



STAFF REPORT SAUSALITO CITY COUNCIL

AGENDA TITLE

Update: Ferry Landing Rehabilitation Project, Waterside Improvements

RECOMMENDED ACTION

For information only, no action required: receive an update by the District, take public comment and provide direction to Staff as appropriate

SUMMARY

The Golden Gate Bridge, Highway, and Transportation District (District) is proposing to demolish the existing Sausalito ferry landing structure and replace it with a new ferry landing that would provide standardized and smoother loading of vessels and passengers. In May of 2011 the District received consensus from the City Council to proceed with the Waterside Improvements. The project is exempt from local land use permits from the City of Sausalito, however, it does require permitting from the Bay Conservation and Development Commission (BCDC) and the US Army Corps of Engineers (USACE). The purpose of the item before the City Council is for the District to be available for community comment and questions about the project. The San Francisco Bay Conservation and Development Commission (BCDC) will consider the District's permit request at their December 4, 2014 and December 18, 2014 hearings.

BACKGROUND

Waterside Improvements. The District is proposing to modify the passenger boarding systems at the Larkspur, San Francisco, and Sausalito ferry landings to replace aging facilities, extend the life of the facilities, better accommodate patrons with impaired mobility and to improve vessel loading and on-time schedule performance by standardizing boarding operations. The first step of the District's process in modifying the three ferry landings is related to the more than 40-year old Sausalito ferry landing (the "Waterside Improvements"). See the "Waterside Improvements Project Description" below for a more detailed description. In addition to Golden Gate Ferry service, the Blue and Gold Fleet operates ferry service between San Francisco Pier 41 and the Sausalito Ferry landing. Blue and Gold's use of the Sausalito Ferry landing was mandated by the CPUC Order No. 82-01-02 in 1982. Blue and Gold operates service for passengers, including those with bicycles, and is currently the only ferry service that can accommodate electric bicycles. It should be noted that the Waterside Improvements do not change the capacity of the system and no new ferry service or routes are included in the proposed project. The improvements will allow Golden Gate Ferry to continue providing quality public transit across the San Francisco Bay and reduce the number of vehicles traveling between the north bay counties and the City and County of San Francisco.

Government Code Section 53091(a) states that "each local agency shall comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated." Government Code Section 53090 states that a "local agency" does not include a "district organized pursuant to Part 3 (commencing with Section 27000) of Division 16 of the Streets and Highways Code." The District is a district organized pursuant to Part 3 (commencing with Section 27000) of Division 16 of the Streets and Highways Code, and therefore, for the purposes of Government Code Section 53090, is not a local agency. Since the District is not a local agency for purposes of this statute, the District is not required to comply with the City's zoning or building ordinances. Therefore, the District is exempt from Sausalito Planning Commission and

Historic Landmarks Board review/permitting. However, the District is required to secure permitting from BCDC and the US Army Corps of Engineers (USACE).

The District has updated the City Council on the waterside improvements at seven¹ public Council meetings since June of 2008, with the most recent in September of 2014. See the following for a listing of the meetings with links to audio/video from the meetings:

- June 24, 2008: District provided an introduction to the project
<http://www.ci.sausalito.ca.us/index.aspx?recordid=546&page=43>
- March 10, 2009: District provided an update on the project for waterside improvements
<http://www.ci.sausalito.ca.us/index.aspx?recordid=1282&page=43>
- June 1, 2010: District provided an update on the project for waterside improvements and presented conceptual designs
<http://www.ci.sausalito.ca.us/index.aspx?recordid=1980&page=43>
- September 28, 2010: District provided an update on the project for waterside improvements and discussed fare increases
<http://www.ci.sausalito.ca.us/index.aspx?recordid=1773&page=43>
- May 3, 2011: District provided an update on the project for waterside improvements and the District received consensus from the City Council to proceed with the Waterside Improvements
http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=24&meta_id=2341
- September 25, 2012: District provided an update on the project for waterside improvements, introduction of grant for landside improvements and information on the public comment period for the Mitigated Negative Declaration (CEQA review)
http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=72&meta_id=7437
- September 23, 2014: District provided an update on the waterside improvements and funding for landside improvements.
http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=172&meta_id=20795

