropriate vegetation.

D. Creosote Treated Wood

No pilings or other wood structures that have been pressure treated with creosote shall be used in any area subject to tidal action in the Bay or any certain waterway, or in any managed wetland within the Commission's jurisdiction as part of the project authorized herein.

E. Maintenance and Replacement of Authorized Facilities

Any in-kind repairs and maintenance of an authorized shoreline protective work shall only use construction material that is approved by the Commission in consultation with the Regional Water Quality Control Board and the California Department of Fish and Game for use in San Francisco Bay. Construction shall only occur during those months of the year, as approved by the Commission in consultation with resource agencies such as U.S. Fish and Wildlife Service, Department of Fish and Game and National Marine Fisheries Service, that avoid or minimize potential impacts to fish and wildlife. BCDC staff should be contacted to confirm current restrictions.

F. Impacts to Fish from Pile Driving

The permittee shall assure that sound pressure levels generated from pile driving do not exceed injury threshold levels for fish established by the National Marine Fisheries Service. Two criteria have been established to determine the onset of physical injury to fish: peak sound pressure level of 206 decibels (dB) or more, and accumulated sound exposure level (SEL). The criterion for accumulated SEL is based upon the mass of the fish under consideration. The onset of physical injury is expected if fish smaller than 2 grams are present and 183 dB SEL is exceeded. If larger fish are present, physical injury is expected if 187 dB SEL is exceeded. Projects where sound pressure levels may exceed either or both of these criteria do not qualify for an abbreviated regionwide permit.



G. Diked Wetlands Protection

No work authorized herein on culverts, outfalls, tide gates, or similar facilities shall significantly alter water management, circulation or drainage patterns or otherwise adversely affect any salt pond or other sensitive diked wetland resources.

H. Water Quality

Prior to undertaking any work authorized herein on any outfall pipe or similar facility, the permittee(s) shall receive all necessary approvals from the California Regional Water Quality Control Board, San Francisco Bay Region, for any discharge or emission from such structure.

I. Abandonment

If, at any time, the Commission determines that the improvements authorized herein have been abandoned for a period of two years or more, or have deteriorated to the point that public health, safety or welfare is adversely affected, the Commission may require that the improvements be removed by the permittee(s), its assigns or successors in interest, or by the owner of the improvements within 60 days or such other reasonable time as the Commission may direct.

J. Notice to Contractor

The permittee(s) shall provide a copy of this Abbreviated Regionwide Permit to any contractor or person working in concert with the permittee(s) to carry out the activities authorized herein and shall point out the special conditions contained herein.

III. Findings

The Commission hereby finds, declares, and certifies that:

A. Consistency with Commission Regulations

The projects authorized by this Abbreviated Regionwide Permit involve repairs and maintenance to less than approximately 50% of an existing structure anywhere within the Commission's jurisdiction. Such work includes: (1) repairs to existing protective works such as timber or steel bulkheads or seawalls in the minimum amount necessary to stabilize existing dikes and banks, as defined in Regulation Sections 10601(a)(2), 10601(a)(6) and 10601(b)(1); (2) routine in-kind repairs and maintenance to outfall pipes approved by the California Regional Water Quality Control Board, San Francisco Bay Region, utility cables on or under the bottom of the Bay that do not involve any substantial enlargement or extension into the Bay, and similar facilities, as defined in Regulation Sections 10601(a)(5), 10601(a)(6), 10601(b)(1) and 10601(b)(5); (3) routine repair, reconstruction, replacement, and maintenance of pilings, boat docks in pilings, boat slips on pilings, and similar structures, and repairs to facilities needed to provide improved wildlife habitat, as defined in Regulation Sections 10601(a)(6), 10601(b)(5) and 10601(c)(2); and (4) removal of deteriorated structures and facilities, as defined in Regulation Sections 10601(a)(6), 10601(b)(1), 10601(b)(5) and 10601(c)(2), or activities similar to those described above, as defined in Regulation Section 10601(e)(3), and thus are equivalent to a "minor repair and improvement" and qualify for authorization under



an Abbreviated Regionwide Permit that may be issued by the Commission and approved by the Executive Director, pursuant to Government Code Section 66632(f) and Regulation Sections 11700 and 11713.

B. Consistency with McAteer-Petris Act and San Francisco Bay Plan

The project authorized by this permit is consistent with the McAteer-Petris Act and with the *San Francisco Bay Plan* in that it will not adversely affect the Bay nor public access to and enjoyment of the Bay. Special conditions have been included to assure that project construction, materials and the improvements themselves will not adversely affect the Bay's natural resources, water quality or navigation and that any deteriorated improvements will be removed if they adversely impact the Bay's natural resources, water quality, or pose a navigation hazard, as required by the *San Francisco Bay Plan* policies on fish, other aquatic organisms, and wildlife, tidal marshes and tidal flats, water quality, and navigational safety.

