

RICHARDSON BAY REGIONAL AGENCY

STAFF REPORT

For the meeting of April 14, 2022

To: Board of Directors
From: Steve McGrath, Interim Executive Director
Subject: Mooring Field Development: Options Presentation by Consultant

STAFF RECOMMENDATION:

Staff recommends that the Board receive the report and presentation, and after discussion and public comment, direct staff and the consultant to proceed with the development of a mooring field according to the layout presented in one of the Options below, or another option as may be determined. Particularly, of the three options below, staff believes Option 3 to be the most viable option to ensure the viability of the moorings, the relative ease of access to shore, and the likelihood of successful relocation of vessels from the eelgrass to the mooring field.

Motion: Approve Option __ , as described, (or another configuration as discussed) as the preferred alternative layout of the mooring field and direct staff and the consultant team to continue with the design, engineering and analysis of the mooring field as necessary.

DISCUSSION:

In August 2021, this Agency entered into a Settlement Agreement (SA) with the Bay Conservation and Development Commission (BCDC). The Agreement detailed a five year plan for the implementation of the provisions of the Richardson Bay Special Area Plan (1984) with specific regard to anchor-outs and houseboats.

Section 6 of the Agreement states in part:

Temporary Use of Moorings. By December 15, 2022, RBRA will install in its anchoring zone (outside of its Eelgrass Protection Zone) approximately 15 to 20 moorings such as those described in RBRA's Ecologically-based Mooring Feasibility Assessment and Planning Study.

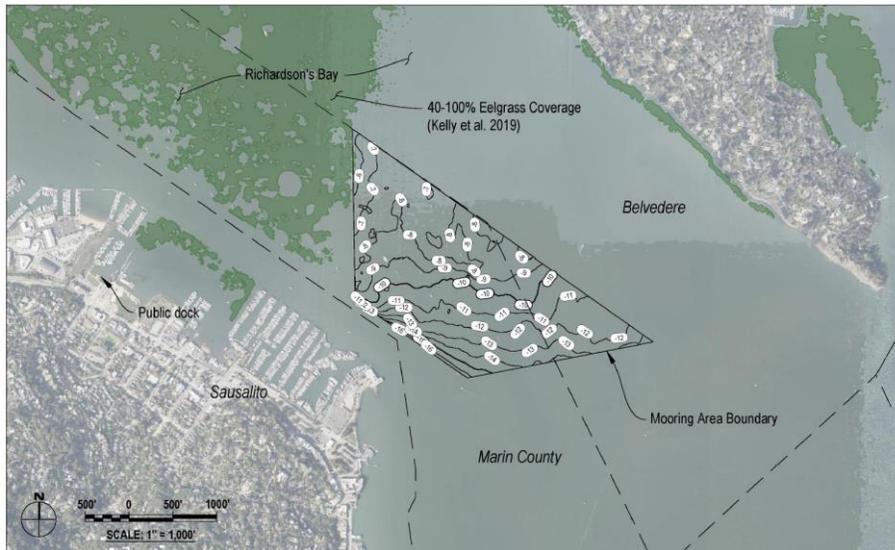
At the meeting of February 10, 2022, this Board authorized execution of a contract with GHD, in the amount of \$125,100. The contract was executed on February 21, 2022.

Since that time, staff has had several meetings with the consultant team. Additionally, the team reached out to the city of Sausalito, and have held two separate meetings with the City (Mayor Kellman, Councilmember Hoffman, City Manager Zapata, Chief Rohrbacher).

Given the constraints of the project (outside of the eelgrass zone, within the anchorage area, 15-20 moorings), options for layout of the zone are somewhat limited. In order to

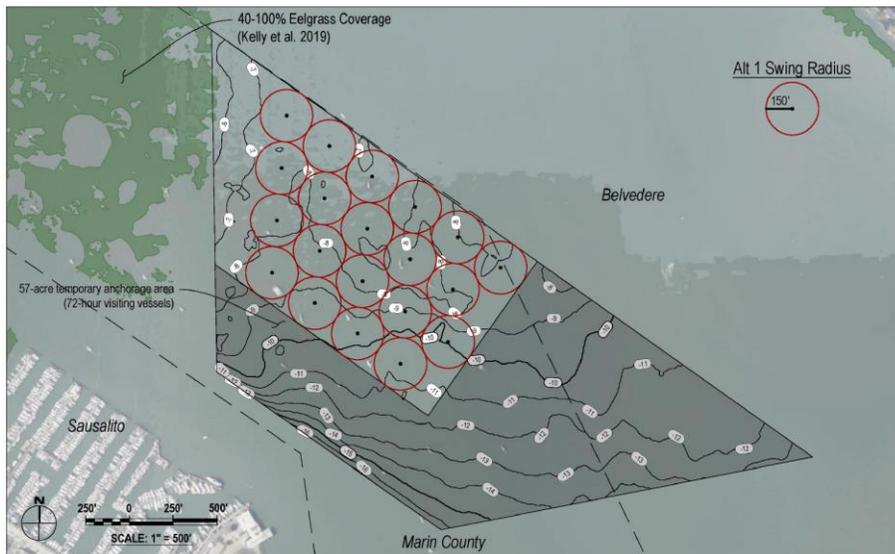
ensure the safety of the vessels, each mooring is located at the center of a 150' diameter circle. Three options are presented for discussion, and will be discussed in detail by the Consultant, GHD, during the presentation

Area available for moorings:

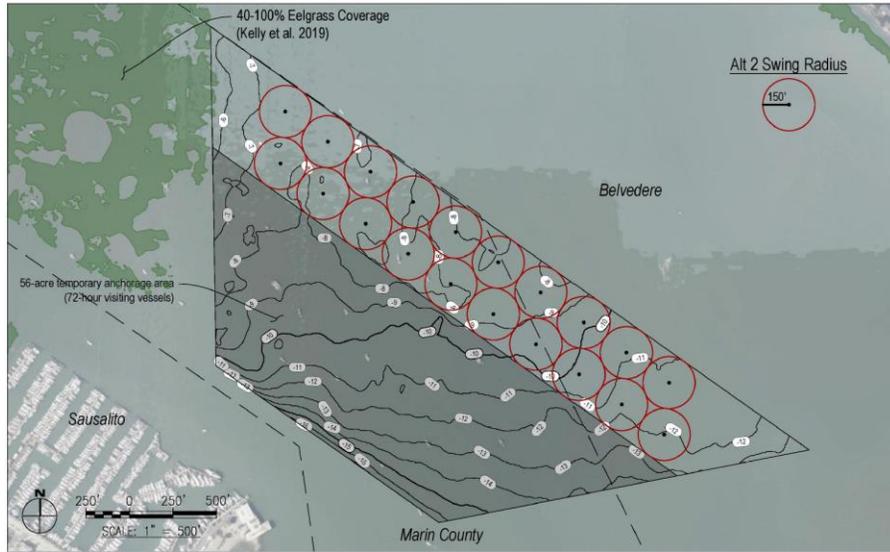


Options for the placement of 20 moorings, with a 150' radius for each mooring:

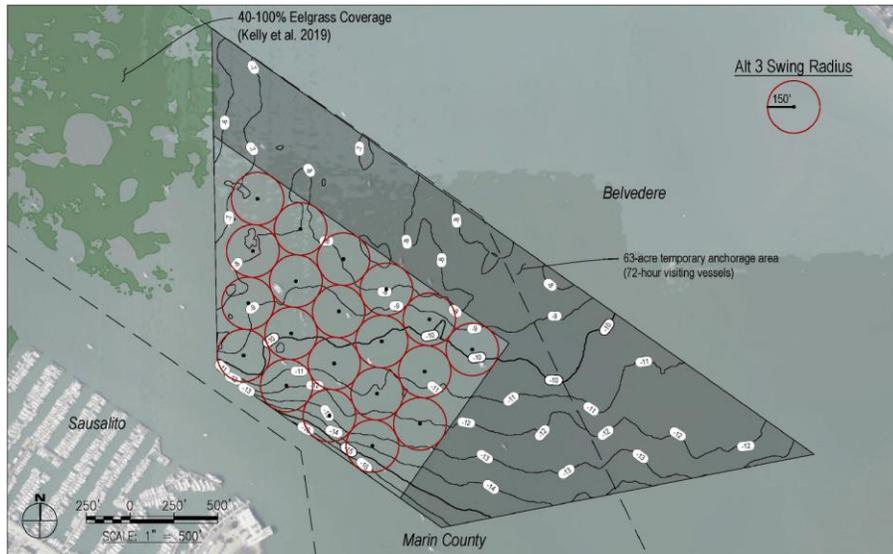
Option 1:



Option 2:



Option 3:



GHD will discuss the various pros and cons of each option during the presentation. The team is currently considering a reduction in the diameter of the area allocated to each mooring to 125'. Due to some of the concerns raised by the City of Sausalito below, and in the attached correspondence, staff believes Option 3, above, to be the preferred alternative at this time.

Due to the proximity of the mooring field to the City of Sausalito, staff and GHD held two meetings with representatives from the City. The City has raised several concerns (see attached email from Mayor Kellman). Specifically, the issues raised are as follows:

1. The City expresses concerns whether this is the best area for a mooring field, specifically related to tides, wind and currents and the ability of the vessels to withstand those forces;
2. There is a concern about the lack of pro-active outreach to adjacent marinas;
3. Does RBRA have adequate liability insurance for damage, injury or death from boats breaking loose?;
4. Sausalito would like to see any correspondence with USCG;
5. The City expresses concern for individuals being able to make it from a vessel on a mooring to the public dinghy dock at Turney St, and associated risk with capsizing and drowning;
6. The City requests a commitment to removal of the moorings at the end of the period delineated in the Settlement Agreement (ie by October 15, 2026);
7. The City requests study of an alternative closer to Belvedere;
8. The City believes that the California Environmental Quality ACT (CEQA) analysis should address cumulative impacts on Sausalito's landside infrastructure and housing;
9. The City believes that the grouping of the vessels will increase impacts from vessel discharges of fuel oils, raw sewage and trash.

This mooring field is being developed as a result of the execution of an Agreement between RBRA and BCDC, which precludes the option of installing the mooring field closer to Belvedere and constrains the area where it can be developed:

“By December 15, 2022, RBRA will install in its anchorage zone (outside of its Eelgrass Protection Zone) approximately 15 – 20 moorings...”

The Agreement additionally states:

“If RBRA wishes to retain these mooring (sic) after October 15, 2026, it must apply for and obtain a permit from BCDC.”

Impacts from the mooring field will be appropriately addressed in the CEQA analysis.

Concerns about the safety of individuals are duly noted.

Only vessels suitable for placement on a mooring will be allowed.

Other concerns will be addressed in due course, separately or as part of the CEQA analysis, in addition to any other issues that may arise in the future. There will be additional opportunities for public review and comment in the future.

Attachment:

Sausalito Mayor Kellan email, dated 4.7.22