Other public meetings on the Waterside Improvements include:

- Numerous noticed public meetings of the District's Ferry Passenger Advisory Committee, Advisory Committee on Accessibility, Building and Operating Committee and full Board.
- A Public Review and Comment Open House in October 2, 2012 held in Sausalito City Council Chambers and hosted by the District to receive comment on the Initial Environmental Study and Negative Declaration.
- BCDC's Design Review Board meeting on October 6, 2014.

Environmental Review. The National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) require federal and state agencies respectively conduct studies of impacts of a proposed project on the environment and consider alternatives to the proposed project before a decision is made to proceed with the project implementation. After a preliminary review of the proposed Project with the Federal Transit Administration (FTA), which is the Project's lead agency for NEPA compliance, it was determined that the District would analyze the Project in an Initial Study (IS) pursuant to CEQA to assess its potential

¹ These seven public meetings do not include the City Council's November 27, 2012 meeting, at which time the City Council authorized the City Manager to negotiate and execute a pass-through agreement regarding funding for community involvement, potential environmental impact assessment, design and permitting for the Landside Improvements (a separate project, see the "Landside Improvements" section on the next page. Video link here:

http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=76&meta_id=8340)

environmental impacts. It was also determined that the District would prepare on behalf of FTA a Documented Categorical Exclusion (DCE) under the provisions of NEPA.

On September 17, 2012, the CEQA Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration (IS/MND) was filed and circulated for review and comment by the public and other interested parties, agencies and organizations. The public comment period for the Initial Environmental Study and Negative Declaration for the Waterside Improvements opened on September 19, 2012 and closed on October 19, 2012. On October 2, 2012, a Public Review and Comment Open House was conducted in Sausalito regarding the Initial Environmental Study and Negative Declaration for the Waterside Improvements. The District received eight comments at the open house and written comments from the California State Lands Commission and the City of Sausalito. The comments included general support for the project, concerns regarding impacts associated with pile driving, demolition and construction activities, and concerns regarding potential impacts to eelgrass. The comments were considered and responded to in the environmental documents.

On December 18, 2012, the District certified its Mitigated Negative Declaration for the project pursuant to CEQA. On February 13, 2014, the Federal Transit Administration of the U.S. Department of Transportation made a determination that the project qualified for a categorical exclusion under the NEPA because it constituted a "facility modernization through construction or replacement of existing components." For the Mitigated Negative Declaration visit: http://goldengate.org/board/2012/agendas/documents/BO12.13.12s2_SausalitoProject.pdf

Landside Improvements. In 2012 the District secured grant funding to improve public access landward of the ferry facilities (the "Landside Improvements"). This \$2.4 million grant will be used to improve circulation and efficiencies in the parking areas near the ferry landing. The Landside Improvements are a separate process from the Waterside Improvements. The public process of identifying needs and designing these Landside Improvements has not yet begun, however, there will be significant public outreach related to the improvements from concept to construction.

WATERSIDE IMPROVEMENTS PROJECT DESCRIPTION

The District proposes to rehabilitate the existing passenger boarding system with a new boarding system. The new boarding system will be located in approximately the same location as the existing facilities and will include a new 150-foot long by 53-foot wide concrete float, a new 90-foot long by 19-foot wide steel gangway, and a new 96-foot long by 25-foot-wide pile-supported concrete pier that will extend from the existing land side pier. Two donut fenders will be installed at the aft/Bay end of the float to provide protection to the ferries and float. Vessels will be allowed to lay up on either side of the replacement float, just as they operate today with the existing float. To provide power to the ferry landing for lighting and electrical pumps, a new transformer is proposed to be installed inland (west) approximately 280 feet from the seawall and approximately 220 feet from the nearest shoreline. New walkway lighting will be installed on the new float, gangway and pier, and area lighting will be installed on the float. Navigation lighting will be installed on the floats and dolphins. See **Attachment** for the District's project plans.

