

BCDC's Regional Shoreline Adaptation Plan Questions Asked during the Webinar

9/19/2024

The questions (Q) in this document were collected and responded to (A), either verbally or in writing, during or after the informational webinar held on 9/19. The responses have been edited and organized for clarity. **Please note the questions and comments in this document do not represent official public comment on the draft Regional Shoreline Adaptation Plan (RSAP).** Public comments are being accepted from September 16 – October 18, 2024 and BCDC will provide responses to all public comments received during this time. To view the draft RSAP and find more information about how to make an official public comment, visit the website [here](#).

The Draft RSAP contains a One Bay Vision, Strategic Regional Priorities, and Subregional Shoreline Adaptation Plan Guidelines (Guidelines). The Guidelines outline plan requirements, standards, and the submittal and approval process for all cities and counties in BCDC's jurisdictions when developing Subregional Shoreline Adaptation Plans, as required by SB 272. See the draft RSAP [here](#).

Organization of Responses

The following sections represents a general categorization of the questions received at the Information Webinar. Use the links below to jump to specific sections.

- [Planning and Collaboration – Governments in BCDC's Jurisdiction](#)
- [Planning and Collaboration – Special Districts, Non-Government Entities, and/or Governments Outside BCDC's Jurisdictions](#)
- [Grants and Funding](#)
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- [Data and Tools Support](#)
- [Sea Level Rise and Vulnerability Assessments](#)
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Questions and Answers

PLANNING AND COLLABORATION – GOVERNMENTS IN BCDC'S JURISDICTION

Q: Can an entire county submit a Subregional Plan for all the cities in its jurisdiction? i.e have the county coordinate with all the cities to develop the plan? How should we fund this effort? Any available grants out there?

A: Yes, if a county chooses to be a lead and work with all their cities to submit one single plan that meets the Guidelines for all required planning areas, that is

acceptable and encouraged by BCDC. In terms of grants, the Ocean Protection Council's [SB 1 Grant Program](#) provides funding for planning and accepts applications on a rolling quarterly basis.

Q: Is there any additional guidance for jurisdictions that plan to complete one plan for counties and cities (multi-jurisdictional plans) for how to roll-up engagement findings, what level of detail is needed for city specific assets, etc.?

A: The Guidelines provide submittal requirements for outreach and engagement, which includes responses to an Equity Assessment and summaries of engagement processes. In general, BCDC wants to ensure that engagement is conducted with the appropriate local interested parties and communities – particularly Environmental Justice and Socially Vulnerable communities – and includes equitable participation and representation in the process and outcomes. Multi-jurisdictional plans will need to provide adequate detail on how each participating city's local stakeholders have been engaged.

Q: Is there one set of Guidelines for all the subregions to follow or individual guidelines for each of the different subregions?

A: There is one set of Guidelines for all Subregional Shoreline Adaptation Plans. The Guidelines include plan requirements that outline a planning process, and minimum standards that must be met for consistency across the region. The draft RSAP requires all plan requirements and standards to be assessed for each location, though BCDC acknowledges that not all locations will have the same assets or issues. For example, the Guidelines include a minimum standard on evaluating the exposure of minimum categories and assets. If a particular asset does not occur in a given location, the Guidelines provide an option to designate that a requirement is not applicable. This will be evaluated on a case-by-case basis and should be discussed with BCDC staff at the required consultation meetings.

Q: You touched on the use of Climate Adaptation Plans (CAPs) and Local Hazard Mitigation Plans (LHMP), how those could be folded in, maybe you could provide a little more detail for people listening in who haven't read the document yet, just so they understand that there are ways to fold in work they've already done in some communities or it could be that if they're anticipating this work, they can ensure that they are structuring it so that they will meet the guideline requirements.

A: Yes, a key goal for BCDC in developing the draft RSAP is to allow multiple avenues to meet the Guidelines and encourage planning that is aligned, integrated, and builds upon existing planning efforts. The draft RSAP provides more information in Section 3.5.1 Using Existing Plans and Plan Content (page 175). This section outlines that if a local jurisdiction has completed existing plan content that meets the Guidelines, that material may be incorporated by reference or re-used in their Subregional Shoreline Adaptation Plan. For example, a completed vulnerability assessment in a Local Hazard Mitigation Plan that meets the Guidelines (i.e. includes the required hazards and assets) would be appropriate to submit.

