



**City of Sausalito Bay
Conservation and
Development Commission
Annual Report**



Presented to BCDC February 16, 2023



Agreement Between BCDC and The City of Sausalito



- Waterfront and Vessel Management
- Regional Cooperation - Housing
- Eelgrass Habitat Mitigation and Damage Avoidance
- Reporting

Discussion Outline

Content

- Introduction - Councilmember Joan Cox
- Waterfront Management - Sausalito Police Department
- Regional Cooperation-Housing - Councilmember Joan Cox & Community & Economic Development Director Brandon Phipps
- Eelgrass Habitat Mitigation and Damage Avoidance Plan³ - Robert Mooney, Taxonomic Services, LTD, City Eelgrass Consultant
- Close and Questions - Councilmember Joan Cox and City Staff



Waterfront Management Plan Priorities

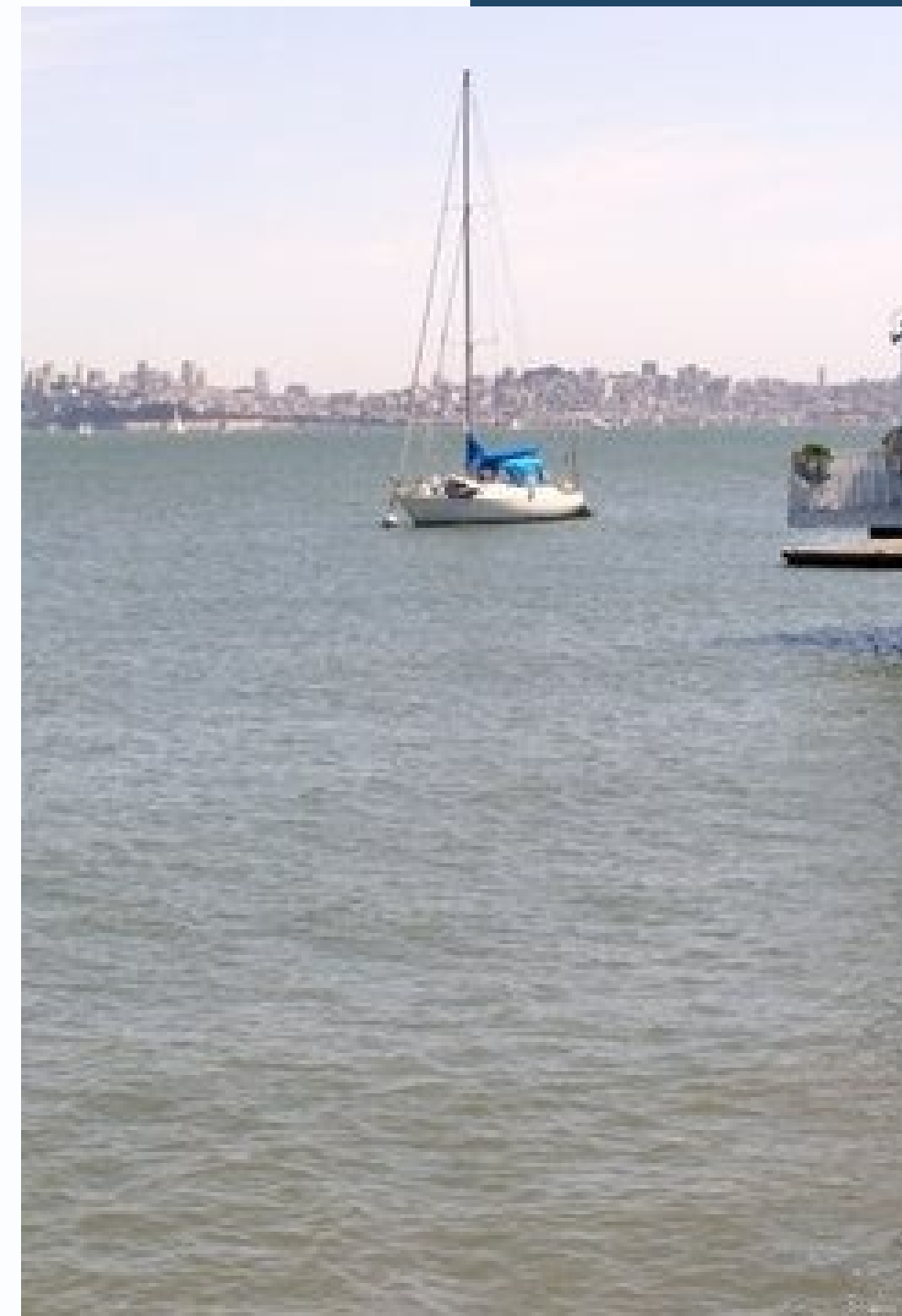
HIGHEST PRIORITIES

- Removal of marine debris vessels
- Removal of unoccupied vessels being stored on Sausalito waters
- Unregistered vessels
- Vessels occupied by persons who are a danger to themselves or others