C. Consistency with Coastal Zone Management Act

The activities authorized herein are consistent with the Commission's Amended Management Program for San Francisco Bay, as approved by the Department of Commerce under the Federal Coastal Zone Management Act of 1972, as amended.

D. Consistency with California Environmental Quality Act

California Public Resources Code Section 21084 provides that the California Environmental Quality Act (CEQA) guidelines shall include a list of classes of projects that have been determined not to have a substantial adverse impact on the environment and are therefore exempt from the requirements of CEQA. This list of "categorical exemptions" is located at 14 Cal. Admin. Code Sections 15300 through 15329. Section 15301 (Class 1) exempts the operation, repair, maintenance or minor alteration of existing public or private structures or facilities that involve negligible or no expansion of previous use. Section 15302 (Class 2) exempts the replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure being replaced and will have substantially the same purpose and capacity as the replaced structure. The Commission's own regulations provide that the Commission need not prepare an environmental assessment before it issues a permit for a project that falls within the list of categorically exempt activities (14 Cal. Admin. Code Section 11501). This Abbreviated Regionwide Permit is therefore categorically exempt because it authorizes routine repair and maintenance of existing structures that do not involve any substantial enlargement or any substantial extension into the Bay.

In addition, the California Environmental Quality Act (CEQA) generally requires that before an agency can issue a permit for a project that is neither statutorily exempt nor categorically exempt, it must either certify a "negative declaration" that the project will have no substantial adverse impact on the environment or it must prepare an environmental impact report (EIR). Pursuant to CEQA Section 21080.5, the Secretary for



Resources has certified the Commission's permit regulations as functionally equivalent to the CEQA review process. Commission Regulation Section 11511 requires the Executive Director to determine either that a project will have no substantial adverse environmental impact or to prepare an "environmental assessment," which functions as a Commission equivalent to an EIR. This Abbreviated Regionwide Permit also authorizes the removal of structures or improvements from the Commission's jurisdiction. However, this Abbreviated Regionwide Permit requires that the removal will not adversely affect present or future public access to the Bay, will not affect a structure or improvement of historical, archeological, or architectural significance, will be performed to minimize turbidity and the roiling of waters and to prevent the drifting of construction materials, will not adversely affect any tidal marsh, managed wetland, or other sensitive wetland resource, and will not result in any disposal within any wetland. Therefore, the Commission finds that the removal authorized by this Abbreviated Regionwide Permit will have no substantial adverse impact on the environment.

E. Enforcement Program and Civil Penalties

The Commission has an enforcement program that reviews its permits for compliance. The Commission may issue cease and desist and civil penalty orders if violations are discovered. The McAteer-Petris Act provides for the imposition of administrative civil penalties ranging from \$10 to \$2,000 per day up to a maximum of \$30,000 per violation. The Act also provides for the imposition of court-imposed civil penalties of up to \$30,000 in addition to any other penalties, penalties for negligent violations of between \$50 and \$5,000 per day, knowing and intentional penalties of between \$100 and \$10,000 per day, and exemplary penalties, which are supplemental penalties, in an amount necessary to deter future violations. In addition, anyone who places fill, extracts materials, or makes any substantial change in use of any water, land or structure within the area of the Commission's jurisdiction without securing a permit from the Commission is guilty of a misdemeanor.

IV. Standard Conditions

A. Permit Execution

This Abbreviated Regionwide Permit shall not take effect unless the permittee(s) executes the original of this Abbreviated Regionwide Permit and returns it to the Commission within 14 days after the date of the issuance of the Abbreviated Regionwide Permit. No work shall be done until the acknowledgment is duly executed and returned to the Commission.

B. Permit Assignment

The rights, duties, and obligations contained in this Abbreviated Regionwide Permit are assignable. When the permittee(s) transfers any interest in any property either on which the activity is authorized to occur or which is necessary to achieve full compliance of one or more conditions to this Abbreviated Regionwide Permit, the permittee(s)/transferor and the transferee shall execute and submit to the Commission a permit



assignment form acceptable to the Executive Director. An assignment shall not be effective until the assignee executes and the Executive Director receives an acknowledgment that the assignee has read and understands the Abbreviated Regionwide Permit and agrees to be bound by the terms and conditions of the Abbreviated Regionwide Permit, and the assignee is accepted by the Executive Director as being reasonably capable of complying with the terms and conditions of the Abbreviated Regionwide Permit.

C. Permit Runs With the Land

Unless otherwise provided in this Abbreviated Regionwide Permit, the terms and conditions of this Abbreviated Regionwide Permit shall bind all future owners and future possessors of any legal interest in the land and shall run with the land.