NEXT STEPS

- The District will be available for community comment and questions about the project at the special December 2, 2014 City Council meeting.
- BCDC will hold hearings on the following dates and times at Pier 1 at the Port of San Francisco Board Room, Ferry Building, Second Floor San Francisco, CA 94111 to review the District's requested permit and take action on the permit (approve/deny):

- Thursday, December 4 at 1pm (for consideration only, no action by the Commission at this hearing). The agenda for the 12/4 meeting and staff report is available here: <http://www.bcdc.ca.gov/meetings/commission/2014/2014.12.04ComMtgNotice.pdf>
 - Thursday, December 18 at 1pm (there may be action at this hearing: a vote of the Commission to approve/deny the permit may occur). The agenda for the 12/18 meeting and staff recommendation will be posted no later than December 12 here: http://www.bcdc.ca.gov/meetings/commission/cm_mtnng.shtml
- The public may written correspondence in advance of, participate in, or attend any of the above hearings. Contact Erik Buehmann, Coastal Program Analyst at erikb@bcfdc.ca.gov for more information and submit any correspondence regarding the BCDC permit directly to Mr. Buehmann.
- If the District receives permitting approval from BCDC, the remaining permit to secure prior to construction of the project is a permit from the US Army Corps of Engineers. Contact John Eberle, Deputy District Engineer JEberle@goldengate.org for questions on the permitting process for the District.
- Following permitting by BCDC and the USACE, the District anticipates that the project could be advertised in March 2015 and would take approximately 14 months to complete construction from that point. During construction, temporary facilities will be utilized for ferry service.

STAFF RECOMMENDATION

For information only, no action required: receive an update by the District, take public comment and provide direction to Staff as appropriate

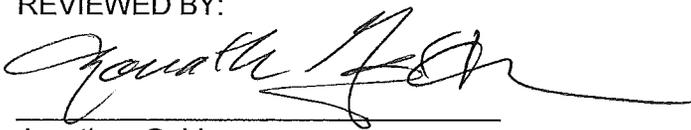
ATTACHMENT

Waterside Improvements Project Plans

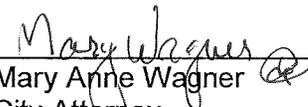
PREPARED BY:


 Lily Schinsing
 Administrative Analyst

REVIEWED BY:


 Jonathon Goldman
 Director of Public Works/City Engineer

REVIEWED BY:

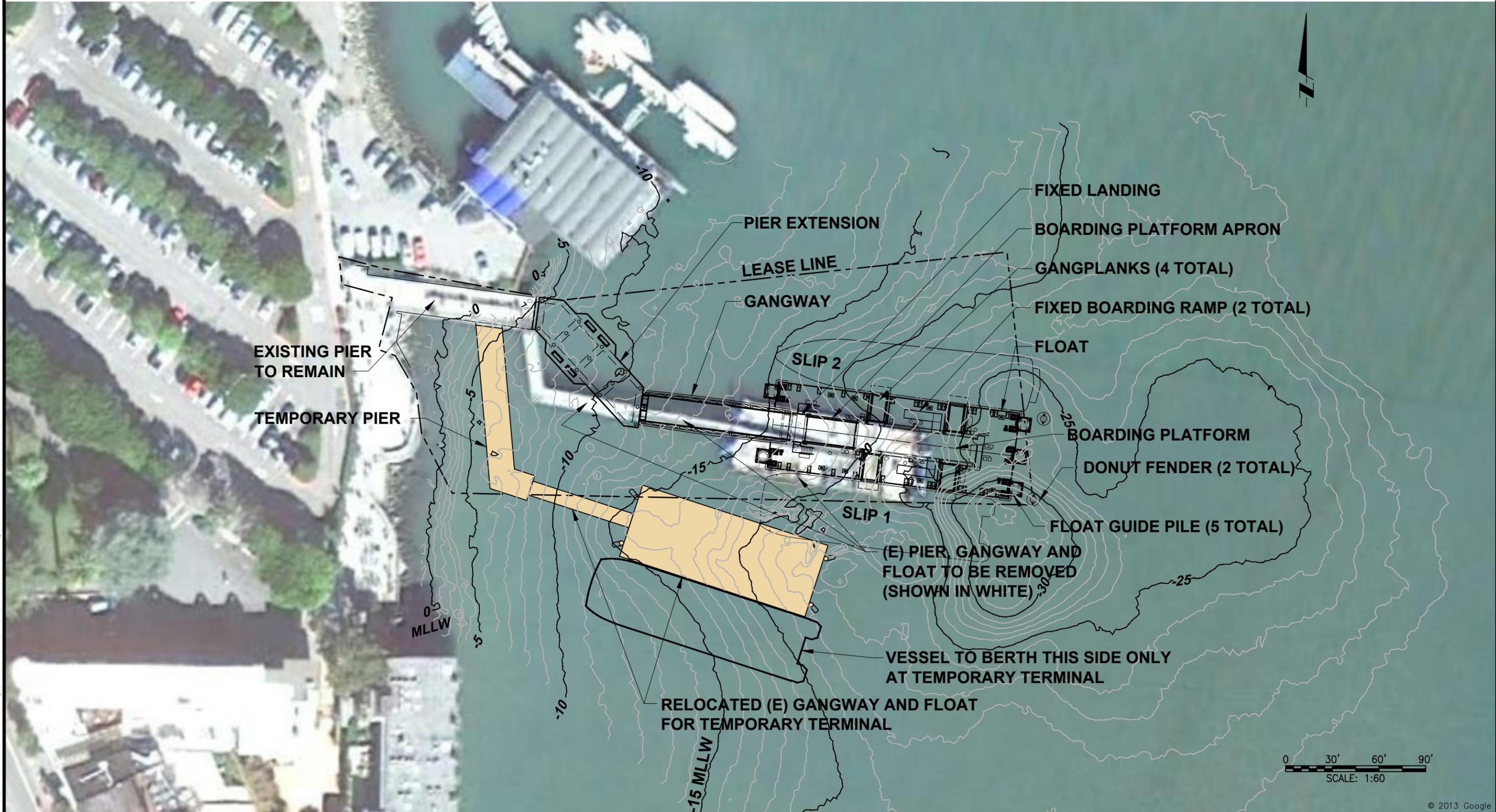

 Mary Anne Wagner
 City Attorney

SUBMITTED BY:


 Adam W. Politzer
 City Manager

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REV. NO.	SHEET NO.	TOTAL SHEETS
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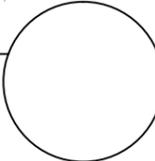
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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

DESIGN	BY AB	CHECKED BJ	BO JENSEN PROJECT MANAGER
DRAWN	BY TE	CHECKED	
QUANTITIES	BY	CHECKED	

moffatt & nichol
 2185 N. California Blvd., Suite 500
 Walnut Creek, CA 94596

REGISTERED CIVIL ENGINEER
 07/18/2014
 PLANS APPROVAL DATE



NO. REVISIONS	BY	DATE
CONTRACT NO. 2011-B-2	DRAWING NO.	GP.5
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APPROVED BY