LOWEST PRIORITY

- Legacy occupied vessels that are:
 - Licensed
 - Registered
 - In possession of a waste disposal contract or utilizing similar form of service

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STRATEGIES & PRIORITIES:



Immediate enforcement of 72-hour ordinance with respect to any new occupied boats entering our waters;



Deferred enforcement of Legacy Anchor Outs: reduce number of the five remaining occupied boats already on our waters through attrition and through Marin County / Sausalito relocation efforts

- In late August of 2022, one of the legacy vessels vacated the water voluntarily. The subject living on the vessel fell ill and the family worked to have the vessel removed from the water.
- The age of the remaining Legacy Anchor Outs ranges from 68 to 80; we estimate this approach could take three-five years for the five Legacy Anchor Outs to transition off the water

SAUSALITO POLICE DEPARTMENT EFFORTS:



Relationships with Legacy Anchor Outs

- We make it a priority to maintain contact with those living on our legacy vessels.



Safe Harbor Program

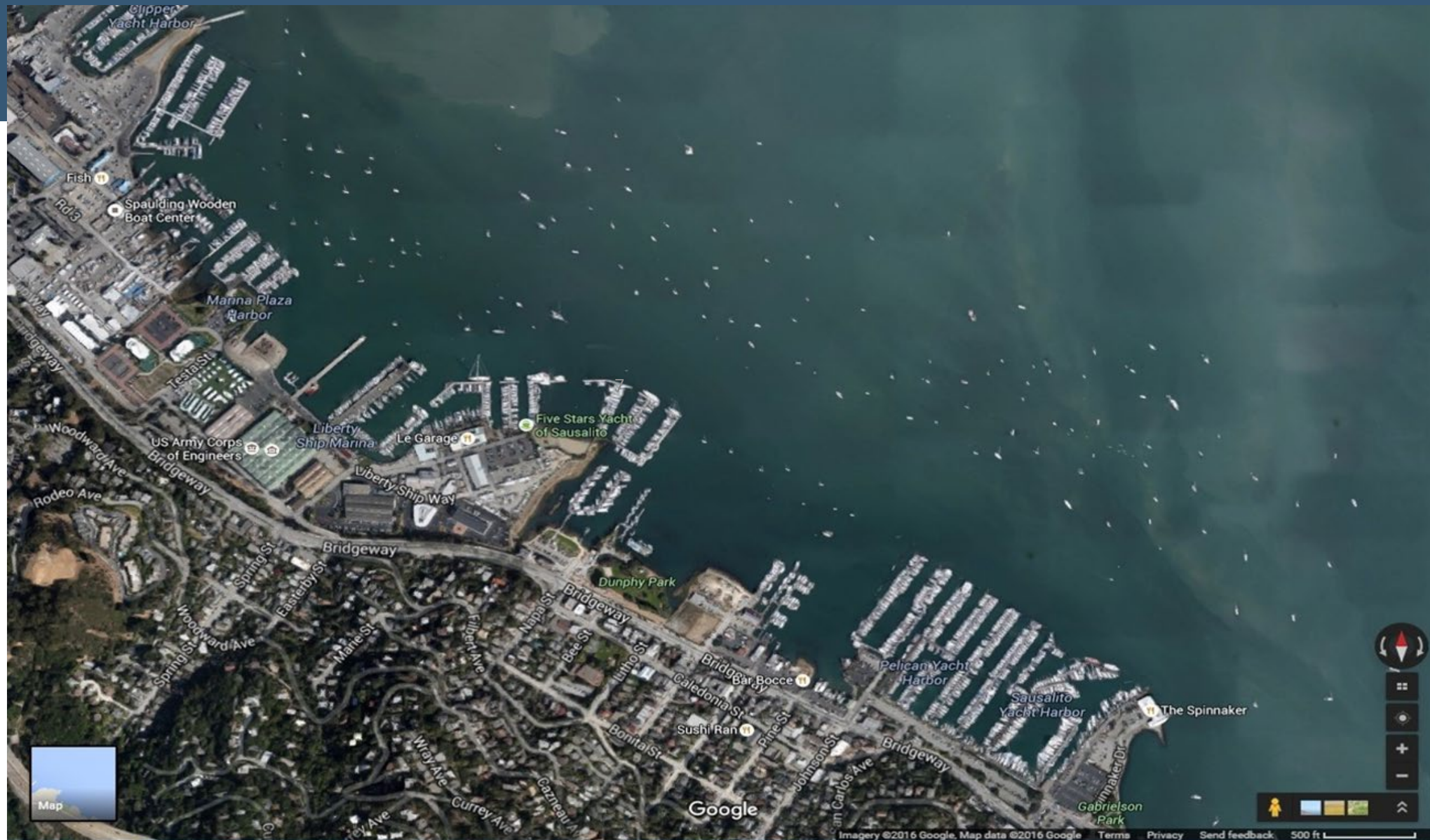
- We continue this work with our partners within the city and county to further the program.