Q: If a county is preparing a Subregional Plan, can some elements (such as the vulnerability assessment) be adopted by reference for cities within the county's jurisdiction? Can you share more about the relationship between city and county Subregional Plans/to what extent they can reference each other/use existing analyses/processes to meet requirements?

A: Yes, BCDC allows and encourages incorporation by reference for plan components that are already completed and meet the Guidelines (see response above). Cities and counties can work together in various ways, including submitting a multi-jurisdictional plan or separate plans that demonstrate coordination and reference one another. Analysis can be shared across jurisdictions as long as it meets requirements set forth in the Guidelines.

Q: Do you have recommendations for where, within county governments, responsibility for development and execution of these plans should rest? Emergency management, because it's similar to HMGP? Planning departments, because of the permitting? Some combination thereof?

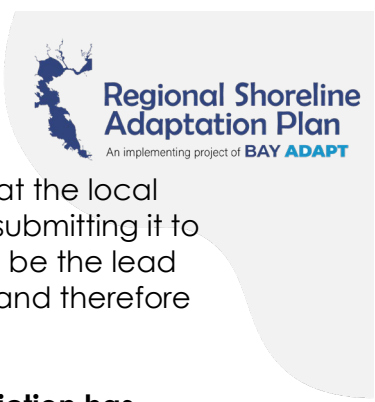
A: The Guidelines outline recommended participants for the planning project team (page 83 of the draft RSAP). This includes representatives from local planning, public works, emergency management, public health, transportation, parks and recreation, environment and sustainability, and Baylands ecology.

Q: Can we use this tool to include the creation of Habitat Conservation Plans (HCPs) including land owned by regional agencies, and in doing so replace cement culverts, denuded seasonal wetlands and enhance endangered species habitat? The larger problem is if One Shoreline does its plan it would hurt our ability to do upland work because funders will consider sea level rise work completed by the creation of a sea wall.

A: The draft RSAP emphasizes integrating existing local plans and efforts, including Habitat Conservation Plans (HCPs), into Subregional Shoreline Adaptation Plans to meet the Guidelines. Habitat Conservation Plans (HCPs) are developed with the U.S. Fish and Wildlife Service, a federal agency, to create a process to protect federally endangered species on privately-owned land that could be developed. BCDC does not approve or develop HCPs. The Guidelines include standards for ecosystem and habitat preservation, protection, and restoration in adaptation strategies, and existing HCPs that support these requirements can be incorporated into adaptation strategies as identified in Subregional Plans.

Q: How will environmental review of the RSAP and local plans be addressed? What are the timelines and mechanisms?

A: For environmental review of the draft RSAP itself, BCDC is a "certified regulatory program" under the California Environmental Quality Act (CEQA) and has a process for evaluating environmental effects that differs from other CEQA processes. As part of the process for BCDC to adopt the draft RSAP as a Bay Plan amendment, there is a draft environmental assessment in the BCDC staff report, available on BCDC's website. For local governments preparing



Subregional Shoreline Adaptation Plans, the Guidelines require that the local government adopt the plan through their formal process prior to submitting it to BCDC for approval. BCDC anticipates that local governments will be the lead agency for environmental review for their local adoption locally, and therefore CEQA will be conducted prior to submittal to BCDC.

Q: How often will Subregional Plans need to be updated? If a local jurisdiction has already developed an adaptation plan in last few years, can the local jurisdiction revise/amend the existing plan vs start a new plan to adhere to these requirements?

A: The draft RSAP includes a 5-year limited update and a 10-year comprehensive update. For those who have completed a plan, BCDC is committed to working with those local jurisdictions to understand how existing plan components meet the Guidelines and discuss potential targeted revisions or amendments on a case-by-case basis. In general, BCDC strongly encourages planning to build upon existing efforts while ensuring the Guidelines are met.

