

**SAUSALITO PLANNING
COMMISSION RESOLUTION NO.
2021-29**

**APPROVAL OF A DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, AND NON-
CONFORMITY PERMIT TO REMOVE AND REPLACE EXISTING BOAT DOCKS IN THE
CLIPPER YACHT HARBOR BASINS 3 AND 4 LOCATED AT 310 HARBOR DRIVE
(APNs 063-020-01; 063-010-16)
DR/CUP/NC2019-00096**

WHEREAS, an application has been filed by applicant, Usmita Pakhrel, on behalf of property owner KC Pederson, Clipper Yacht Harbor, requesting Planning Commission approval of a Design Review Permit, Conditional Use Permit, and Non-Conformity Permit to remove and replace existing boat docks at the Clipper Yacht Harbor Basins 3 and 4 located at 310 Harbor Drive (APNs: APN 063-020-01; 063-010-16) and

WHEREAS, the project site is located within the Waterfront (W) zoning district, and is designated for Waterfront uses in the General Plan and Marinship Specific Plan; and

WHEREAS, the Planning Commission has reviewed a Design Review Permit for dock replacement for Basins 3 and 4 as part of the 33.8 acre Clipper Yacht Harbor; a Use Permit to recognize the existing liveaboards, and a Nonconformity Permit to recognize the existing nonconforming marina; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearings on October 20, 2021, at which time all interested persons were given an opportunity to be heard, and continued the item to November 3, 2021; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "310 Harbor Drive" and date-stamped October 25, 2021, and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff reports dated June 2, 2021, October 20, 2021, and November 3, 2021; and

WHEREAS, A Mitigated Negative Declaration ("MND") was prepared for the Project and noticed and made available for agency and public review on May 21, 2020, in accordance with the California Environmental Quality Act, California Public Resources Code 21000 et seq. ("CEQA") and Title 14 of the California Code of Regulations, 15000 et seq. ("CEQA Guidelines") and City CEQA guidelines.

WHEREAS, In making its determinations, the Commission has gained a well-rounded understanding of the range of the environmental issues related to the Project by its review of the MND, including all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Commission has reviewed and considered the evidence and analysis presented in the MND, the technical reports, and all public comments and information submitted at or before the

Commission hearing. The Commission's findings are based on full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Commission further finds that the MND reflects the Commission's independent judgment and analysis.

WHEREAS, The Commission finds that the MND has been completed in compliance with CEQA and CEQA Guidelines and that the MND adequately and fully describes and evaluates the changes or alterations to the Proposed Project that have been requested as part of the Project.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Mitigated Negative Declaration is adequate and complete, and the project complies with the California Environmental Quality Act (CEQA).
2. The Design Review Permit for the dock replacement is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "310 Harbor Drive" date-stamped October 25, 2021 (Attachment 3).
3. The Use Permit to recognize the existing liveaboards is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "310 Harbor Drive" date-stamped October 25, 2021 (Attachment 3).
4. The Nonconformity Permit to recognize the existing facility based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "310 Harbor Drive" date-stamped October 25, 2021 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 3rd day of November, 2021, by the following vote:

AYES: Commissioner: Junius, Graef, Saad, Luxenberg, Chair Feller
NOES: Commissioner: None
ABSENT: Commissioner: None
ABSTAIN: Commissioner: None



Heidi Scoble
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans, date stamped October 25, 2021.

SAUSALITO PLANNING COMMISSION NO. 2021-29
November 3, 2021
310 HARBOR DRIVE
DR/CUP/NC2019-00096

ATTACHMENT 1
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT, APPROVAL OF A
USE PERMIT, AND APPROVAL OF A NON-CONFORMITY PERMIT

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

- A) The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter.

The project is consistent with the General Plan, Marinship Specific Plan, and Zoning Ordinance based on the analysis above.

- B) The proposed architecture and site design complements the surrounding neighborhood and/or district by either:

- a. Maintaining the prevailing design character of the neighborhood and/or district; or
- b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project does not involve the construction of a new building.

- C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The project is consistent with existing uses in the area.

- D) The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The project will not affect public views.

- E) The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

Not applicable to this project.

- F) The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The proposed project does not affect existing landscaping.

- G) The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

No new buildings are proposed that would affect adequate light and air.

- H) Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.

The dock replacement provides adequate lighting for the project. All construction related noise and air quality impacts are short term and meet requirements.

- I) The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck, and patio configurations.

Not applicable to this project.

- J) Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

No changes to site circulation and parking areas are proposed. Existing conditions are adequate.

- K) The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

Noise and turbidity impacts from construction are short-term and are mitigated with best practices for protection of marine life.

- L) The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings). *(Note: Not applicable.)*

- M) The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

Not applicable to this project

2. USE PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Use Permit Procedures), the Use Permit is approved based on the following findings:

- A) The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040(Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.

Liveboards are permitted in the Waterfront Zoning District with issuance of a Conditional Use Permit.

- B) The proposed use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.

The proposed use is consistent with the General Plan, Marinship Specific Plan, and the Marinship Specific Plan. See #9 below.

- C) The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.

There is no evidence that the continued use of the existing liveaboards will pose any detriments to the public health or safety.

- D) The proposed use complies with each of the applicable provisions of the Zoning Ordinance.

See #9 below.

- E) The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.

The existing liveaboards will not affect land uses, transportation, and service facilities in the vicinity.

- F) The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.

Not applicable to the existing liveaboards.

- G) Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.

Streets will not be affected by the existing liveaboards. See #9 for other public utilities.

- H) The proposed use will not materially adversely affect nearby properties or their permitted uses.

The existing liveaboards will not affect nearby properties.

- I) Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made. [Ord. 1167 § 2, 2003.]

The existing liveaboards comply with this Chapter as outlined above in Table 5 of the staff report.

3. NON-CONFORMITY PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.62.070.G (Nonconforming Permit Findings) the Non-Conformity Permit is approved based on the following findings:

- A) Plans that document the nonconforming zoning entitlement being requested are on file with the City or an evidentiary public hearing has been held to document the existence and extent of requested nonconforming zoning entitlement.

The existing marina is a non-conforming use because new recreational marinas are not

permitted in the Marinship Specific Plan or the Marinship Overlay Zoning District. The Clipper Yacht Harbor was originally constructed in 1947 and became nonconforming in 1988 upon adoption of the Marinship Specific Plan.

- B) The existing nonconforming use and/or structure has not resulted in a notable negative impact or nuisance to the surrounding properties and district (i.e., excessive parking demand, traffic, noise, view obstruction, etc.).

No notable negative impact or nuisance to surrounding properties have been identified.

- C) The nonconforming use or structure is not incompatible with the general character of the surrounding neighborhood or district.

The nonconforming use is compatible with the character of the Marinship.

- D) If the application is for a nonconforming use, the nonconforming use will contribute to the social and economic vitality of the district or will otherwise benefit the public health, safety, and welfare.

The nonconforming use will contribute to the economic vitality of the Marinship by upgrading the dock system.

- E) The requested action will not be inconsistent with the purpose and intent of the zoning district.

The nonconformity permit is consistent with the intent of the Marinship Specific Plan and Overlay Zoning District in that both documents provide for the alteration of existing marinas.

- F) If it is a nonconforming structure, the applicant has reduced the nonconformities to an extent reasonably practicable.

Not applicable.

- G) For nonconformity permits that trigger conformance with current parking requirements pursuant to Table 10.62-1, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking entitlements through the grant of the nonconformity permit, if the Commission finds that (a) it is not practicable to provide parking on site in a manner that preserves neighborhood character, and (b) for substantial replications, the provision of the required parking would be in conflict with the replication of the structure, and (c) preserving the nonconforming parking entitlements is the best solution to be consistent with the goals, policies and intent of the general plan.

Not applicable

**SAUSALITO PLANNING COMMISSION NO. 2021-29
NOVEMBER 3, 2021
310 HARBOR DRIVE
DR/CUP/NC2019-00096**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by entitled “310 Harbor Drive” and date-stamped October 25, 2021.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. It shall be the applicant’s/property owner’s responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter(reference SMC 10.50.120).
2. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
3. The project shall be designed as shown in the set of plans dated stamped October 3, 2021. This approval consists of the following improvements:

Dock System Features	Basin 3		Basin 4		Overall	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Overwater Dock Structure (sq. ft.)	53,498	53,060	48,347	46,299	101,845	99,359
Pile Count	-	107	-	104	284	211
Slip Count	203	258	224	168	427	426
Gangways	2	2	1	1	3	3
Freeboard of Berths (in.)	19 (±1)	18 (±1)	16 (±1)	18 (±1)	16 (±1) – 19 (±)	18 (±1)
Freeboard of Attenuator Docks (in.)	N/A	20 (±2)	N/A	20 (±2)	N/A	20 (±2)
Liveboard Count	-	-	-	-	27	27

4. Exterior lighting shall be shielded and downward facing.
5. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable

attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.

6. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
7. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 9%) shall be paid.

8. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit. This shall include establishing the approved use/implementing the permit within the time limits set forth by the applicable chapter.
9. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
10. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code section 12.16.130 - Machinery, equipment, fans, and air conditioning.
11. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in SMC Section 10.54.100. The following conditions apply:
 - a) The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract.
 - b) The time for completion of the construction shall also be indicated on the construction permit.
 - c) For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit.
 - d) Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.
12. Prior to issuance of any permit, the applicant shall submit a final landscaping plan for the entire peninsula area for approval by the Community Development Department that includes the following components:
 - a) Native tree and shrub plantings at the entrance to the public dock area.
 - b) Revegetation of the areas between the pathways.
 - c) Elimination of gravel area and replacement with impervious materials suitable for emergency access. This area shall not include any gravel.
13. Construction Monitoring and Implementation Plan: To assist the City in monitoring the implementation of the project's Conditions of Approval and Mitigation Monitoring and Reporting Plan, the Applicant, or the Applicant's agent shall prepare a detailed construction implementation plan outlining the following:
 - a) The schedule and dates for implementing key phases of construction.
 - b) Permit conditions and mitigation measures being implemented for each phase of construction.

- c) Timing of coordination needed with 3rd parties to implement conditions of approval or mitigation measures (such as coordination with resource agencies for implementation of permit conditions, hiring of construction monitors, etc.).
- d) List of monitoring reports required and construction phase when they are due.
- e) Name and contact information for construction managers.

MITIGATION MEASURES

14. Mitigation Measure BIO-1a: Avoidance and Minimization Measures for Special-Status Fish. The Applicant and/or its contractor shall implement the following Avoidance and Minimization Measures (AMMs) during project construction. These measures shall be presented on all construction bid documents.

Project Demolition and Construction Avoidance and Minimization Measures

1	Silt curtains will be utilized to control turbidity during removal and placement of piles. The silt or "turbidity curtain" typically has a skirt of approximately 5' which controls any sediment suspended in the water column from propagating out of the work area.
2	Floating booms shall be maintained around the project site to capture floating debris during all demolition and construction phases. "Floating boom" curtains typically have a 1' skirt and are designed to keep any floating debris from escaping the work area before it can be removed.
3	Divers will recover non-buoyant debris discharged into coastal waters as soon as possible after loss.
4	Floating debris would be removed from the water and disposed of properly.
5	Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
6	Operators of construction equipment and all other project workers shall not harass any marine mammals, waterfowl, or fish in project area.
7	Netting, sandbags, tarps and/or other forms of barriers shall be installed between the water and work areas and equipment storage areas to prevent any unpermitted material from entering bay.
8	Erosion control/ sedimentation BMPs shall be used to control sedimentation impacts to coastal waters during project staging and demolition.
9	Contractor shall ensure no debris, soil, silt, sand, sawdust, rubbish, cement, or concrete washings thereof, oil or petroleum products, from construction shall be allowed to enter into or placed where it may be washed by rainfall or runoff into waters of the United States.
10	All floatable debris and trash generated by construction activities within the project area shall be disposed of as soon as possible or at the end of each day.

11	Maintain good housekeeping. Maintain clean site at end of every construction day. Do not drop mud and debris from construction vehicles into public streets. Sweep turning areas and pavement entrances as needed.
12	At the end of the construction period, the project applicant or its contractor shall inspect the project area and ensure that no debris, trash, or construction materials has been left on the shore or in the water.
13	Pile driving activities shall be conducted using the soft start method. The soft start method will include striking the piles with a lighter initial blow, which generates a lower sound level, to divert fish and marine mammals from the project area prior to full hammering, which generates the highest sound levels.
14	A sound curtain, or bubble curtain, shall be employed during pile driving to break up sound waves. The sound curtain would consist of a perforated hose laid in a circle to release air bubbles around the pile and diesel impact hammer.
15	¾-inch plywood cushion blocks shall be placed on top of each pile during pile driving activities.

15. Mitigation Measure BIO-1b: Avoidance and Minimization Measures for Marine Mammals. To reduce impacts to marine mammals to less than significant levels, the following measures shall be implemented:

- The project Applicant shall create and maintain a visual 500-meter safety zone around sound sources (i.e., pile drivers and/or any motorized equipment with sound waves entering Richardson Bay) in the event that the sound level is unknown or cannot be adequately predicted. This will be required at the onset of construction. The safety zone shall be maintained by the qualified biologist through the use of a rangefinder (or similar measuring device) to closely approximate the 500-meter distance from the source of the sound (i.e., pile driver) and monitoring marine mammals within this distance. An aerial map outlining an approximate boundary within the waters of Richardson Bay may be utilized to help visualize the 500-meter safety zone.
- A qualified biologist on shore will visually survey the safety zone (by naked eye and binoculars) to ensure that no marine mammals are within or surfacing/traveling within the zone before pile driving begins. If a marine mammal is observed within the safety zone before pile driving begins, pile driving will be delayed until the marine mammals move out of the area, as evidenced by observed surfacing and/or hauling out of the individual outside the project area.

If marine mammals enter the safety zone after pile driving of a segment has begun, pile removal and installation will continue. The qualified biologist will monitor and record the species and number of individuals observed, and note behavior patterns. If the animal appears distressed, and if it is operationally safe to do so, pile removal and installation will cease until the animal leaves the area, as evidenced by observed surfacing and/or hauling out of the individual outside the project area. Prior to the initiation of each new pile event, the area will again be thoroughly surveyed by the biologist. With the implementation of Mitigation Measure BIO-1b, potential impacts to marine mammals will be reduced to less than significant levels.

16. Mitigation Measure BIO-2: Implementation of Clipper Yacht Harbor Eelgrass Mitigation Plan. The following details the methods of survey and actions to be taken to protect nearby eelgrass habitat and ensure any new eelgrass habitat within the project

site will not be significantly impacted during project implementation:

- A qualitative survey would be conducted prior to construction (within the April – October growing season) for presence/absence of eelgrass shoots by examining the project footprint and immediate vicinity (minimum of a 10-meter buffer, or as determined by a qualified biologist at the time of the survey) at low tide. Survey results are valid for up to 60 days during the growing season. However, if the end of the 60-day validity period ends outside of the growing season (April-October), survey results are considered valid until the following growing season. Other minor exceptions to this stipulation are outlined in the California Eelgrass Mitigation Policy and Implementing Guidelines (2014). According to the policy and implementing guidelines, surveys are conducted through mapping the extent of eelgrass on a fine scale, through visual and acoustic mapping technologies, and should encompass vegetated as well as unvegetated areas within the survey area. If no eelgrass is determined to be at risk of being impacted during project implementation, a post-construction survey following the same survey protocol would be conducted to confirm no impacts to any nearby eelgrass.
- If any eelgrass shoots are present and at risk of being impacted by project implementation, a mitigation plan would be provided to NOAA Fisheries, CDFW, and USACE at least 60 days prior to project implementation. A reference site used as a control shall also be included in the mitigation plan.
 - According to the California Eelgrass Mitigation Policy, at a minimum the mitigation plan should include:
 - Description of the project area
 - Results of preliminary eelgrass survey and pre/post-project eelgrass surveys
 - Description of projected and/or documented eelgrass impacts
 - Description of proposed mitigation site and reference site(s)
 - Description of proposed mitigation methods
 - Construction schedule, including specific starting and ending dates for all work including mitigation activities
 - Schedule and description of proposed post-project monitoring and when results will be provided to NMFS
 - Schedule and description of process for continued coordination with NMFS through mitigation implementation
 - Description of alternative contingent mitigation or adaptive management should proposed mitigation fail to achieve performance measures
 - Mitigation should begin within 135 days following the initiation of in-water project implementation that will impact eelgrass habitat, so that mitigation begins within the same growing season that impacts will occur. However, for impacts beginning 90 days prior to, or during, the low-growth season (November-March), mitigation may begin within 30 days after the start of the following growth season, or 90 days following impacts, whichever time period is longer, without the requirement of additional mitigation.
 - Mitigation ratios are summarized from the California Eelgrass Mitigation Policy in the following:
 - Localized Temporary Impacts: for impacts of less than 100 m² and eelgrass habitat being fully restored within one year of initial impacts, a ratio of replacement would be 1:1.
 - All other impacts that may occur as a result of this project being implemented would likely have a ratio of replacement of 1.2:1, where 2x the amount of

eelgrass impacted is planted and/or restored under the assumption that half of the planted/restored eelgrass will survive.

17. **Mitigation Measure CUL-1: Conduct Archaeological Monitoring.** The applicant shall retain a qualified professional archaeologist or archaeological firm to conduct archaeological monitoring during pile removal. The archaeologist shall be on the barge, or where piles and construction debris are first placed on removal from the water, in order to be allowed to examine the piles and other removed material for evidence of archaeological resources. If archaeological resources are suspected to have been discovered, then ground disturbing and pile removal work will cease in order to allow the archaeological monitor time to examine the potential resource.

All Native American artifacts (tribal finds) shall be considered as a significant Tribal Cultural Resource, pursuant to PRC 21074 until the lead agency has enough evidence to make a determination of significance.

If any tribal find is discovered, work on pile removal will cease and the Federated Indians of Graton Rancheria shall be contacted and consulted. The City shall coordinate with a qualified archaeologist and the Federated Indians of Graton Rancheria to develop an appropriate treatment plan for the resources. The plan may include tribal monitoring, implementation of underwater archaeological data recovery, and subsequent laboratory processing and analysis.

In the event that a historic period archaeological resource which is likely to be significant under CEQA is discovered, work shall cease, and a qualified archaeologist shall develop an appropriate treatment plan for the resources.

A monitoring report will be written detailing all archaeological finds and submitted to the City and the NWIC.