Partnership with Marin County Sheriff Marine Unit

- Staffing has limited our ability to monitor the water - MCSO has been providing assistance when needed.

RICHARDSON BAY 2010



NOVEMBER 2015 (PRE-ENFORCEMENT)



PHOTO TAKEN FEB 12, 2023
Vessel circled in purple has
been marked for 72 hours.



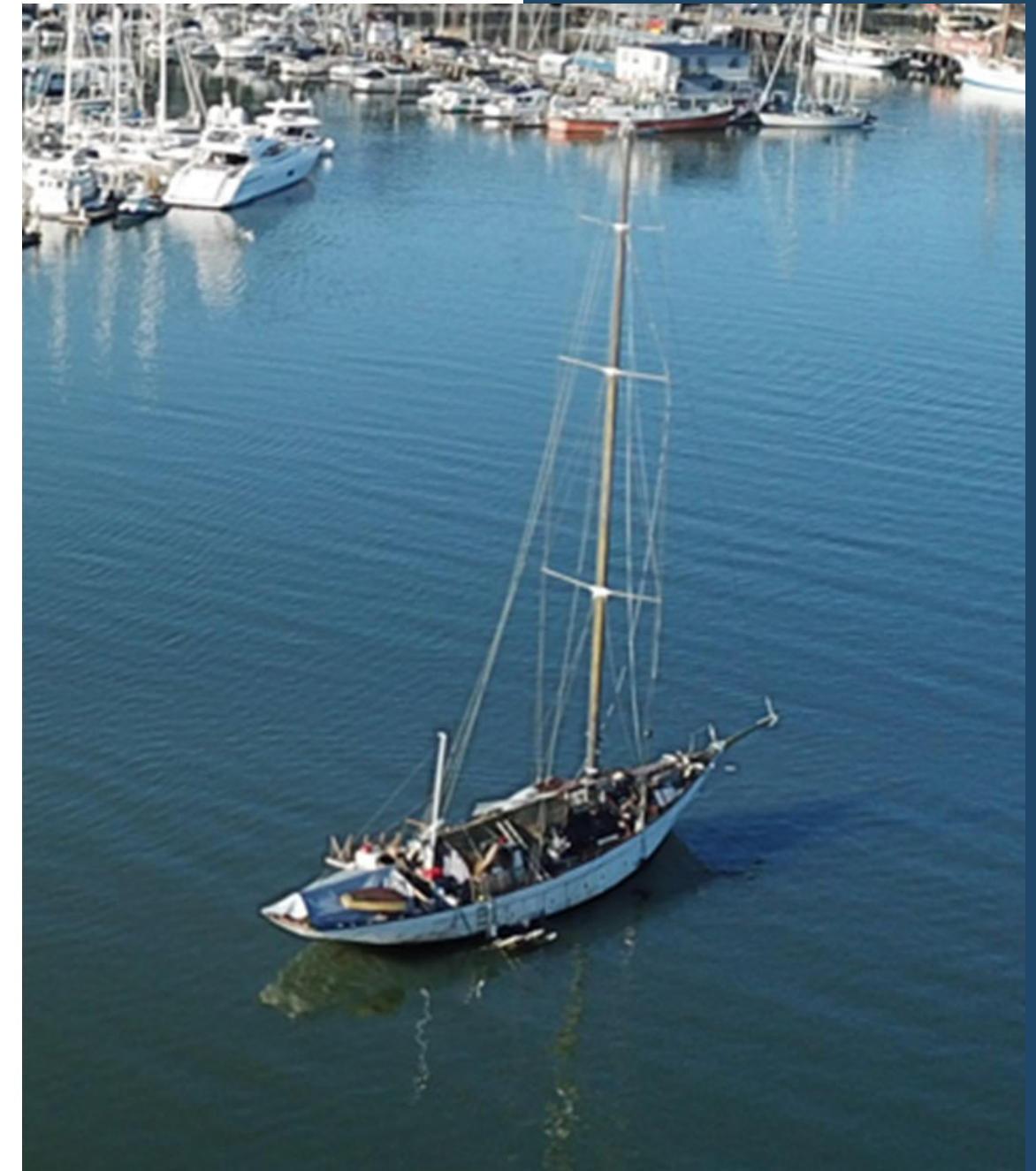
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PHOTO TAKEN FEB 12, 2023
Catamaran circled in red is no longer there.