Q: How will projects, in the Bay Area and uplands adjacent to marshes, already in various stages of planning and development benefit from the RSAP prior to 2034?

A: There are many benefits that extend beyond the requirements of SB 272. Support for projects can be provided prior to the SB 272 deadline of 2034. For example, BCDC currently tracks adaptation projects under development, whether they're in planning or construction, and is developing resources to help match projects in the pipeline to various sources of funding. For those who have projects in development and want them to be included in BCDC's project database, please reach out to BCDC staff.

For projects in various stages of development, the draft RSAP provides a framework to help determine the types of adaptation strategies that are most appropriate for a given location and where adaptation can have the greatest regional significance. Projects currently in planning and development should be evaluated for potential alignment with the Guidelines and adjusted if possible. All existing projects should be detailed in the Shoreline Adaptation Plans as part of either existing conditions or planned adaptation strategies. Support for projects can be provided prior to the SB 272 deadline of 2034.

PLANNING AND COLLABORATION – SPECIAL DISTRICTS, NON-GOVERNMENTAL ENTITIES, AND/OR GOVERNMENTS OUTSIDE BCDC'S JURISDICTION

Q: My question is related to the cities not within your jurisdiction but are impacted by coastal hazards. It sounds like what you're recommending is that they get in touch with cities that are within your jurisdiction and try to get their needs accounted for through those plans?

A: Yes, while cities and unincorporated parts of a county outside BCDC's jurisdiction are not required to develop a Subregional Plan per SB 272, BCDC recommends that these jurisdictions coordinate with their neighboring jurisdictions and participate in a collaborative planning effort that includes

them, if possible. The draft RSAP includes a table that includes both local governments within BCDC's jurisdiction and those outside BCDC's jurisdiction but impacted by near-term coastal flood hazards in Section 3.4.1 Local Government Planning Responsibilities (page 165). We encourage a proactive approach from those jurisdictions to recognize the benefits of planning for these risks even though it is not currently required by state law.

Q: These plans have been developed by local governments, I assume that would apply to private or industrial entities within their jurisdiction, if you could speak to that and how that might affect them.

A: SB 272 requires Subregional Plans to be developed by cities and counties in BCDC's jurisdiction. There are two key approaches outlined in the Guidelines for including private landowners in this process. First, the plan requirements include a step of identifying affected parties who have influence over what happens along the shoreline and/or are affected by what happens along the shoreline – including private landowners – and developing an outreach and engagement process to guide the development of the Subregional Plan. Second, the Guidelines include a process for not only identifying built projects along a shoreline, but also a process for identifying and outlining the land use approach necessary to implement adaptation strategies over time. Land use authority is an important tool for local governments to support comprehensive planning across their jurisdiction.

Q: The San Francisco International Airport (SFO) cuts Millbrae creeks access to the Bay. Their approved sea level rise Environmental Impact Report (EIR) will fill even more of the Bay next to Millbrae and they own the tiny shoreline we have. Given the power of SFO, what can a small city like mine (and other cities where large regional entities own the shoreline) do. Note One Shoreline Plan for Millbrae Burlingame is to create several new wetlands and a beach to Burlingame and for Millbrae a wall just a few feet off our existing shoreline.

A: Creating integrated plans along the shoreline comes down to collaboration, which an essential part of the planning process. Developing Subregional Plans will require many different stakeholders to come together and address these issues holistically and cohesively. The Guidelines require local jurisdictions to describe their coordination efforts across neighboring jurisdictions.

Q: How will the process address large scale regional infrastructure such as Highway 101 on the Peninsula?