18. **Mitigation Measure CUL-2: Unanticipated Discovery of Human Remains.** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

19. **Mitigation Measure GEO-1: Unanticipated Discovery of Paleontological Resources.** If paleontological resources are discovered during construction, sediment-disturbing activities shall halt immediately until a qualified paleontologist can assess the significance of the discovery.

Depending on determinations made by the paleontologist, work may either be allowed to continue once the discovery has been recorded, or if recommended by the paleontologist, recovery of the resource may be required, in which sediment-disturbing activity within the area of the find would be temporarily halted until the resource has been recovered. If

treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology guidelines and current professional standards. The City will ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

Detailed Items

Prior to submittal for a building permit:

20. Site information. Show existing and proposed on street parking.
21. Accessibility. Indicate on the plan the accessible parking spaces in proximately to the gangways. Accessible parking should be as close to these entrance areas as possible. If modifications are required to the current parking areas, provide details of grades and details showing the new parking will be in conformance with accessibility standards. Commercial Buildings need to show accessible paths through the site.
22. Grading. Indicate on the plan if new shore bulkheads are needed for the new gangways. If new supports are needed provide a grading plan for these improvements.
23. Sanitary Sewer. Please confirm that no sanitary facilities on the new dock systems are provided.
24. Demolition.
 - i. Provide a construction demolition and staging plan. Provide an erosion control plan to contain any contaminants from entering the bay.
 - ii. Provide a schedule of construction documenting when the demolition will occur as well as the various stages of construction.
25. Roadway Damage. The applicant shall prepare a video of the existing road conditions related to the roads utilized for the offhaul and delivery of material to the project site prior to construction. This video will be provided to the department of Public Work. Following the completion of the delivery of material to the site a follow-up video for the road condition will be prepared by the applicant. The applicant shall be responsible for repairing any damages directly attributable to the construction. The City may require a cash deposit or bond to secure funding for this repair prior to the issuance of a building permit. Damages to the road in this area may also impact the existing utilities. The applicant shall also be responsible for repairs to the existing roadways sanitary facilities which are directly attributable to this construction.
26. Utilities. All utility systems, such as electricity and phone lines located in the new dock system shall be watertight and constructed per the appropriate code of being in a water environment.
27. Prior to the issuance of any permit, the applicant shall complete a Joint Aquatic Resource Permit Application (JARPA) and submit the JARPA to the necessary regulatory agencies, including the San Francisco Bay RWQCB, San Francisco Bay Conservation and Development Commission (BCDC), and the U.S. Army Corps of Engineers for review and approval of all on-site improvements within 100 feet of the shoreline. The project applicant shall comply with all the necessary permit conditions identified by the regulatory agencies regarding mitigation for the project's impacts to Richardson's Bay.

28. Floodplain Management.

- i. All dock systems shall be installed per FEMA flood plain management regulations.
- ii. Base flood elevation shall be measured in the field using North American Vertical Datum 88.

General Items

- 29.** As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
- 30.** Prior to issuance of a Building Permit the Developer's architect or civil engineer shall submit as applicable sealed site improvement plans, grading and drainage plans, public improvement plans and utility plans for review and approval by the Department of Public Works.
- 31.** Third party construction oversight may be required by the public works department. Such review shall be performed at the applicant's expense and may include the review of the grading, erosion control plans, post construction pollution prevention plans, field inspections of construction operations. If requested by the Department of Public Works, the applicant shall submit a deposit to the City prior to review as provided for in the Master Fee Schedule in effect at the time of complete application.
- 32.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
- 33.** The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
- 34.** The applicant shall provide a copy of all regulatory permits to the City prior to starting work.

Grading / Geotechnical Items

- 35.** The project shall adhere to all recommendations of the Engineer/Geotechnical
- 36.** Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. If the amount of earthwork is greater than or equal to 50 cubic yards, a grading permit shall be required

prior to commencement of excavation.

37. Prior to the issuance of a Building Permit, the project geotechnical engineer shall prepare and submit to the City a Plan Review Letter. The letter shall be on the geotechnical engineer's letterhead and shall confirm that the geotechnical engineer has reviewed the current project documents, including drainage grading, and that the design conforms to the intent of the geotechnical engineer's recommendations.
38. Details of the hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haul trips shall be submitted to the City for review prior to issuance of the Building Permit. The truck haul routes shall comply with SMC Section 15.04.150.
39. Prior to issuance of a Certificate of Occupancy, the project geotechnical engineer shall prepare a letter on its letter head, stamped and wet signed, stating that construction was in conformance with the project geotechnical report.
40. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season.

Stormwater Pollution Prevention

41. Prior to issuance of a Building Permit the developer's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, for review and approval by the Department of Public Works. Erosion control plan shall incorporate guidelines and measures from the **Marin County Stormwater Pollution Prevention Program's (MCSTOPPP)** publication "Minimum Erosion/Sediment Control Measures for Small Construction Projects". [[http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosions ediment-control-measures-for-small-construction-projects-_2015.pdf?la=en](http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosions%20control-measures-for-small-construction-projects-_2015.pdf?la=en)]
42. Applicant is advised that applicant's contractor shall be required to implement and maintain erosion control measures per the approved erosion control plan for the duration of the project.
43. Applicant is advised that applicant's contractor shall provide adequate dust and debris control measures for the duration of the project.
44. During construction, the applicant's contractor shall adhere to a water pollution prevention plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan."

[<http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf>]. The plan shall address construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting, litter control, motor vehicle washing and maintenance, storage of hazardous materials.

Utility Items

45. Prior to issuance of a Building Permit a utility plan shall be submitted for review and

approval. All utilities and meters shall be shown on the utility plan.

46. The applicant shall confirm that there are no sanitary facilities in the or around the construction area. If sanitary facilities are located in the construction are the following conditions shall apply:
- i) Prior to issuance of a Building Permit project plans shall show the location and depth of the existing sanitary sewer lateral serving the property from point of origin to termination in the public sanitary sewer system. Depicting the existing sanitary sewer lateral(s) to be properly destroyed and all new sanitary sewer lines serving the project from their point(s) of origin to their final termination point(s) at the public sanitary sewer system; both in plan and profile (including existing and proposed depth of cover), and indicate the materials and dimensions (diameter) of the existing and proposed improvements. Applicant is advised that the waste plumbing associated with the project shall comply with the more stringent of the Sausalito Building Code, the California Plumbing Code and the Standards of the City of Sausalito as amended.
 - ii) Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade.
 - iii) Prior to issuance of Certificate of Occupancy an as built video inspection shall be submitted of the new sanitary sewer system for inspection and verification by the Sewer System Coordinator.
 - iv) Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral servicing the property for review by the City Sewer Systems Coordinator (SSC). If sewer laterals servicing other properties require relocation, video of these laterals shall also be submitted for review. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form".
[<http://www.ci.sausalito.ca.us/index.aspx?page=1015>]

Engineering Items

47. City Engineer may waive or defer improvement construction (specific rationale for such determinations should be documented).
48. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
49. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way

only after securing an encroachment permit.

50. Prior to issuance of a Certificate of Occupancy as-built plans shall be prepared for all facilities constructed for public use and operation, and which shall also show the foundation elevation at each building corner, subsurface drains, cleanouts, retaining walls, drainage facilities and utilities. The plans shall be prepared by a registered civil engineer and are subject to the review and approval of authorized City staff. A copy of the approved As-Built Plans shall be given to the City.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
2. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
3. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
4. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
5. Grading/drainage permit(s) if necessary shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more.
6. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050.
7. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
8. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 6:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.

SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:

51. The marina and dock system is required to be in accordance with the current requirements of NFPA Standard 303: Fire Protection Standard for Marinas and Boatyards and the California Fire Code, Chapter 36.
52. A fire department connection is required to be installed at the entry to each gangway

proposed.

53. A fire hydrant is required to be installed within 100 feet of each fire department connection with a flow rate of 1000 gpm. The hydrant is required to meet the minimum standard of one 4 ½ inch outlet and two 2 ½ inch outlets for commercial use. Hydrant installations and fire department connections are required to be serviceable by the beginning of the construction phase.
 - a. The hydrant installation and/or the fire department connections are required to be provided prior to the start of Phase 1 and 7 according to the proposed plan and timeline.
 - b. If hydrant installation is required, a private hydrant maintenance agreement will need to be signed prior to the approval of the building permit.
54. A standpipe system is required to be installed in accordance with NPFA 303 and are required to be spaced so that no point on the marina or float system exceeds 150 feet (CFC §3604.2)
55. An emergency operation staging area will be required to be provided at each elbow, or connection point, on the dock system. The staging area is required to meet the requirements of the CA Fire Code §3604.6.
56. UL1037 listed key box as required by the Southern Marin Fire Protection District shall be installed.
57. Fire extinguishers are required to be provided at each standpipe and shall be installed in accordance with NFPA 303. An extinguisher shall be available at a maximum travel distance of 75 feet.