Vadura

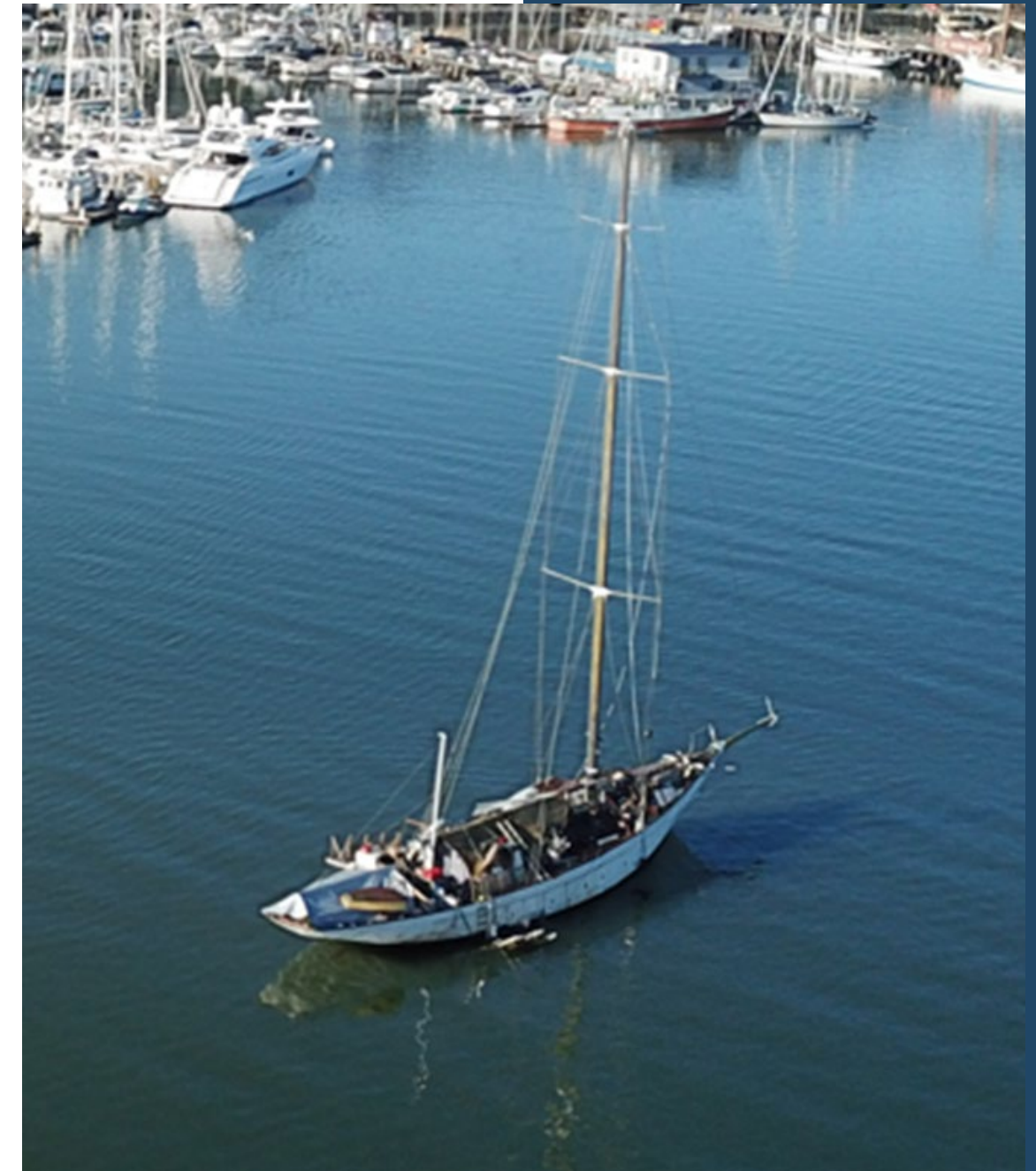
- Described as a 100-foot-long vessel that is constructed with wood/concrete and framed with iron that has been statically anchored in Sausalito waters for 25+ years.
- Due to size, tonnage and construction, specific contractors and harbors will have to be located for towing, storage and dismantling.
- Can only be towed by specific vessels at certain times of favorable tidal conditions.
 - Often rests on the bottom or close to it.



