



SAN FRANCISCO BAY
RESTORATION AUTHORITY

DATE: February 20, 2026

TO: Independent Citizens Oversight Committee
San Francisco Bay Restoration Authority

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SUBJECT: **Status of Restoration Authority Construction Projects Portfolio**

Background

The San Francisco Bay Restoration Authority’s Independent Citizens Oversight Committee (Oversight Committee) presented their annual letter on the Authority’s conformance with the requirements of Measure AA and the Authority’s financial operations, covering Fiscal Year 2023/2024, to the Governing Board (Board) on June 6, 2025. The Oversight Committee’s letter includes Recommendation 3a: “To better assess the status of the construction project portfolio, the Oversight Committee requests a brief annual summary report that includes the expenditures, progress to date and potential project delays, and identifies projects that may request funding augmentations.” In response, staff has prepared this memo with active and closed projects in the Construction phase that are large capital projects, thus excluding small restoration projects (such as transition habitat plantings and invasive spartina removal) and Community Grants.

Status of Construction Projects

**RA-001, [Montezuma Tidal and Seasonal Wetlands Restoration Project, Phase I](#),
Montezuma Wetlands LLC**

Project Status	Closed
Start Date	September 4, 2018
Completion Date	December 31, 2024
Original Award	\$1,610,000
Augmentations	\$0.00
Total Expended	\$1,610,000

The final 100 acres within the Phase I project area was restored to the tides in November 2024. Three years of post-construction monitoring within the 630 acre project area indicates that constructed channels are stable and new small tidal channels are forming, water quality is similar to Montezuma Slough, marsh vegetation is establishing with a variety of marsh communities

represented, and several special status species including salt marsh harvest mouse, western pond turtle, California least tern, and western snowy plover are being observed. In addition, regular monitoring has shown a strong fish and migratory bird response within the restored marsh habitat. The project is now complete.

RA-001, [Montezuma Tidal and Seasonal Wetlands Restoration Project, Phase II](#), Montezuma Wetlands LLC

Project Status	Active
Start Date	February 6, 2025
Completion Date	May 1, 2026
Original Award	\$2,100,000
Augmentations	
Total Expended	\$1,157, 026
Total Remaining	\$942,974

SFBRA funds have allowed Montezuma Wetlands to place approximately 130,000 cubic yards of dredged sediment that was destined for the deep ocean, at the Montezuma Wetlands Phase 2 restoration site. There have been fewer projects destined for deep ocean disposal that can be redirected to Montezuma, than originally estimated. The project will be extended in order to allow the grantee to continue beneficially using dredged sediment to restore the Phase 2 project area.

RA-004, [Deer Island Basin Phase I Tidal Wetlands Restoration Project](#), Marin County Flood Control District

Project Status	Active
Start Date	April 4, 2025
Completion Date	January 31, 2029
Original Award	\$2,423,000
Augmentations	
Total Expended	\$87,421
Total Remaining	\$2,330,997

The project is slated to go to construction beginning in July 2026 starting with pond dewatering and with the earthwork commencing in September 2026 in accordance with permit requirements. The construction was delayed by one year to align this project with the Novato dredging project located immediately upstream to beneficially reuse approximately 25,000 cy of dredged sediment in eco-tone levee construction. The past year has included updating plans to align with the dredging project, lab testing and analysis of Novato Creek site sampling, and coordinating with Caltrans.

RA-005, [South Bay Salt Ponds Restoration Project, Phase II](#), Ducks Unlimited and San Francisco Bay Bird Observatory

Project Status	Active
Start Date	October 22, 2019
Completion Date	April 1, 2026

Original Award	\$6,221,730
Augmentations	
Total Expended	
Total Remaining	\$666,787

Contracts were awarded to Ducks Unlimited who provided environmental review and construction oversight. Construction is fully funded and will be completed by February 2026. Save the Bay is being funded to revegetate the habitat transition zones at the Ravenswood and Mountain View A2W restoration sites and will conduct monitoring of those plants for three years.