A: Highway 101 is a good example of a regionally significant asset that crosses multiple jurisdictions and is owned and operated by a State agency – the California Department of Transportation (Caltrans). The draft RSAP provides a framework and process for incorporating assets such as these. First, the plan requirements include a step of identifying affected parties, including those with assets impacted by coastal flood hazards. In this case, multiple cities and counties would identify Caltrans as an affected party and would need to engage them in their planning effort. In cases where there is a large asset owner that will need to engage in multiple planning efforts (i.e. Caltrans, BART, State Parks), BCDC's forthcoming technical assistance program (coming in

2025) can help identify processes to engage multiple cities at once, for example by hosting group conversations with special districts rather than having cities reach out on an individual basis. Assets that cross jurisdictional boundaries are also required to be identified in the Guidelines so that cities and counties that share assets can coordinate on adaptation strategies for large assets.

Q: How will the SMART and other rail right of ways and federal and state highways be required to meet the Guidelines?

A: Special districts, state agencies, and federal agencies are not required to develop plans per SB 272. However, commuter and freight rail lines are included as Minimum Assets required to be assessed for vulnerability and adaptation strategies should consider flood risk reduction of these assets. Cities and counties should seek to engage these entities in their planning process to ensure that adaptation strategies are coordinated, and the operators for those assets are highly encouraged to engage collaboratively in the planning process.

Q: I am guessing, since the Delta does not have big towns that go through it, that the County is responsible for working on the plan? Also, we were given -- Richmond, Hercules and Martinez on the list that you showed, when it comes to Rodeo and Crockett, are those part of what the counties will be doing to work on sea level rise?

A: All local governments – which includes, cities, towns and counties – within BCDC's jurisdictions are required to create Subregional Shoreline Adaptation Plans, per SB 272. Counties are responsible for creating plans for the unincorporated areas in their county, which includes Rodeo and Crockett in Contra Costa County. Richmond, Hercules and Martinez are their own incorporated cities (which is why they are listed on the table). BCDC's eastern-most jurisdiction ends near Bay Point. If cities and county areas east of Bay Point want to participate in such a planning effort, we strongly encourage them to do so.

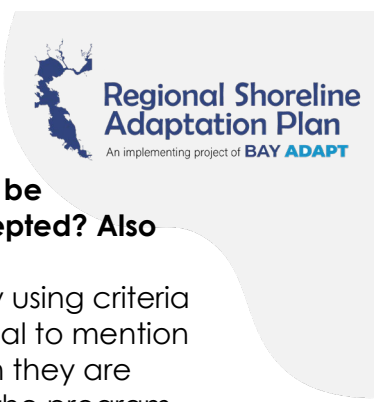
GRANTS AND FUNDING

Q: You are stating that there are and will be funds available. I'm sure that we are all interested in knowing where do you expect those funds to come from?

A: Funds are now available from the Ocean Protection Councils [SB 1 Grant Program](#) and are available on a quarterly rolling basis until the program is exhausted. BCDC acknowledges that funding for both planning and projects will likely need to come from a variety of sources to support the adaptation needs for the region, including both public and private sources as well.

Q: This sounds very expensive and challenging for local governments. How should cities pay for this extra planning? And do the Subregional Plans require environmental review/CEQA?

A: See responses above for funding and environmental review.



Q: In terms of submitting grant applications for the SB 1 Grant, should we be referencing the RSAP Guidelines now or wait until they are officially accepted? Also how do you anticipate the RSAP be part of the SB1 Track 2 solicitation?

A: The Ocean Protection Council's [SB 1 Grant Program](#) is currently using criteria to review applications that aligns with the draft RSAP. It is beneficial to mention that the proposed plan anticipates following the Guidelines when they are finalized. It is not yet clear how BCDC will engage with Track 2 of the program at this time.

BCDC APPROVAL PROCESS AND/OR STAFF SUPPORT

Q: You mentioned there would be a requirement for meetings with BCDC staff for technical expertise, to make sure people are on track so they're not wasting staff time and funding. If you could go into that more, that would be appreciated as well.

A: Yes, the draft RSAP proposes a series of 3 required consultation meetings with BCDC as a local jurisdiction develops a Subregional Plan prior to Commission approval - an initial consultation to confirm the notice of intent to prepare a Subregional Plan and two additional consultation meetings to ensure the process and plans align with the Guidelines. We will also be developing a technical assistance program following adoption of the RSAP (anticipated to launch in 2025) to support jurisdictions to support plan development, and we're working to support the funding needs in the region.