Vadura (continued)

- A surveyor will need to evaluate the Vadura's condition prior to being towed.
- Need to evaluate and determine hazardous material on board and plan for removal.
- Potential for protests and other opposition.
- Presently occupied by its owner and a caretaker for whom the City is seeking a land-based housing solution.
- Removal efforts will resume once the vessel is no longer occupied.


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Examples of Waterfront Management

Safe Harbor Program :

 Sausalito has demonstrated both compassion and an opportunity for long term success in its outreach efforts through its Safe Harbor program.

 Working in conjunction with the Marin County Department of Health and Human Services, Ritter Center, the Sausalito Chamber of Commerce, and with various marina operators throughout town, Sausalito commenced the Safe Harbor program to assist in the goal of empowering Anchor Outs toward an independent life.

ANCHOR OUT SAILBOATS INTENTIONALLY BEACHED AT DUNPHY PARK SHORELINE ON FEBRUARY 12, 2022



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ANCHOR OUT SAILBOATS INTENTIONALLY BEACHED AT DUNPHY PARK SHORELINE ON FEBRUARY 12, 2022



BEACHED SAILBOAT FOR BOTTOM CLEANING



DUNPHY PARK INCIDENT:

-  One of the boats sailed away. The other boat remained, filled with water, and sank. A sheen formed around the sunken boat, indicating it may be leaking fuel. Police immediately notified the Warning Center of Cal OES, the U.S. Coast Guard and California Department of Fish and Wildlife after noticing the sheen.
-  The owner of the sunken boat was cited for a violation of the Fish & Game Code, Section 5650, for the environmental violation related to the diesel spill.
-  The Sausalito Police Department arranged for Parker Diving Service to place a protective boom around the sunken boat to prevent further damage to the environment.

BEACHED SAILBOAT SUNK AT HIGH TIDE AT DUNPHY PARK SHORELINE ON FEBRUARY 12, 2022



OIL SHEEN CLEAN UP AND BOOM PLACEMENT AT DUNPHY PARK SHORELINE ON FEBRUARY 12, 2022



OIL SHEEN CLEAN UP AND BOOM PLACEMENT AT DUNPHY PARK SHORELINE ON FEBRUARY 12, 2022



REGIONAL COOPERATION-HOUSING:

Section 3a: Implement Measures to Create Additional Housing Opportunities



6th Cycle Housing Element Update:

- Public Process to plan for 724 Housing Units
 - 200 Very Low-Income Units
 - 115 Low Income Units
 - 114 Moderate Income Units
 - 295 Above Moderate-Income Units
- Draft Housing Element submitted to the State Department of Housing and Community Development (HCD) on October 28, 2022.
- City received comments from HCD on January 26, 2023.
- City made edits to the draft Housing Element considering recommendations provided by the Planning Commission and addressing comments from HCD.
- City Council adopted an updated Housing Element on January 30, 2023.

REGIONAL COOPERATION-HOUSING:

Section 3a: Implement Measures to Create Additional Housing Opportunities



6th Cycle Housing Element Update (Continued):

- The City's adopted Housing Element promotes water-based housing opportunities.
- Program 9: City and BCDC to meet quarterly to develop a water-based housing program (liveboards or water-based community) that can be implemented in marinas to increase berths for lower-income households.
- Supports increasing liveboards within marinas from 10% to 15% of total berths, identifying additional sites for water-based housing, developing a model water-based affordable housing program, and working to accommodate a portion of the City's RHNA via liveboards at a marina or in a water-based community.

REGIONAL COOPERATION-HOUSING:

Section 3a: Implement Measures to Create Additional Housing Opportunities



SB 9:

- The City's SB 9 Ordinance went into effect on July 28, 2022.
- Implements ministerial "by-right" regulations for new housing units in residential zoning districts.
- City's SB 9 Ordinance may be amended in 2023 to include additional standards based on in-progress Objective Development & Design Standards.



Objective Development & Design Standards (ODDS):

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- Facilitates the creation of new housing units by establishing by-right ministerial regulations that streamline the review and approval of housing projects.
- Update on status presented to City Council on January 12, 2023.
- Draft version of the second phase of ODDS has been assembled and will be brought before the Planning Commission for their review and consideration at an upcoming Planning Commission meeting.

REGIONAL COOPERATION-HOUSING:

Section 3a: Implement Measures to Create Additional Housing Opportunities



Machine Shop:

- Formerly pursuing purchase of the “Machine Shop” with Government Services Administration to relocate existing Corporation Yard to the Machine Shop site.
- Potential for shared corporation yard.²⁶
- UPDATE: Discussions on the potential acquisition have stalled and it is unlikely the City of Sausalito will proceed with this endeavor.