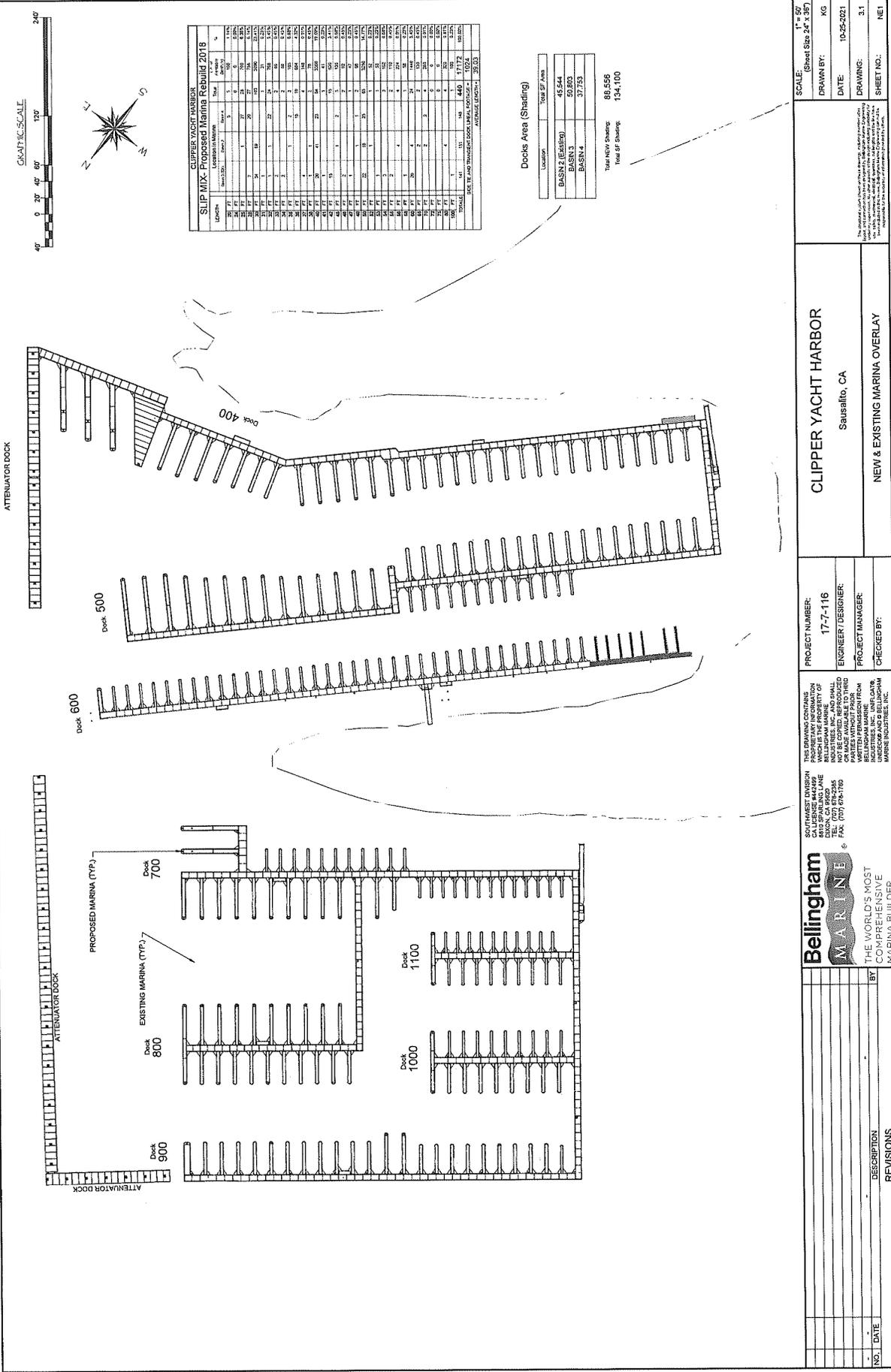
With The Building Permit Submittal:

58. Please indicate the location of all private fire hydrants, staging areas, and fire protection equipment required with the approval of this project.
59. Submit a fire emergency plan, demonstrating exits, fire protection equipment, and a list of emergency numbers for the marina. Please indicate the mandatory staff training required by NFPA 303 §4.3.

**SAUSALITO PLANNING COMMISSION NO. 2021-29
NOVEMBER 3, 2021
310 HARBOR DRIVE
DR/CUP/NC2019-00096**

ATTACHMENT 3: PROJECT PLANS

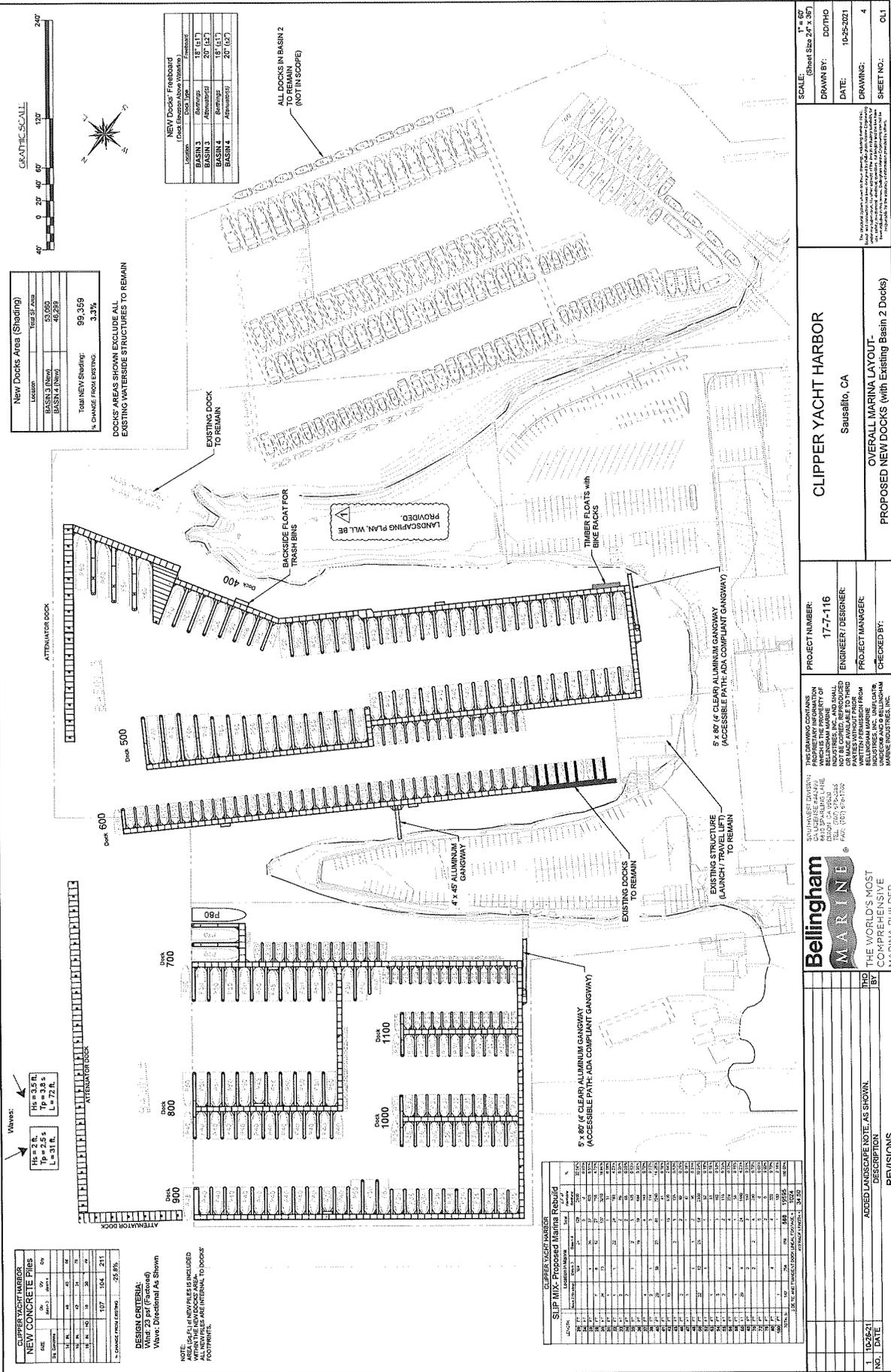
APPROVAL IN CONCEPT



CLIPPER YACHT HARBOR
SLIP MIX - Proposed Marina Rebuild 2018

Location	Slip Count	Slip Type	Slip Area (sq ft)	Slip Count	Slip Type	Slip Area (sq ft)
1	1	1	1,000	1	1	1,000
2	1	1	1,000	1	1	1,000
3	1	1	1,000	1	1	1,000
4	1	1	1,000	1	1	1,000
5	1	1	1,000	1	1	1,000
6	1	1	1,000	1	1	1,000
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APPROVAL IN CONCEPT



CLIPPER YACHT HARBOR
Sausalito, CA

PROJECT NUMBER: 17-7-116
ENGINEER/DESIGNER:
PROJECT MANAGER:
CHECKED BY:

SCALE: 1" = 60'
(Sheet Size 24" x 36")

DRAWN BY: DOTH
DATE: 10-25-2021
DRAWING:
SHEET NO.: 4

OVERALL MARINA LAYOUT - PROPOSED NEW DOCKS (with Existing Basin 2 Docks)