Q: Can you say more about the approval process? I see that plans must be locally approved before submitting to BCDC; Is there a BCDC pre-review opportunity to ensure that plans are sufficient before bringing to our City Councils. Also, will BCDC be able to provide model reporting templates and SLR Adaptation Policies?

A: Yes, we require a minimum of 3 consultations with staff to ensure that the plan complies prior to local adoption (see above). Once consultations are completed and the plan is adopted locally, plans may be submitted with a request for approval. BCDC will review the plan for completeness and set a public hearing date. If plan review deems that the plan conforms to the Guidelines, the Commission may approve the plan at the public hearing. The Guidelines currently include a Subregional Plan checklist that outlines all required submittals, an Equity Assessment Response checklist, and an Adaptation Strategy Standards Matrix checklist. BCDC is exploring additional templates as part of a future technical assistance program.

Q: I'd like the Corte Madera OLU submit a grant to plan to protect the salt marshes and surrounding communities. Given that this involves many jurisdictions, how would we apply for technical assistance to start this now?

A: OPC offers technical assistance for eligible SB1 applicants facing imminent sea level rise threats. The program prioritizes EJ communities, federally recognized tribes, small and rural communities, and other communities facing barriers to adaptation, such as communities who have not already completed a SLR vulnerability assessment or adaptation strategy. Please reach out to Coastal Quest for technical assistance on Grant Applications to get the conversation going: OPCSBITA@coastal-quest.org

Q: City of San Mateo will be starting sea level rise adaptation planning around end of this year under Caltrans Sustainable Transportation Planning Grant. Would we be able to ask BCDC to review consultant RFP scope for conformance with Subregional Plan requirements before final draft of RSAP is complete?

A: BCDC is committed to supporting however we can. At this point, staff does not know what public feedback will be provided during the Public Comment Period, and therefore how the draft Guidelines may change, but the current draft provides a good picture of what is likely to be required. BCDC is always happy to engage with local jurisdictions preparing for adaptation planning processes. Please reach out to Jaclyn.perrin-martinez@bcdc.ca.gov to request assistance.

Q: Does the adoption of the RSAP change the way shoreline projects that are in the BCDC permit review queue now and/or will be in the queue within the next year or so. Project sponsors in their permit applications are currently following and responding to the climate change policies and providing their proposed method of addressing sea level rise. Will there be any change to the current review process?

A: SB 272 does not provide BCDC with any new authority related to review of permit applications. SB 272 creates a new authority to review and approve Subregional Shoreline Adaptation plans, but the adoption of the RSAP and the associated Bay Plan Amendment will not affect permitting or the permit process. BCDC will be starting a discussion about how to connect the agency's permit authority with this new planning landscape over the next year, but that has not started yet and would require a separate public process for any changes to be made and will not apply to projects currently under review or anticipated to be under permit review in the foreseeable future.

Q: Does BCDC expects to have more staff to help locals?

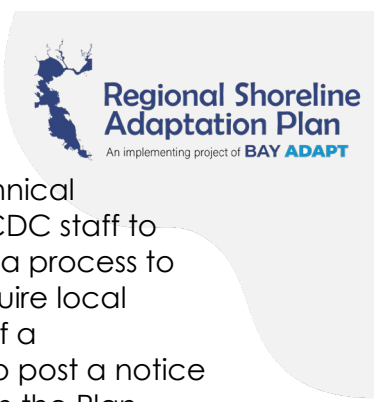
A: The Newsom administration budget has provided BCDC with additional staff over the next three years. BCDC anticipates having sufficient staff to focus on various subregions of the Bay and will be meeting governments where they are, traveling around the Bay to engage with project teams to create close partnerships and support local planning.

Q: When will BCDC staff be available to come out and do site visits?

A: BCDC is currently in the process of developing a technical assistance program designed to effectively support the development of Subregional Plans following the adoption of the RSAP in December 2024. BCDC hopes the program can begin providing this kind of support – including in-person meeting and site visits – in early 2025.