D. Other Government Approvals

All required permissions from governmental bodies must be obtained before the commencement of work; these bodies include, but are not limited to, the U. S. Army Corps of Engineers, the State Lands Commission, the Regional Water Quality Control Board, and the city or county in which the work is to be performed, whenever any of these may be required. This Abbreviated Regionwide Permit does not relieve the permittee(s) of any obligations imposed by State or Federal law, either statutory or otherwise.

E. Built Project must be Consistent with Application

Work must be performed in the precise manner and at the precise locations indicated in your application, as such may have been modified by the terms of the Abbreviated Regionwide Permit and any plans approved in writing by or on behalf of the Commission.

F. Life of Authorization

Unless otherwise provided in this Abbreviated Regionwide Permit, all the terms and conditions of this Abbreviated Regionwide Permit shall remain effective for so long as the Abbreviated Regionwide Permit remains in effect or for so long as any use or construction authorized by this Abbreviated Regionwide Permit exists, whichever is longer.

G. Commission Jurisdiction

Any area subject to the jurisdiction of the San Francisco Bay Conservation and Development Commission under either the McAteer-Petris Act or the Suisun Marsh Preservation Act at the time the Abbreviated Regionwide Permit is granted or thereafter shall remain subject to that jurisdiction notwithstanding the placement of any fill or the implementation of any substantial change in use authorized by this Abbreviated Regionwide Permit. Any area not subject to the jurisdiction of the San Francisco Bay Conservation and Development Commission that becomes, as a result of any work or project authorized in this Abbreviated Regionwide Permit, subject to tidal action shall become subject to the Commission's "bay" jurisdiction.



H. Changes to the Commission's Jurisdiction as a Result of Natural Processes

This Abbreviated Regionwide Permit reflects the location of the shoreline of San Francisco Bay when the Abbreviated Regionwide Permit was issued. Over time, erosion, avulsion, accretion, subsidence, relative sea level change, and other factors may change the location of the shoreline, which may, in turn, change the extent of the Commission's regulatory jurisdiction. Therefore, the issuance of this Abbreviated Regionwide Permit does not guarantee that the Commission's jurisdiction will not change in the future.

I. Violation of Permit May Lead to Permit Revocation

Except as otherwise noted, violation of any of the terms of this Abbreviated Regionwide Permit shall be grounds for revocation. The Commission may revoke any permit for such violation after a public hearing held on reasonable notice to the permittee(s) or its assignee if the permit has been effectively assigned. If the Abbreviated Regionwide Permit is revoked, the Commission may determine, if it deems appropriate, that all or part of any fill or structure placed pursuant to this Abbreviated Regionwide Permit shall be removed by the permittee(s) or its assignee if the Abbreviated Regionwide Permit has been assigned.

J. Should Permit Conditions Be Found to be Illegal or Unenforceable

Unless the Commission directs otherwise, this Abbreviated Regionwide Permit shall become null and void if any term, standard condition, or special condition of this Abbreviated Regionwide Permit shall be found illegal or unenforceable through the application of statute, administrative ruling, or court determination. If this Abbreviated Regionwide Permit becomes null and void, any fill or structures placed in reliance on this Abbreviated Regionwide Permit shall be subject to removal by the permittee(s) or its assignee if the Abbreviated Regionwide Permit has been assigned to the extent that the Commission determines that such removal is appropriate. Any uses authorized shall be terminated to the extent that the Commission determines that such uses should be terminated.

K. Permission to Conduct Site Visit

The permittee(s) shall grant permission to any member of the Commission's staff to conduct a site visit at the subject property during and after construction to verify that the project is being and has been constructed in compliance with the authorization and conditions contained herein. Site visits may occur during business hours without prior notice and after business hours with 24-hour notice.

ABBREVIATED REGIONWIDE PERMIT NO. ARWP-1
NOTICE OF INTENT TO PROCEED NO. ANOI2025.008.00
Port of San Francisco

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August 15, 2025

Executed at San Francisco, California, on behalf of the San Francisco Bay Conservation and Development Commission on the date first above written.

DocuSigned by:
Larry Goldzband
FD166E908010417

LAWRENCE J. GOLDZBAND
Executive Director
San Francisco Bay Conservation and
Development Commission

LJG/BD/kr

cc: U. S. Army Corps of Engineers, Attn: Regulatory Functions Branch
San Francisco Bay Regional Water Quality Control Board,
Attn: Certification Section
Environmental Protection Agency
City of San Francisco Planning Department

* * * * *

Receipt acknowledged, contents understood and agreed to:

Executed at Pier 1, The Embarcadero

Port of San Francisco
Permittee

On 8/15/2025

DocuSigned by:
Ming Yeung
FB2D1A8176F14E9

Signature

Ming Yeung
Print Name

Assistant Deputy Director - Planning & Environment
Title