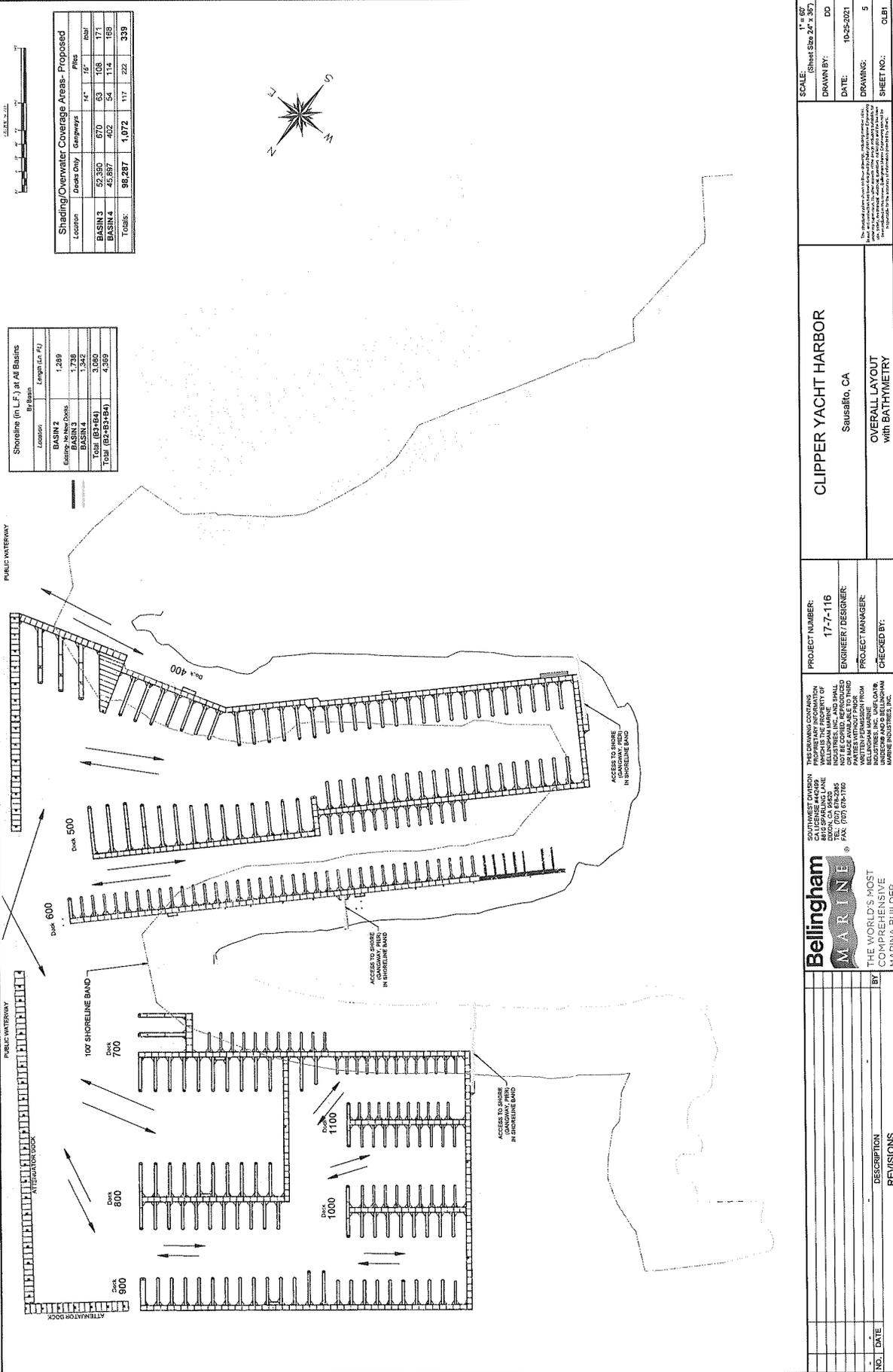
Bellingham MARINE
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

300 HARVEST DRIVE
 4010 25th AVENUE, STE 100
 BELLINGHAM, WA 98201
 TEL: (360) 979-3355
 FAX: (360) 979-1702

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NO.	DATE	DESCRIPTION	BY
1	10-25-21	ADDED LANDSCAPE NOTE AS SHOWN	BY

APPROVAL IN CONCEPT

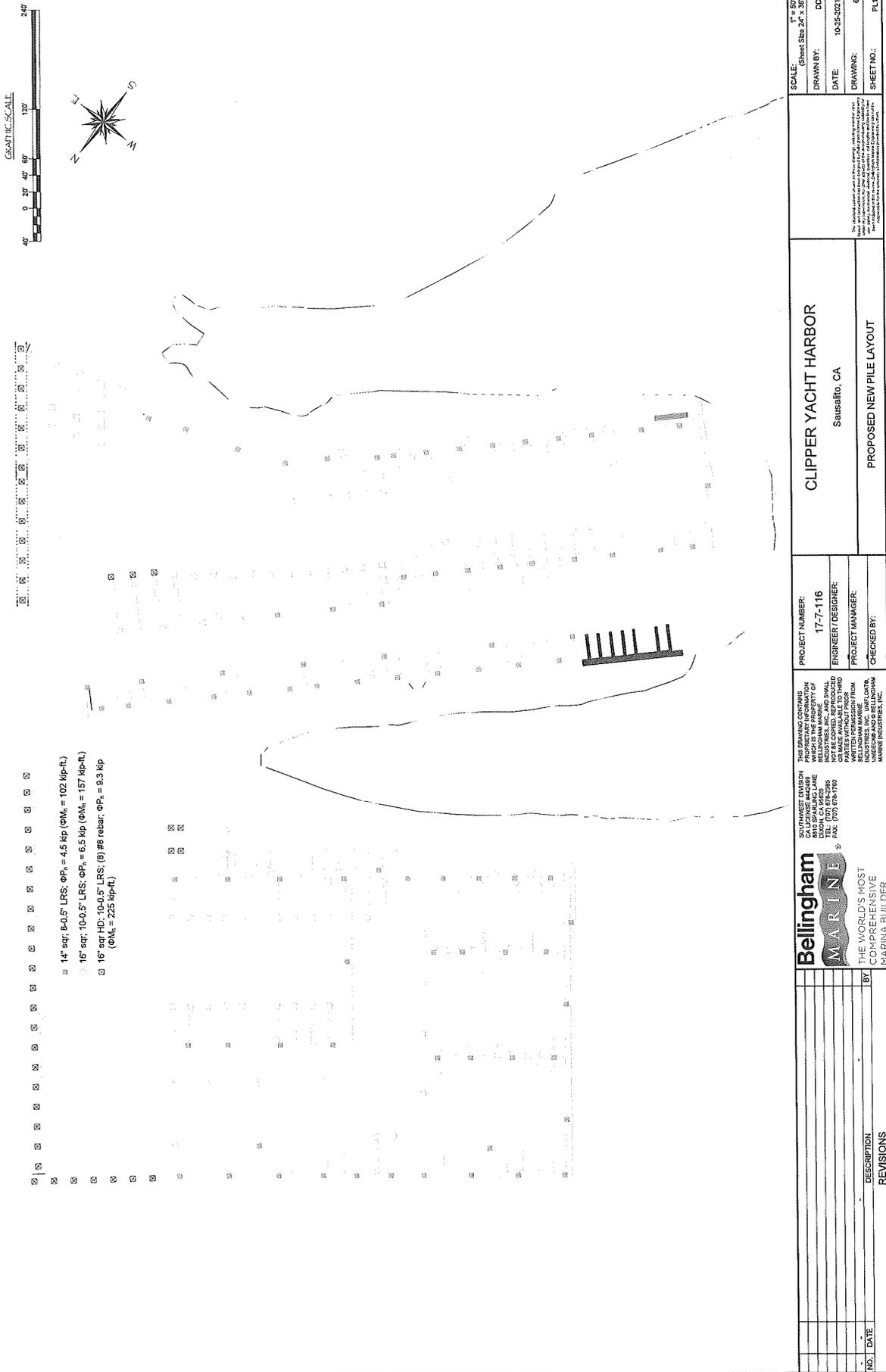


Location	Drake Only	Canopies	14'	16'	18'
BASIN 3	67,357	670	63	1068	1731
BASIN 4	46,885	402	54	1114	1618
Totals:	99,287	1,072	117	222	339

Location	By Basin	Length (in L.F.)
BASIN 2		1,289
BASIN 3		1,736
BASIN 4		1,342
Totals (B3+B4)		3,080
Totals (B2+B3+B4)		4,359