DATA AND TOOLS SUPPORT

Q: Is there a database or tool where it's possible to see what multi-jurisdictional plans are starting or have started? How a can a community member or city staff person find out if there is an effort they can join?



A: Not yet, but this is a great suggestion as BCDC develops a technical assistance program. In the meantime, feel free to reach out to BCDC staff to learn about what information is available. The draft RSAP outlines a process to support more transparency of this information. The Guidelines require local governments to publicly notice when it initiates the preparation of a Subregional Shoreline Adaptation Plan, and also requires BCDC to post a notice to inform the public that the local government has begun work on the Plan. BCDC will likely refine this process by, for example, developing a clearinghouse or list of plans in development for its website.

Q: How can a community member learn what multi-jurisdictional plans are starting or have started?

A: See response above.

Q: When will the Draft Data Viewer be available to view and how do we access it? It sounds like the final version will be available in 2025.

A: The draft [Data Viewer](#) is available now! The link is on the RSAP webpage we've linked in the presentation.

SEA LEVEL RISE AND VULNERABILITY ASSESSMENT

Q: How does the draft RSAP Plan address the different level of risk acceptance that a particular community may have and still provide consistent protection?

A: The draft RSAP sets Minimum Standards for coastal flood hazards and sea level rise scenarios, which serve as standard baselines. BCDC sets these using the best available science from the Ocean Protection Councils Sea Level Rise Guidance (2024) for sea level rise scenarios in 2050 and 2100 and requires these values to be used in assessment and adaptation planning, at least. If jurisdictions have a lower risk tolerance and choose to include higher scenarios, they can do so. BCDC also provides guidance for local jurisdictions to consider project life span and flood risk reduction based on useful lifespans, particularly when it comes to existing development, though this will be specific to local assets and conditions. In general, BCDC sets minimum standards as baselines to ensure the region is prepared while allowing local nuance that will depend on those local conditions.

Q: Will the RSAP establish a clear elevation baseline that sea level rise projections will be added to?

A: Yes, BCDC provides sea level rise and coastal flood hazard data relative to mean higher high water (MHHW).

Q: How does the RSAP attempt to guide the characterization of sea level rise associated groundwater rise risk for specific communities?

A: For all required coastal flood hazards and sea level rise scenarios, BCDC provides regionally available data that can be used. Data for shallow groundwater rise provided by BCDC comes from the U.S. Geologic Survey (USGS) model. Jurisdictions do not have to do their own in-depth assessment (unless they want to). BCDC requires that all minimum assets and categories

undergo an exposure assessment for all required coastal flood hazards. From there, local jurisdictions will identify local priorities and make decisions about what to assess in a more detailed vulnerability assessment, which drives how they'll develop adaptation strategies to reduce the identified flood risk. In BCDC's future technical assistance program, staff may consider providing more resources for how to understand the risks associated with groundwater rise.

Q: Impacts of higher groundwater is a technically complex issue with limited data available. Groundwater movement may limit or rule out some adaptation strategies especially those using sea walls/levees. Will BCDC develop a groundwater database to help achieve consistency across jurisdiction lines?

A: BCDC has developed draft hazard maps that include modeled depth to groundwater for different sea level rise scenarios from USGS, these are available with in RSAP Data Preview
[\(https://experience.arcgis.com/experience/5d9dc19692de485aa32bd8b2607dc5e8/\)](https://experience.arcgis.com/experience/5d9dc19692de485aa32bd8b2607dc5e8/)

Q: You mentioned that vulnerability assessments would have to consider a range of sea level rise scenarios ranging from .8 ft to 6.6ft based on the OPC guidance. The RSAP Minimum Standard only refers to the lower scenarios (.8 2050 and 3.1ft by 2100). Can you expand on what is required to be included in the plans related to the higher scenarios?

A: Check out the table on page 129 on how BCDC anticipates using each of the sea level rise scenarios. In short, scenarios will be used for assessing changing vulnerability and for planning adaptation pathways into the future.