DISTRICT ENGINEER

DATE

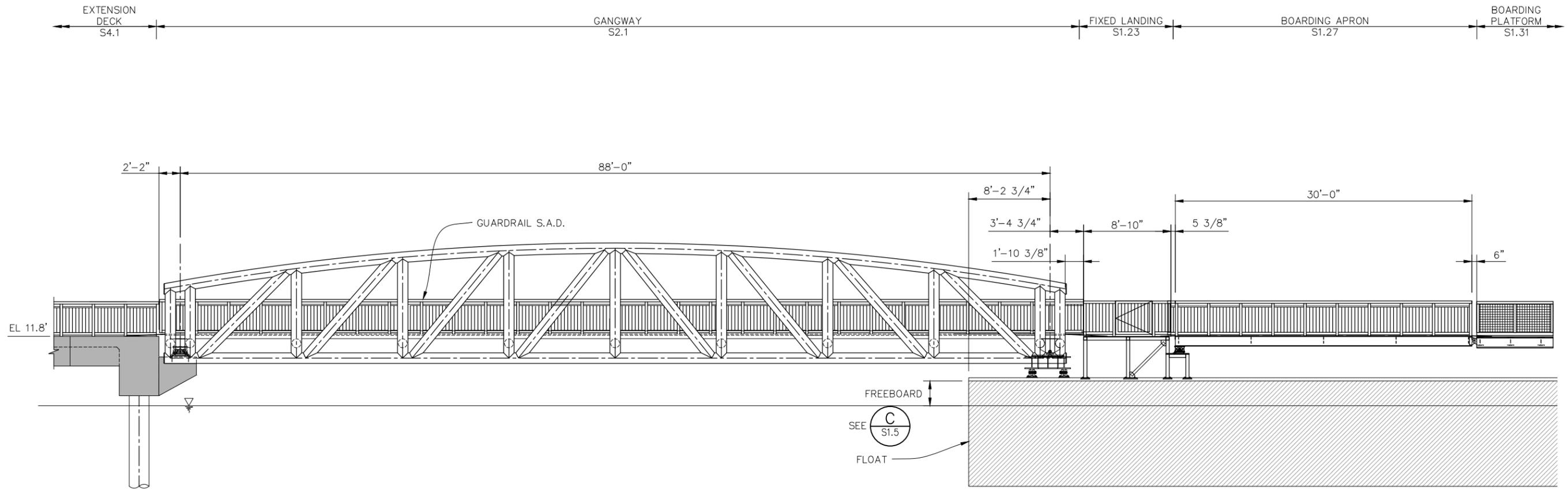
PROJECT TITLE
GOLDEN GATE SAUSALITO FERRY TERMINAL IMPROVEMENTS

SHEET TITLE
SITE LAYOUT PLAN

Item 6A - Attach 1
12-02-14
Page 1 of 7

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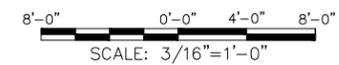


ELEVATION – LEVEL

SCALE: 3/16" = 1'-0"

NOTES:

- 1. ALL ELEVATIONS ARE REFERENCED TO MLLW.



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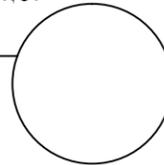
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PLANS APPROVAL DATE