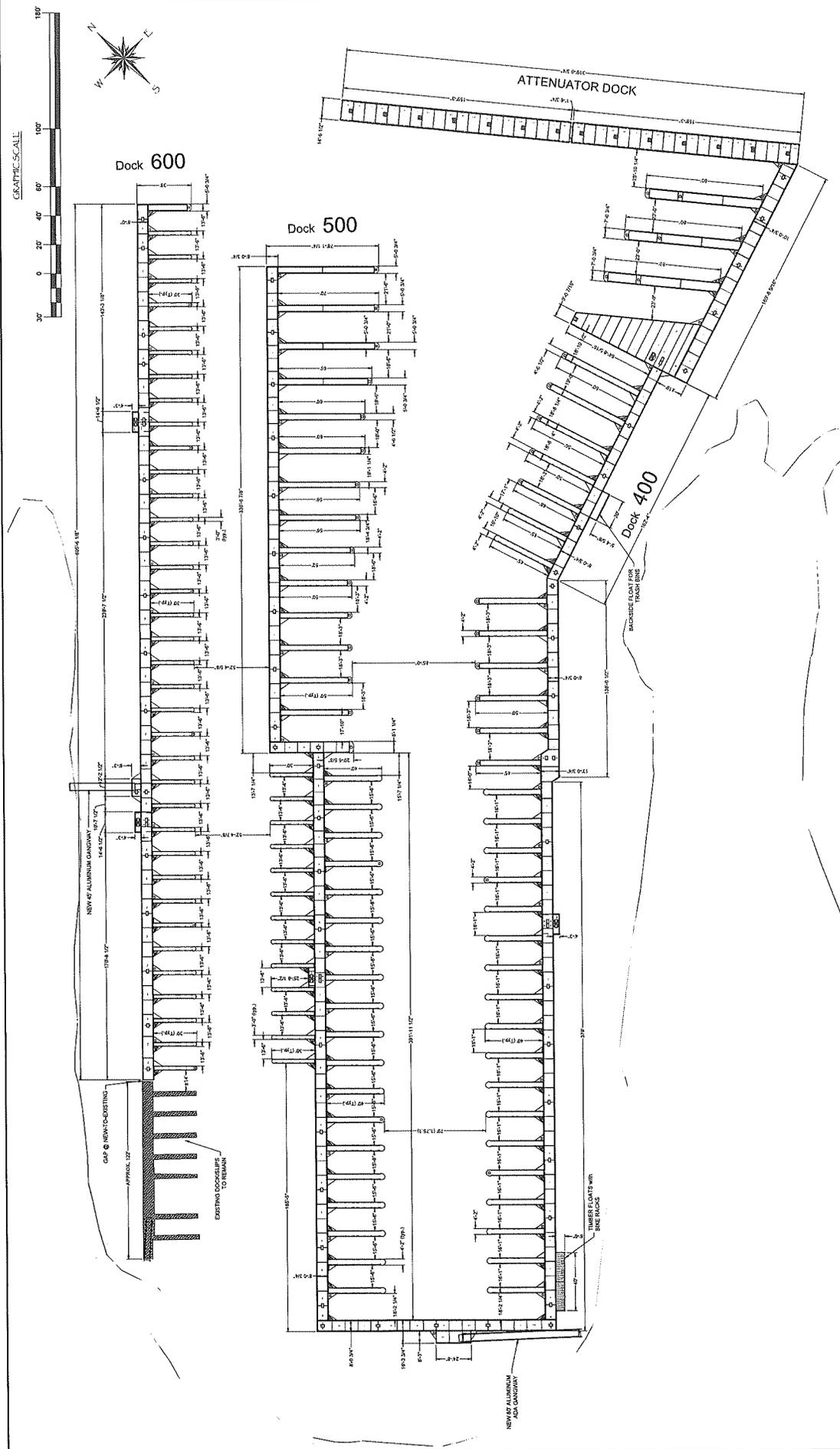
<p>Bellingham MARINE THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		<p>PROJECT NUMBER: 17-7-116</p> <p>ENGINEER DESIGNER: [Blank]</p> <p>PROJECT MANAGER: [Blank]</p> <p>CHECKED BY: [Blank]</p>	<p>SCALE: 1" = 60' (Sheet Size 24" x 36")</p> <p>DRAWN BY: DD</p> <p>DATE: 10-05-2021</p> <p>DRAWING: 5</p> <p>SHEET NO.: 01/1</p>
<p>CLIPPER YACHT HARBOR Sausalito, CA</p>		<p>OVERALL LAYOUT WITH BATHMETRY</p>	
<p><small>SOUTHWEST DIVISION 4810 SPANGLING LANE TEL: (707) 676-2385 FAX: (707) 676-1760</small></p> <p><small>INDUSTRIES, INC. AND SMALL OR MADE AVAILABLE TO THIRD PARTY WITHOUT WRITTEN PERMISSION FROM INDUSTRIES, INC. UNLESS INDICATED OTHERWISE.</small></p>			
<p><small>THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</small></p>			
<p><small>REVISIONS</small></p>			

APPROVAL IN CONCEPT



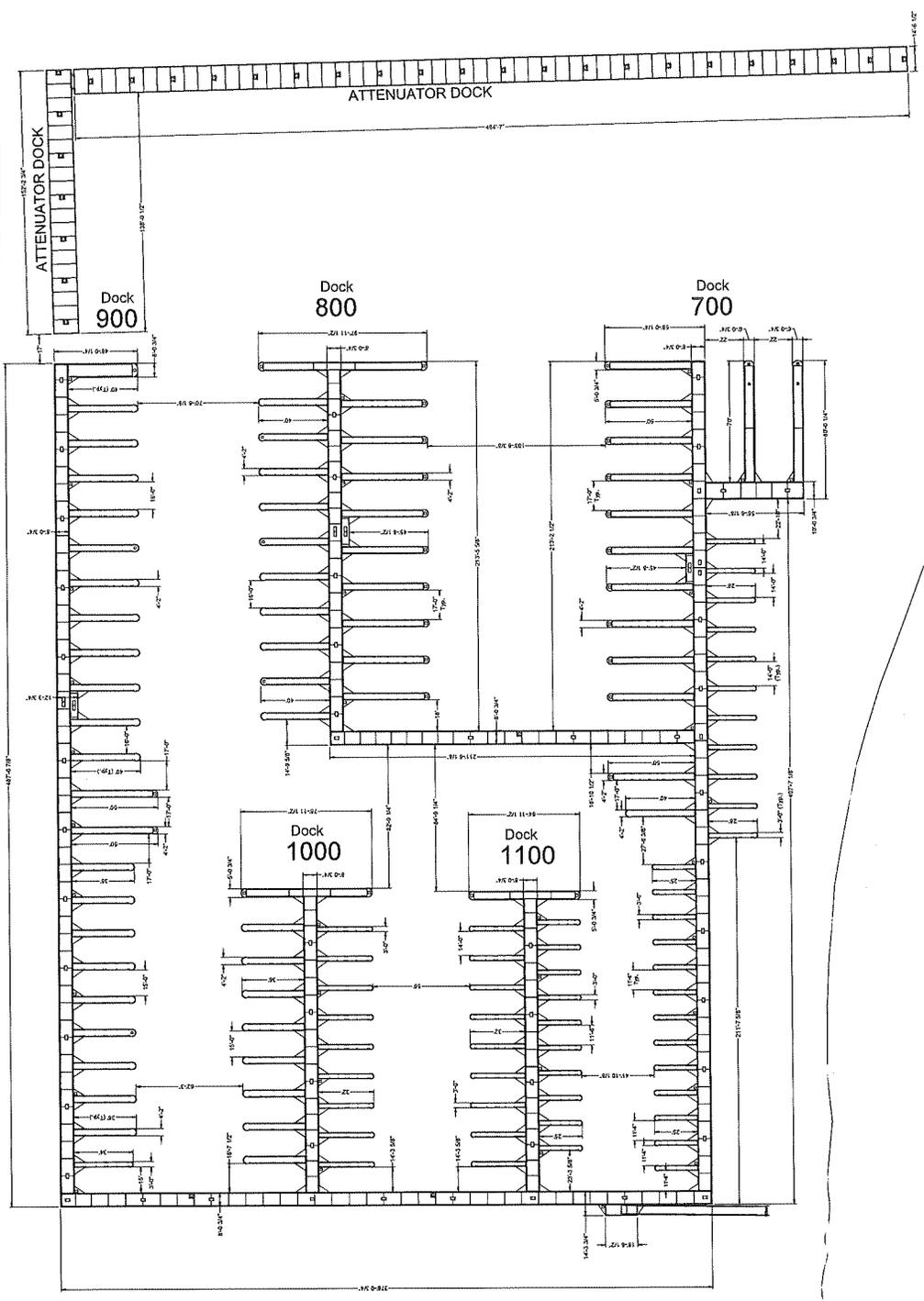
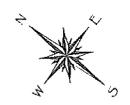
- 14" sqf, 5-0.5" LRS; $\phi P_1 = 4.5$ kip ($\phi M_1 = 102$ kip-ft.)
- 16" sqf, 10-0.5" LRS; $\phi P_1 = 6.5$ kip ($\phi M_1 = 157$ kip-ft.)
- 16" sqf HD, 10-0.5" LRS; (8) #6 rebar; $\phi P_1 = 9.3$ kip ($\phi M_1 = 225$ kip-ft.)

<p>Bellingham MARINE THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		<p>THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHOULD NOT BE REPRODUCED, COPIED, OR MADE AVAILABLE TO THIRD PARTIES WITHOUT THE WRITTEN PERMISSION FROM BELLINGHAM INDUSTRIES, INC. UNLESS SPECIFICALLY AUTHORIZED BY BELLINGHAM MARINE INDUSTRIES, INC.</p>	<p>PROJECT NUMBER: 17-7-116</p> <p>ENGINEER/DESIGNER: PROJECT MANAGER: CHECKED BY:</p>	<p>CLIPPER YACHT HARBOR Sausalito, CA</p> <p>PROPOSED NEW PILE LAYOUT</p>	<p>SCALE: 1" = 50' (Sheet Size 24" x 36")</p> <p>DRAWN BY: DATE: DRAWING: SHEET NO.:</p>
<p>NO. DATE DESCRIPTION</p>					
<p>REVISIONS</p>					