RA-006, South San Francisco Bay Shoreline Project for Economic Impact Area 11, Santa Clara Valley Water District

Project Status	Active
Start Date	May 6, 2020
Completion Date	April 1, 2027
Original Award	\$4,439,406
Additional Award	\$57,026,673
Total Expended	\$35,651,099
Total Remaining	\$25,814,980

Construction of the Reaches 1-3 levee was completed in Fall 2025, including a water control structures and boardwalk trail. Ducks Unlimited has started planning to haul upland soil to the Reach 1 and 2 levee in order to construct the ecotone. The San Francisco Bay Bird Observatory has almost completed revegetation of the Reaches 1-3 levee side slopes and will monitor those areas for three years. The reaches 4-5 levee, and the Union Pacific Railroad closure structure (which connects reaches 2&3), as well as the Artesian Slough closure structure are in the design phase. Additional funding will need to be raised to complete construction of these features that are in the design phase. Construction of the Reaches 4/5 levee and the railroad closure structure are planned to start in the summer of 2028.

RA-007, San Leandro Treatment Wetland for Pollution Reduction, Habitat Enhancement and Shoreline Resiliency, Phase II, City of San Leandro

Project Status	Active
Start Date	July 14, 2025
Completion Date	December 31, 2027
Original Award	\$3,734,489
Augmentations	
Total Expended	\$0.00
Total Remaining	\$3,734,489

This phase will convert a 6.9-acre wastewater storage basin adjacent to San Leandro's Water Pollution Control Plant to a multi-benefit freshwater treatment wetland, including completing final permitting for the conversion and develop a shared vision for community-based shoreline resilience planning efforts and scope a Shoreline Master Plan for the shoreline of San Leandro.

The grant agreement was executed in June of 2025 and the grantee has begun pre-construction work including pond stabilization on project site. The grantee has matching funds from the U.S. Environmental Protection Agency and is expending those funds during the initial phases of construction.

RA-008, [Encinal Dune Restoration and Public Access](#), East Bay Regional Park District

Project Status	Closed
Start Date	June 19, 2019
Completion Date	March 28, 2022
Original Award	\$450,000
Augmentations	
Total Expended	\$450,000
Total Remaining	\$0.00

This project was completed in March of 2022, and removed invasive ice plant, restored dune habitat, removed a rusting barge and other debris, stabilized eroding shoreline, and established a beach nourishment program for the sandy beach at Encinal Beach. The project improved water access and created new trail linkages to the Encinal Boat Ramp and Alameda Point Trail.

RA-010, [900 Innes Remediation](#), City and County of San Francisco, Recreation and Park Department

Project Status	Closed
Start Date	April 1, 2021
Completion Date	September 30, 2022
Original Award	\$4,998,600.00
Augmentations	
Total Expended	\$4,998,600.00
Total Remaining	\$0.00

The San Francisco Recreation and Park Department completed the 900 Innes Remediation Project (India Basin Waterfront Park Phase 1) in the Bayview Hunters Point neighborhood of San Francisco in July 2022. The City celebrated the opening of the southern half of India Basin Waterfront Park on the 900 Innes site in October 2024. The park construction phase of the project (India Basin Waterfront Park Phase 2), funded by others, included creating vegetated marsh and buffer habitat, installing trails and other public access amenities, and converting the historic Shipwright's Cottage into a welcome center. (See information about Authority funding for India Basin Waterfront Park Phase 3, the final phase, below. This will be the northern half of the India Basin Waterfront Park.)

RA-011, [Tiscornia Marsh Restoration and Sea Level Rise Adaptation](#), Marin Audubon Society

Project Status	Active
Start Date	October 13, 2023

Completion Date	March 31, 2027
Original Award	\$3,082,000
Augmentations	\$386,000
Total Expended	\$253,181
Total Remaining	\$3,214,818

Construction has not yet begun for this project. An initial augment was provided to reflect a change in the proposed phasing of construction and anticipated construction costs for the first phase. Final design and permitting have since been delayed due to design changes to address utility infrastructure concerns, so the grant completion date was extended. The first phase of construction, which entails building a setback levee, may begin in fall of 2026.