Q: Just to confirm, does the RSAP require that all the Adaptation Standards must be applied across all elements of a subregional plan? If so, how will that be demonstrated? For example, is a city required to explain in each section (e.g., housing & development, transportation, etc.) how that section addresses each standard (e.g., contamination, natural habitats, etc.)?

A: The Guidelines indicate when certain standards apply. The Adaptation Strategy Standards only apply to Element D. The draft RSAP includes an Adaptation Strategy Standards Matrix Checklist for local governments to demonstrate how they have applied each standard.

Q: These plans "must include an economic impact analysis of critical infrastructure identified as vulnerable." Does BCDC have a tool it recommends doing this kind of economic impact analysis?

A: The Guidelines require an assessment of high-level costs of adaptation strategies and identification of any known funding sources as well as a description of the cost of damages, disruption, and losses to the economy, ecology, and community based on known vulnerabilities. No specific methodology to determine these costs is required, though BCDC has certain costing data and cost of inaction data available as a starting point. More sophisticated cost/benefit tools may be utilized if desired to help advance adaptation strategies. As BCDC develops a assistance program, staff can consider exploring additional resources to support this aspect.

ADAPTATION STRATEGIES

Q: My question is about the different “models” of adaptation to sea level rise. For example, ecotone levees and sponge cities. Is someone in BCDC focusing on the latest research done for sea level rise adaptation because one doesn't fit all. If so, can we have more information on the BCDC website?

A: It sounds like this question is referring to is what the draft RSAP calls an “adaptation strategy”, with an “ecotone levee” as an example of a strategy. The introduction of the draft RSAP includes a section that defines adaptation strategies and describes how there are many different approaches that can be taken to reduce flood risk. For example, an ecotone levee is one strategy, a “sponge city” with ponding approaches is a different one, though a comprehensive adaptation approach can include various strategies that work together. The document does not go into extensive detail on individual strategies as those exist in other resources. However, BCDC does provide regionally available data through the mapping platform that provide resources to highlight where different strategies might be suitable in different locations. The RSAP is designed is to make sure that there is a good planning process in place and the Adaptation Strategy Standards speak to the outcomes of adaptation, such as reducing flood risks or protecting habitats, and how a jurisdiction achieves those outcomes is where the local nuance, creativity, and flexibility takes place.

Q: For areas with existing development, it says we "must minimize flood risk to existing development through the end of the development's planned useful life." What does that 'useful life' mean when we're talking about full communities' housing/stores/infrastructure/schools etc.?

A: The determination of the “useful life” of a project or development will be up to each individual community to decide how long that useful life should and could be. Through the process of adaptation planning, there may be a point where shoreline protection infrastructure is no longer feasible, it could become prohibitively expensive or alternative locations become available where those uses can be moved. The Guidelines do not dictate exactly what the protection requirement means but sets a standard to ensure that adaptation achieves a reduction in flood risk and plans for what happens once the useful life has ended in a location. This is designed to try to avoid instances where active communities along the shoreline are not being protected when they're still very lively and people live there and they're providing services and infrastructure to the communities.

Q: Jaclyn mentioned updating local codes. What sort of codes are contemplated, as it may create difficulty for contractors who work in more than one local jurisdiction?

A: The Guidelines refer to the use of codes as a tool in developing adaptation strategies but does not require a specific code that must be used. Instead, the Adaptation Strategy Standards provide examples for climate-responsive or adaptive design codes such as requiring wet or dry proofing, increasing design heights of ground floors, increasing stormwater capacity on-site, or requiring flood proofing for water and salt-sensitive building components. We require

planning to be done in coordination with neighboring jurisdictions, which provides an opportunity to ensure any changes in codes are aligned across jurisdictions and address these potential issues early on.

Q: Is the Bay region looking into tidal barriers as a part of the solution in the South Bay?

A: The draft RSAP does not encourage tidal barriers to be included as an adaptation strategy in Subregional Plans, because of the significant impacts associated with this measure, including impacts to habitat, hydrology of the Bay, and water quality. In addition, tidal barriers are not consistent with the existing Water Surface Area and Volume policies of the San Francisco Bay Plan.