<p>CLIPPER YACHT HARBOR Sausalito, CA</p>		<p>SCALE: (Sheet Size 24" x 36") DRAWN BY: DD DATE: 10-25-2021 DRAWING: 7 SHEET NO.: DL1</p>	
<p>PROJECT NUMBER: 17-7-116</p>		<p>PROJECT MANAGER: CHECKED BY:</p>	
<p>ENGINEER / DESIGNER:</p>		<p>REVISIONS</p>	
<p>THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL BE KEPT CONFIDENTIAL AND NOT REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BELLINGHAM MARINE INDUSTRIES, INC.</p>		<p>NO. DATE DESCRIPTION</p>	
<p>SOUTHWEST DIVISION 8110 SPARLING LANE Sausalito, CA 94965 TEL: (415) 662-2288 FAX: (415) 662-2289</p>		<p>BY</p>	
<p>BELLINGHAM MARINE INDUSTRIES, INC. THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		<p>DATE</p>	

GRAPHIC SCALE



APPROVAL IN CONCEPT

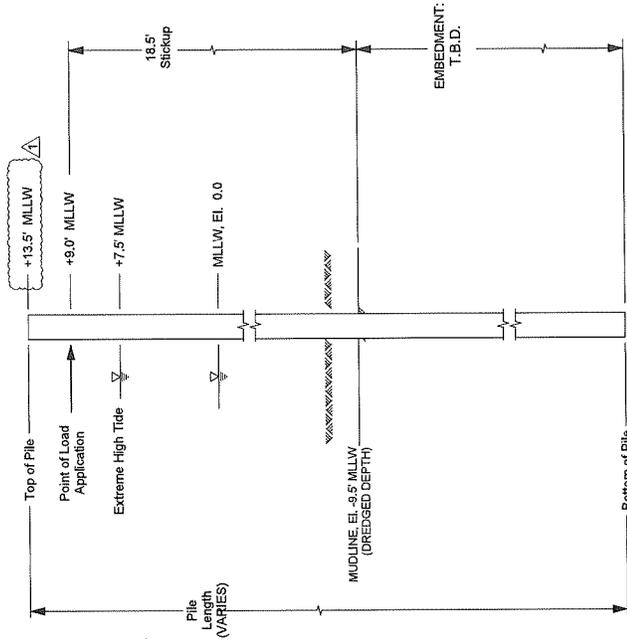
<p>Bellingham MARINE THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>		<p>THIS DRAWING DIVISION WHICH IS THE PROPERTY OF INDUSTRIES, INC. AND SHALL NOT BE REPRODUCED OR PARTS WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. OR INDUSTRIES, INC.</p>		<p>PROJECT NUMBER: 17-7-116</p>		<p>SCALE: 1" = 30' (Sheet Size 24" x 36")</p>	
<p>SOUTHWEST DIVISION 8815 SPARKLING LANE SEASALTO, CA 94065 TEL: (707) 679-2285 FAX: (707) 679-1780</p>		<p>ENGINEER / DESIGNER: PROJECT MANAGER: CHECKED BY:</p>		<p>DRAWN BY: KG/DD</p>		<p>DATE: 10-25-2021</p>	
<p>CLIPPER YACHT HARBOR Sausalito, CA</p>		<p>DIMENSIONAL LAYOUT - BASIN 4</p>		<p>DRAWING: B</p>		<p>SHEET NO.: DL2</p>	
<p>NO. DATE</p>		<p>DESCRIPTION</p>		<p>BY</p>		<p>REVISIONS</p>	

Clipper- Basins 3 and 4

PJS 7/7/2018

File Size (inch)	No. of Additional Reinforcing Strand	Ultimate Moment Capacity (k-ft)	Ultimate Lateral Load Capacity (k-lbs)	Deflection at Ult. Lat. Load (in)	Min. Embedment (ft)
14" SQ	8	none	102	4.5	
16" SQ	10	none	157	6.5	
16" HD SQ	10	(8) #9 rebar	225	9.3	

Concrete Strength: min $f_c = 6000$ psi
 W4 Spiral: 5 turns @ 1" pitch at Ends, 3" Pitch Over Top and Bottom Thirds, 6" Pitch over Middle Third
 2.5" Clear Cover over Spiral



ELEVATION VIEW OF TYPICAL MARINA PILE (N.T.S)

REVISIONS		PROJECT NUMBER:		SCALE:	
NO.	DATE	DESCRIPTION	17-7-116	(Sheet Size 24" x 36")	N.T.S.
1	10/25/21	MODIFIED TOP OF PILE ELEVATION AS SHOWN	ENGINEER DESIGNER:	DRAWN BY:	DD/PHO
			PROJECT MANAGER:	DATE:	10/25/2021
			CHECKED BY:	DRAWING:	9
				SHEET NO.:	PEL

Bellingham MARINE
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

THE BELLINGHAM MARINE GROUP HAS THE SKILL, EXPERIENCE AND SPAN OF SERVICE TO PROVIDE YOU WITH THE BEST MARINA BUILDING SOLUTIONS. WE ARE AVAILABLE TO YOU THROUGHOUT THE WEST COAST OF NORTH AMERICA. CONTACT US TODAY FOR A FREE QUOTE.

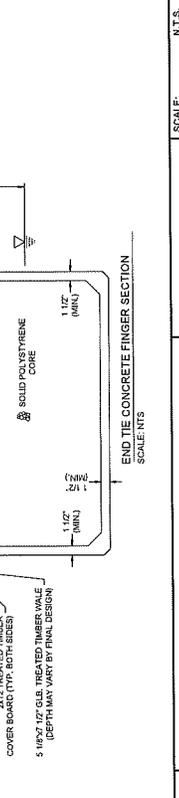
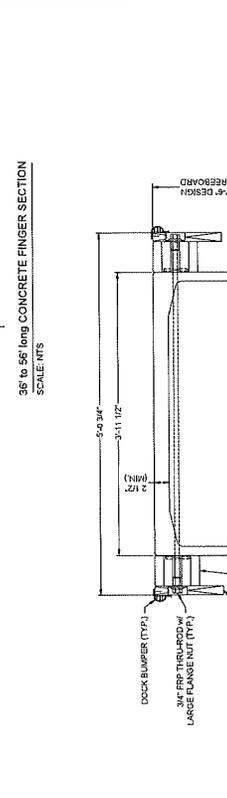
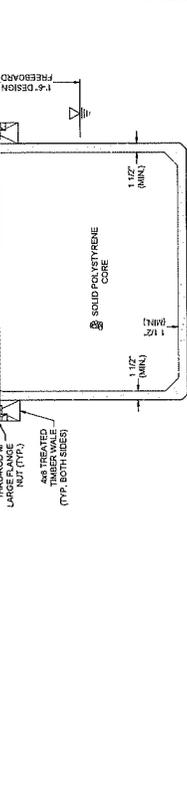
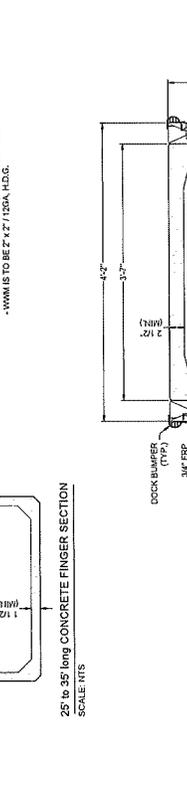
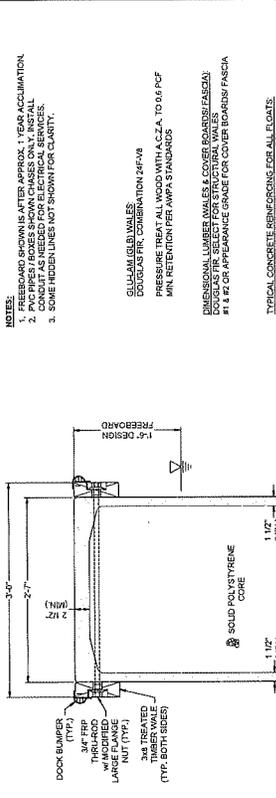
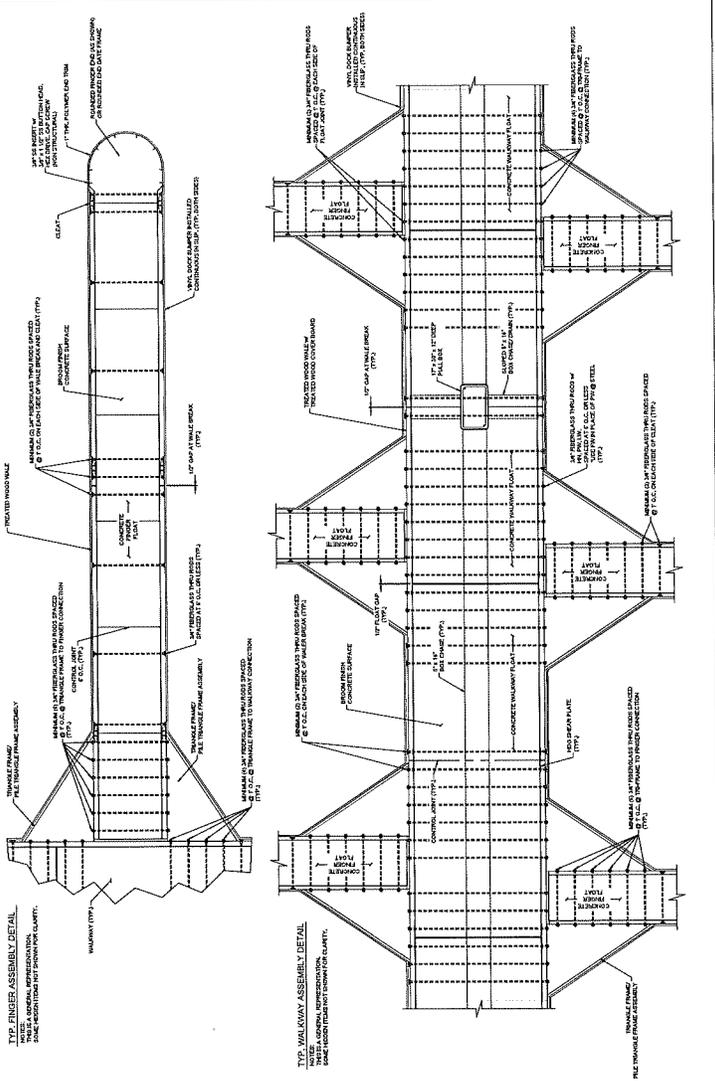
10000 15th Avenue SW, Everett, WA 98201
 TEL: (425) 879-2305 FAX: (425) 879-1790