REGIONAL COOPERATION-HOUSING:

-  The City desires to work with BCDC to allow marinas to increase the capacity of their total berths by 5% if the new berths provide affordable housing opportunities and BCDC considers a rent control program for new berths to ensure rents remain naturally affordable.

EELGRASS HABITAT MITIGATION AND DAMAGE AVOIDANCE

Per the BCDC - Sausalito Agreement:

**Goal is to restore, create, or enhance eelgrass habitat to
mitigate for damage caused by unlawfully anchored vessels in
City waters**



EELGRASS HABITAT MITIGATION AND DAMAGE AVOIDANCE

Mechanisms to Achieve Goal:

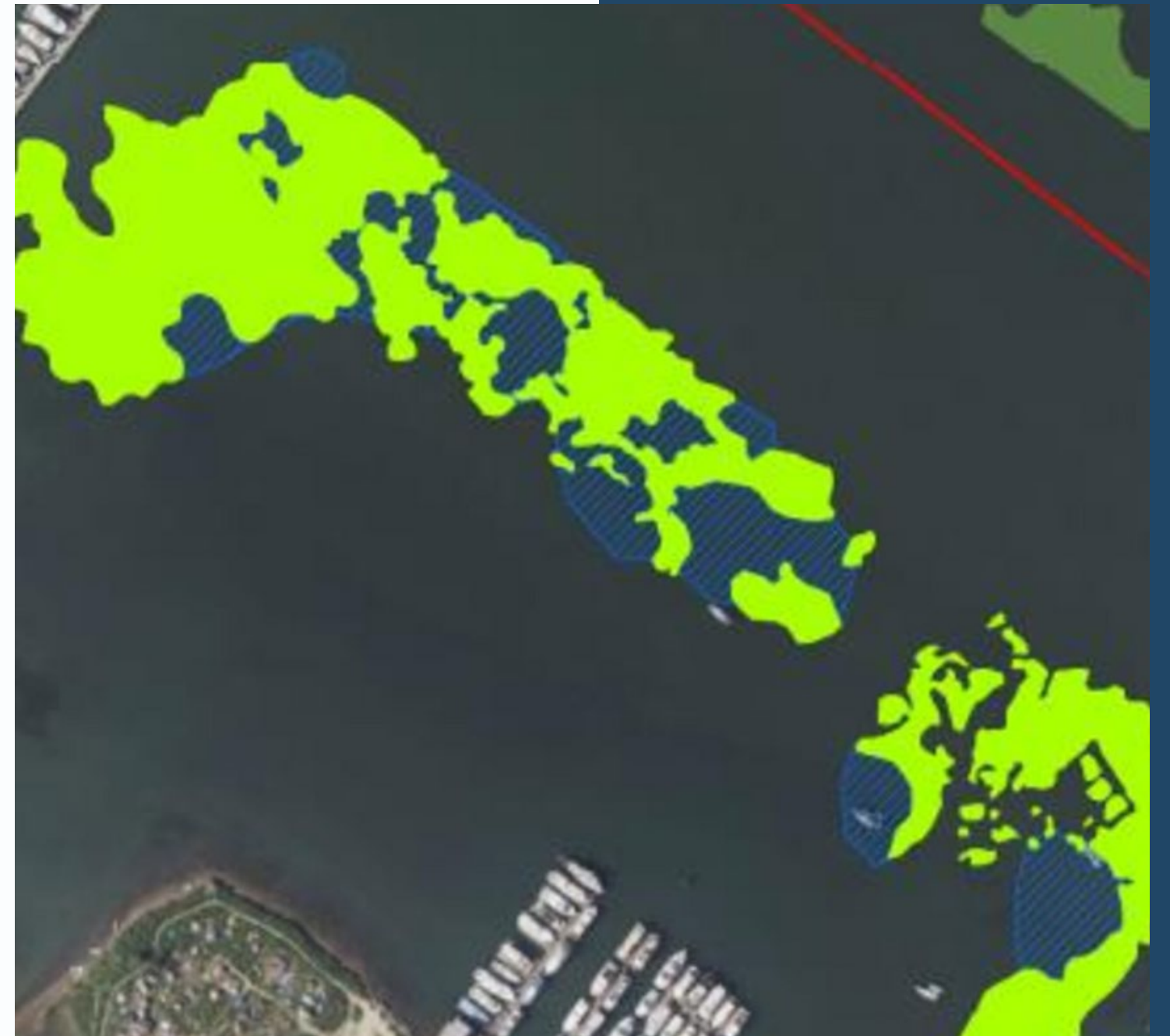
- Quantify eelgrass damage
- Mitigation plan
- Measures to avoid and minimize further damage
- Develop Mitigation Plan
- Monitor and adaptively manage eelgrass feasible restoration activities for at least 10 years