Q: Have you looked into organizing and the time and effort to concentrate and manage the tides and sea level rise outside the Golden Gate Bridge so that sea level rise in itself can be focused and then reduce the impact it would have in the entire Bay rather than eliminating that possibility, which is, of course, a major task, but at least focusing there and dealing with that at distance versus localities all over the Bay, north, south, east, west.

A: BCDC does not foresee any type of lock system or dam outside the Golden Gate Bridge any time in the near future. The tides are the heartbeat of the estuary, which goes not only from the Golden Gate but up through to the Delta, and candidly should include to a great extent the Sierras where the water flows down from. That's not being contemplated at all.

ENVIRONMENTAL JUSTICE AND/OR CONTAMINATION ISSUES

Q: I wonder if you could comment just a bit about what I have the impression is a terminology change. I used to see more about environmental justice communities in BCDC plans and documents and so forth. And now I'm seeing the phrase frontline communities. I'm a bit confused about what are the differences. Is that an intentional shift? What constitutes a frontline community? Are they the ones that are directly on the Bayshore?

A: The draft RSAP is very clear about what communities are being referring to when it comes to any requirements. The term "Environmental Justice communities" is defined via a specific [CalEnviroScreen](#) scores, and the term "Socially vulnerable communities" is defined by BCDC's social vulnerability index in the document. For the purposes of this presentation, the broader and more general term "frontline communities" is used to include both of those communities and other types of disadvantaged communities.

Q: Is there a section in the plan that identifies historic harms to communities that are not currently consider EF/PEC/EPA, etc.?

A: The draft RSAP includes two topic areas, Community Health and Well-being and Shoreline Contamination, that both speak to addressing historic harms. The Guidelines also include an Equity Assessment Checklist for each section of the plan and in Plan Element A on page 85, users are asked to identify vulnerable communities. Element B asks users to identify other existing conditions that may be contributing to historic harms.

Q: This is a question on reduced contamination around SFO and other heavy industrial coastal operations. If SFO is not part of the plan (and OAK too) and they have fuel tanks, and close to 100 years of spills and chemical fans change direction due to higher water tables, how do the cities inland of these operations account for this?

A: Creating integrated plans along the shoreline comes down to collaboration, which is an essential part of the planning process. Developing Subregional Plans will require many different stakeholders to come together and address these issues holistically and cohesively.

Q: For areas with contamination risk, it says "include analysis of how planned adaptation will prevent mobilization of contaminants or coordinate with a lead agency." Will those state and federal agencies with subject matter expertise on contaminant mobilization be available to support this new analysis (even though it might not be in their agency workplans)?

A: BCDC has been working with staff at the California State Water Resources Control Board and Department of Toxic Substances Control (DTSC) in the development of the draft RSAP to support the use of [DTSC's Sea Level Rise Guidance](#). BCDC staff will continue to seek to engage with these partners throughout our technical assistance program to share knowledge and expertise.

Q: What can bayfront communities with closed unlined landfills exacerbated by historic flooding and shallow groundwater, such as Redwood Shores, expect in mandating private speculative developers, likely to abandon responsibility upon city approved project entitlements, to remediate contamination and soil instability already identified as recognized environmental considerations prior to RSAP adaptation?

A: Sea level rise adaptation is complex and multifaceted. BCDC strongly encourages local jurisdictions, landowners, and impacted parties to work together to find solutions that can be phased over time.

HOUSING AND DEVELOPMENT

Q: How will the Guidelines inform future state housing legislation and advise local jurisdictions that have housing opportunity sites and housing overlay designations some that are near the Bay to meet their regional housing needs assessments requirements?

A: The draft RSAP and Guidelines do not inform future state housing legislation. The draft RSAP does contain specific Strategic Regional Priorities and adaptation strategy standards that aim to guide jurisdictions to make informed land use decisions around adaptation of new and existing housing in flood prone areas while meeting the Bay Area's regional housing needs.

For more information, please reach out to Jaclyn Perrin-Martinez, Project Manager of the RSAP at Jaclyn.Perrin-Martinez@bcdc.ca.gov.