CLIPPER YACHT HARBOR
 Sausalito, CA

PROJECT NUMBER: 17-7-116
 ENGINEER DESIGNER:
 PROJECT MANAGER:
 CHECKED BY:

PILE DESIGN AND ELEVATION

APPROVAL IN CONCEPT



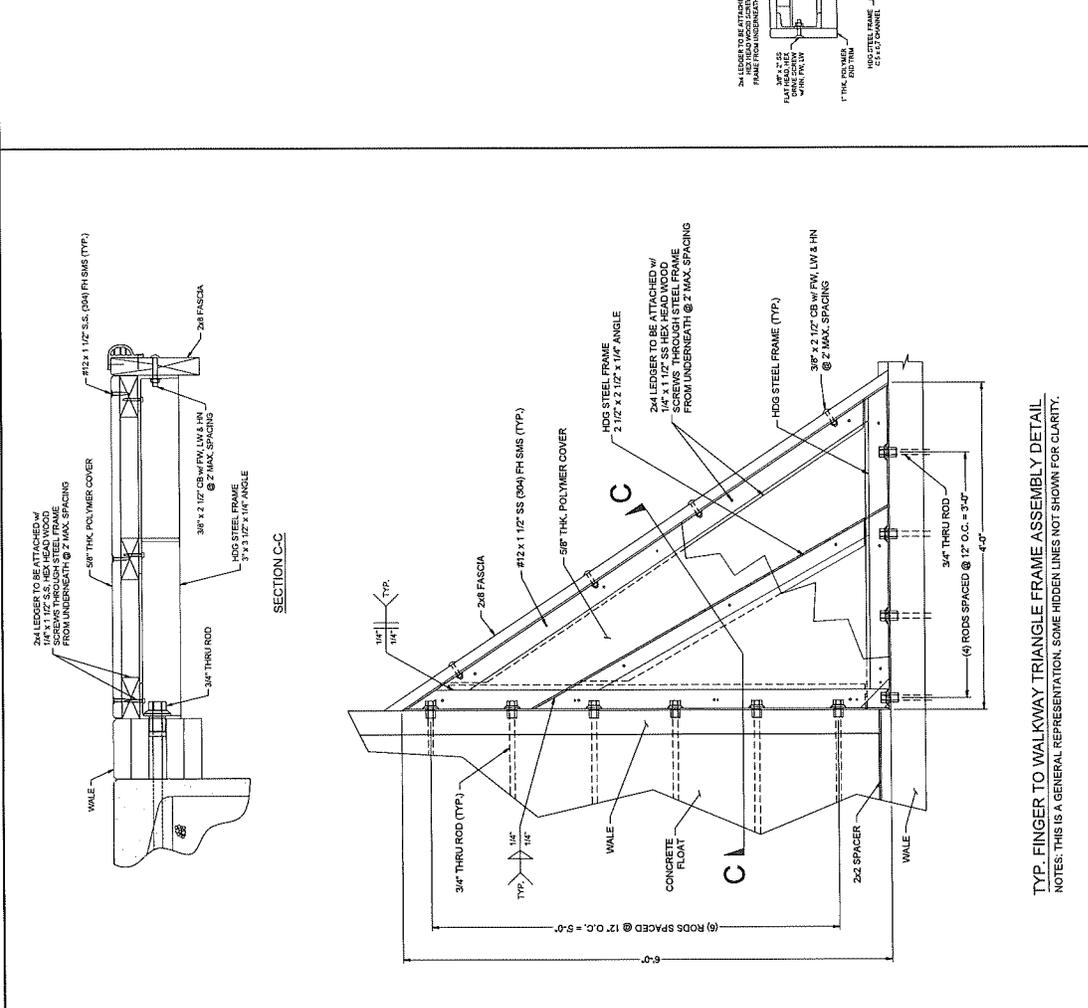
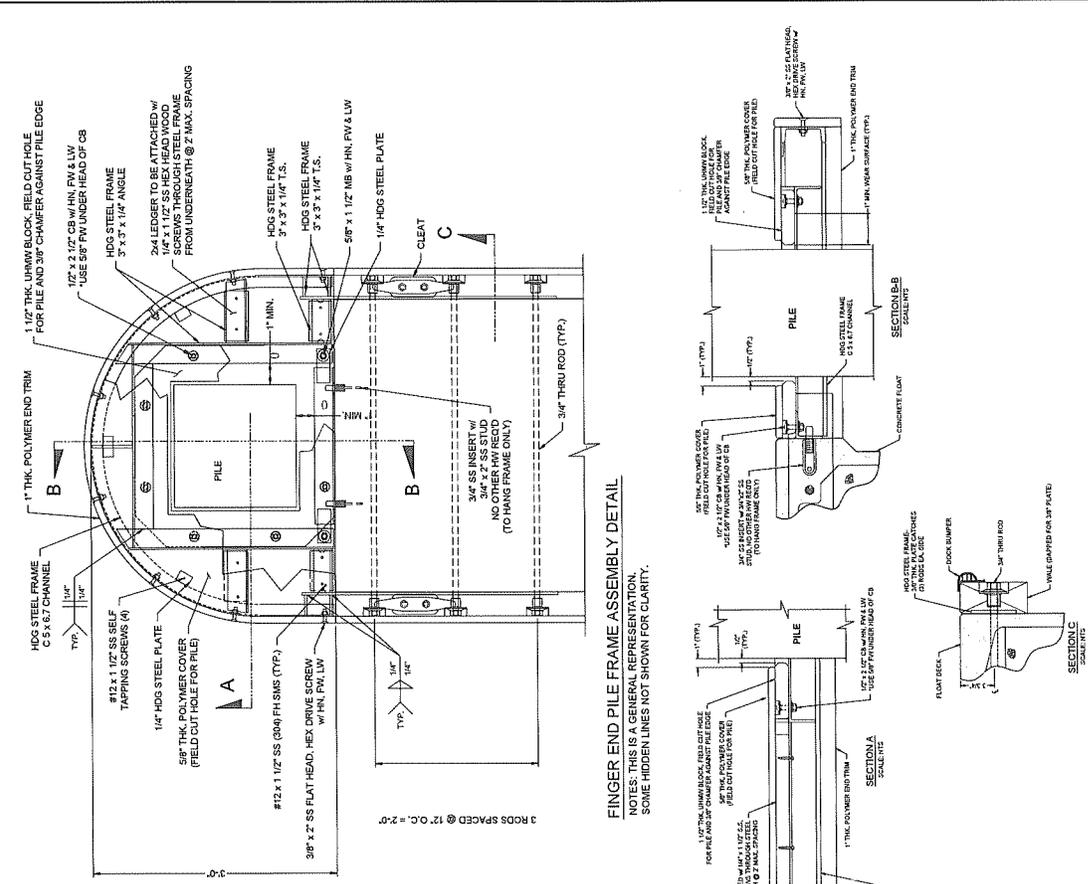
- NOTES:**
1. ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED.
 2. FINISHES AND MATERIALS SHOWN ARE SUGGESTED. THE CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND OBTAIN APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

- GENERAL NOTES:**
1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

<p>CLIPPER YACHT HARBOR Saugallo, CA</p>		<p>SCALE: N.T.S. (Sheet Size 24" x 36")</p>
<p>PROJECT NUMBER: 17-7-116</p>		<p>DRAWN BY: DD</p>
<p>ENGINEER/DESIGNER:</p>		<p>DATE: 10-25-2021</p>
<p>PROJECT MANAGER:</p>		<p>DRAWING: 11</p>
<p>CHECKED BY:</p>		<p>SHEET NO.: A1</p>
<p>DOCK ASSEMBLY DETAILS- SECTIONS & GENERAL ASSY</p>		

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<p>SOUTHWEST DIVISION 8410 SPARKLING LAKE DUBLIN, CA 94568 TEL: (925) 835-9200 FAX: (925) 835-1780</p>		<p>NO. DATE</p>
<p>DESCRIPTION</p>		<p>BY</p>
<p>REVISIONS</p>		<p>DATE</p>

APPROVAL IN CONCEPT



SCALE:	N.T.S.
DRAWN BY:	DD
DATE:	10-25-2021
DRAWING:	12
SHEET NO.:	A2

CLIPPER YACHT HARBOR
Sausalito, CA

DOCK ASSEMBLY DETAILS- KNEE ASSEMBLY and PILE GUIDE ASSEMBLY

PROJECT NUMBER: 17-7-116
ENGINEER/DESIGNER:
PROJECT MANAGER:
CHECKED BY:

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NO.	DATE	DESCRIPTION	BY
REVISIONS			