Eelgrass Habitat Mitigation and Damage Avoidance

Status Update:

- Eelgrass damage associated with illegal mooring and anchoring was conservatively estimated at 6.28 acres in Sausalito waters
- Source for data analysis was M&A (2019) which mapped eelgrass and anchor scars throughout Richardson's Bay
- Data was cropped by the City of Sausalito water limits
- Results provided in MTS memorandum dated³⁰ October 15, 2021



Eelgrass Habitat Mitigation and Damage Avoidance

Status Update:

Additional data collection

- Eelgrass mapping update April 2022

Restoration Plan Preliminary draft

- Established potential restoration areas
- Was provided to BCDC on June 30, 2022

BCDC Response

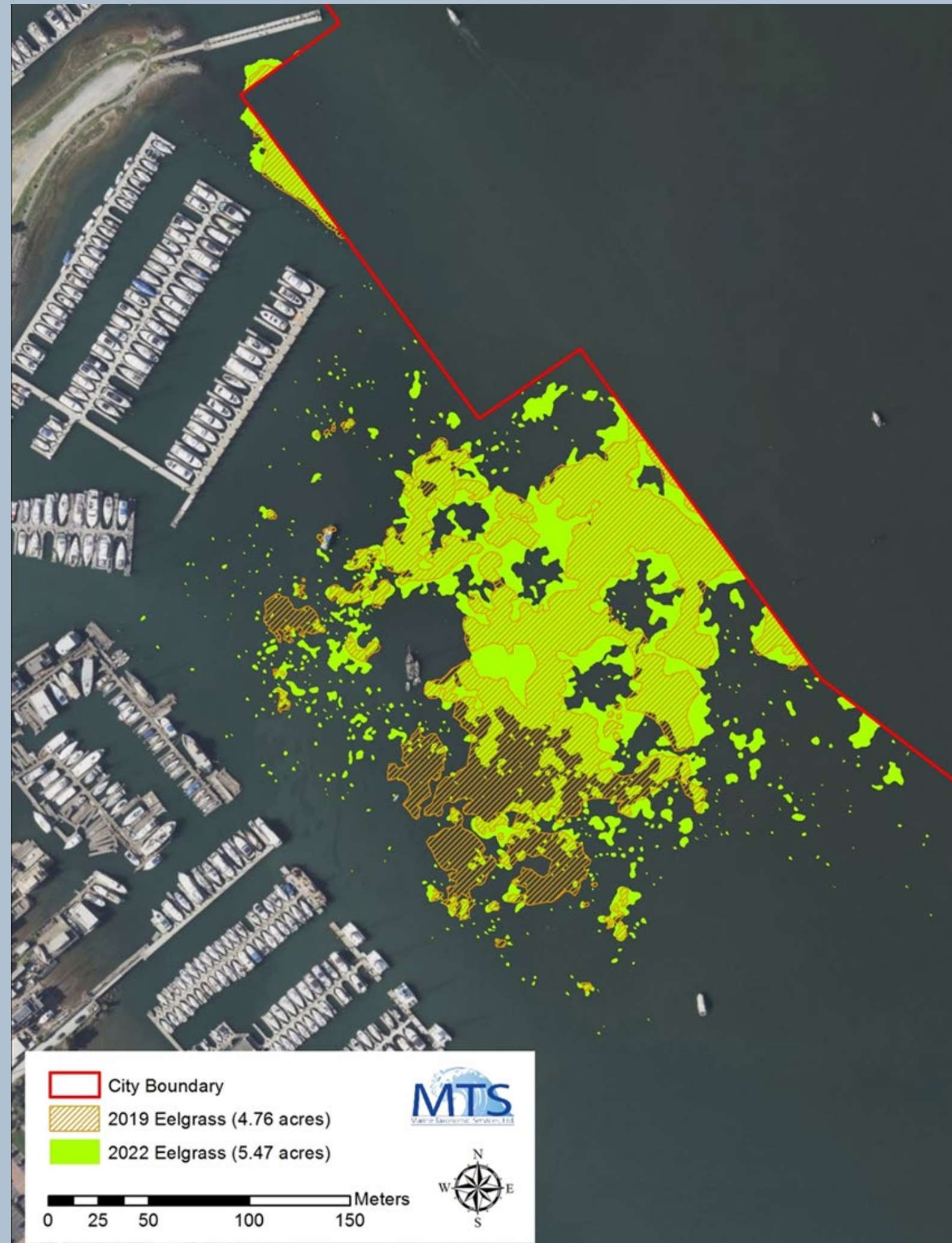
- December 14, 2022
- Accepted passive growth solely in impact areas