RA-012, [Covote Hills Restoration and Public Access Project](#), East Bay Regional Park District

Project Status	Closed
Start Date	June 30, 2022
Completion Date	July 31, 2025
Original Award	\$3,500,000
Augmentations	\$100,000
Total Expended	\$3,600,000
Total Remaining	\$0

The grant was augmented and extended to account for weather delays to construction and include post-construction vegetation management for one year after completion of construction to ensure resilience of reestablished habitats. The grant was then extended through July 31, 2025, to account for delays in permitting an underground fire line. The project is now complete.

RA-013, [Lower Walnut Creek Restoration Project](#), Contra Costa County Flood Control and Water Conservation District

Project Status	Active
Start Date	June 9, 2021
Completion Date	December 31, 2026
Original Award	\$7,929,855
Augmentations	\$3,000,000
Total Expended	\$10,604,545
Total Remaining	\$325,310

The grant was augmented and extended to account for unforeseen design changes in the public access portion of the project that were needed after the restoration portion of the project was completed. The time extension allowed for a three-year plant establishment period. Project restoration and public access portions were completed in Spring 2025. The project is nearly complete, pending the installation of bird blinds, which had been delayed due to shipping issues.

RA-015, [San Pablo Baylands Collaborative Protection and Restoration Project, Phase I](#), Ducks Unlimited

Project Status	Active
Start Date	January 11, 2021
Completion Date	March 31, 2028
Original Award	\$2,950,000
Augmentations	
Total Expended	\$555,030
Total Remaining	\$2,394,970

Phase 1 of this overall project is underway, with Haire Ranch Enhancement complete and targeted weed control in progress at the San Pablo Bay National Wildlife Refuge. The grantee is awaiting sediment delivery to Cullinan Ranch East in order to begin restoration construction on the 290-acre area. Because of the delay in sediment delivery, the grant term was extended to allow the sediment to settle before beginning construction. The other two phases of this project were acquisitions of nearby properties.

RA-016, [Suisun Marsh Fish Screen Rehabilitation Project, Phase II](#), Suisun Resource Conservation District

Project Status	Closed
Start Date	July 1, 2023
Completion Date	October 30, 2025
Original Award	\$1,263,319
Augmentations	\$100,000
Total Expended	\$1,361,688
Total Disencumbered	\$1,631

Phase I of the project, a grant of \$454,624, was completed on time and under budget, so remaining funds were reallocated to conduct additional upgrades, for which a term extension was granted and completed in early 2023. For Phase 2, an augmentation was approved because the contractor's bid came out higher in 2024 due to higher construction costs and inflation for material purchases three years after the original estimate was made in 2021. Phase II was successfully completed in May of 2025.

RA-027, [Terminal Four Wharf Removal Project](#), Port of Richmond/City of Richmond

Project Status	Active, pending closure
Start Date	May 9, 2024
Completion Date	August 30, 2028
Original Award	\$2,300,000
Augmentations	\$2,300,000
Total Expended	\$4,600,000
Total Remaining	\$0

The demolition of Terminal 4 occurred between July-December 2023, construction of the enhanced rock slope occurred August-December 2024, plants were installed in January 2025. The grant was augmented because the after project bid package was released by City of Richmond in March 2023, costs came in higher than anticipated. The augmentation allowed for full implementation of the project; without the augmentation, the project would have needed to be revised to eliminate or reduce the size of some project components. City of Richmond will submit their final lessons learned memo and final invoice to request withhold in February 2026. City of Richmond released an RFP in July 2025 for 5 years of monitoring, with non-SFBRA funding. This monitoring started in Fall 2025 and will continue through Fall 2030.

RA-049, [India Basin Waterfront Park Phase 3](#): Shoreline Park Redevelopment Project, City and County of San Francisco Recreation and Parks Department

Project Status	Active
Start Date	
Completion Date	December 31, 2028
Original Award	\$1,150,000
Augmentations	
Total Expended	\$0
Total Remaining	\$1,150,000

This project was authorized by the Board at the September 5, 2025 meeting. The grant agreement has been executed, but work has not yet begun.