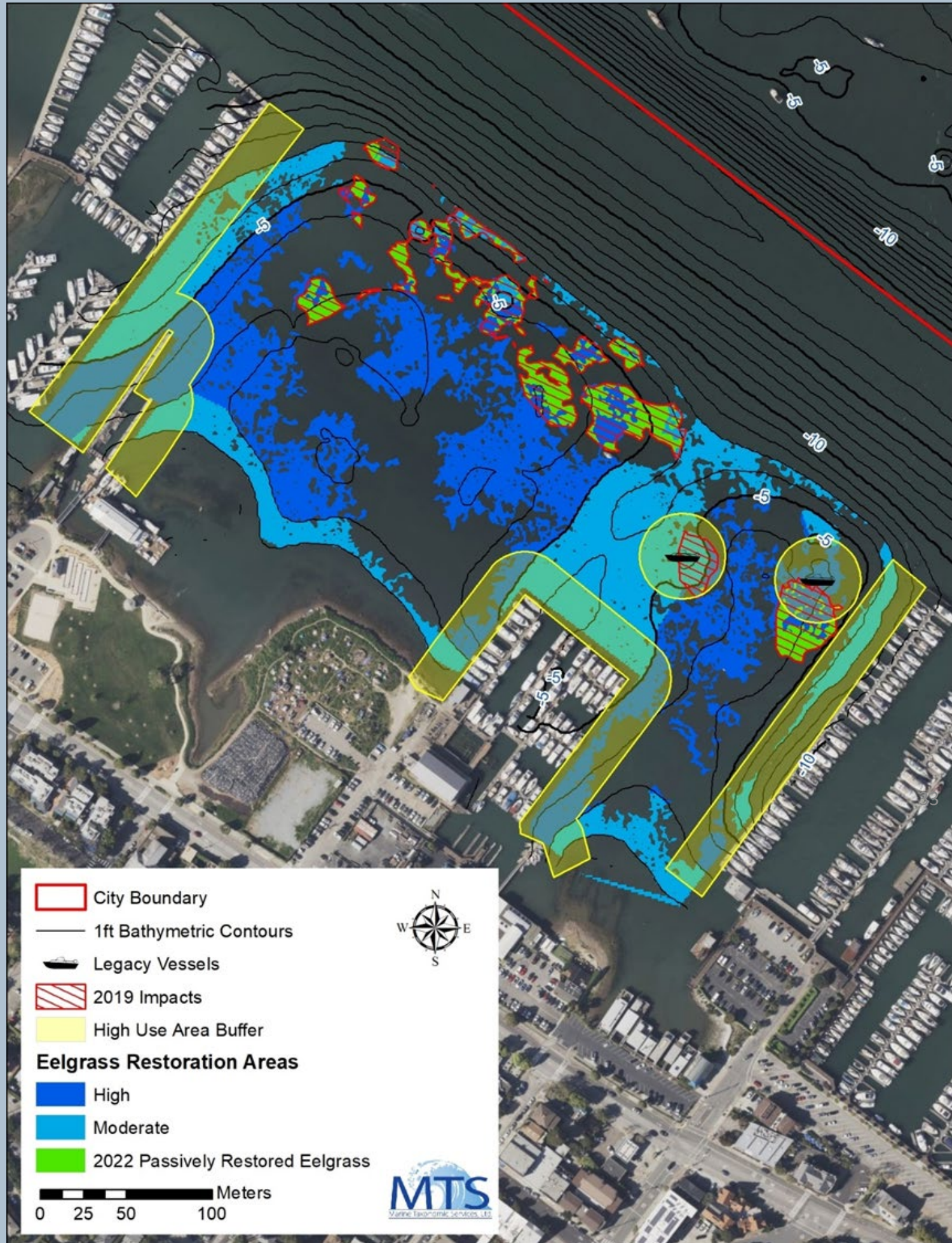
Mitigation / Restoration Plan 2nd draft

- Provided to City of Sausalito February 13, 2023

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Eelgrass Habitat Mitigation and Damage Avoidance

Mitigation / Restoration Plan:

The revised eelgrass Mitigation / Restoration Plan:

- Is currently being reviewed by City of Sausalito Staff and Council
- Identifies 7.30 acres of passive recovery in Sausalito waters
- Sausalito is identifying suitable areas in Sausalito waters where restoration efforts may be feasible
- Sausalito is identifying the most suitable means and methods to restore (where feasible) and enhance eelgrass growth



Questions?

Thank you!

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