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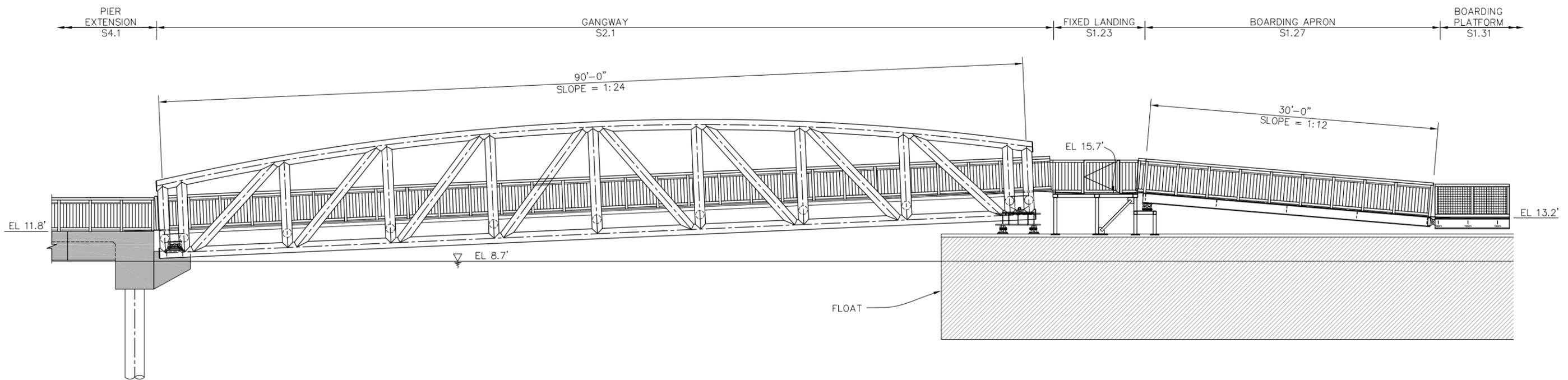
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PROJECT TITLE
GOLDEN GATE SAUSALITO FERRY TERMINAL IMPROVEMENTS

SHEET TITLE
GANGWAY, FIXED LANDING & BOARDING APRON – LEVEL



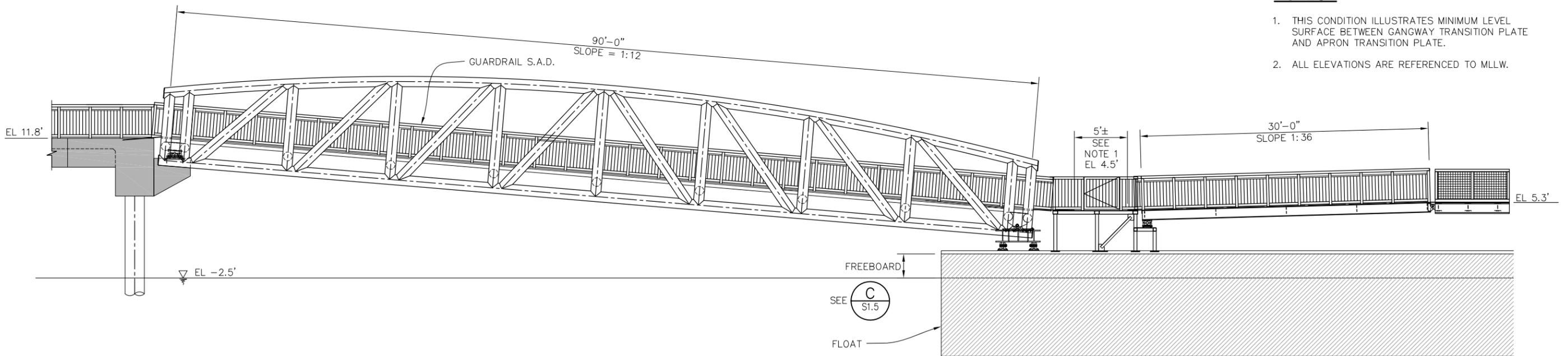


HIGH WATER – VESSEL WITH LOW DOOR FREEBOARD

SCALE: 3/16" = 1'-0"

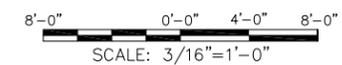
NOTES:

1. THIS CONDITION ILLUSTRATES MINIMUM LEVEL SURFACE BETWEEN GANGWAY TRANSITION PLATE AND APRON TRANSITION PLATE.
2. ALL ELEVATIONS ARE REFERENCED TO MLLW.



LOW WATER – VESSEL WITH HIGH DOOR FREEBOARD

SCALE: 3/16" = 1'-0"



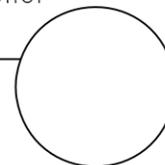
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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

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07/18/2014
PLANS APPROVAL DATE



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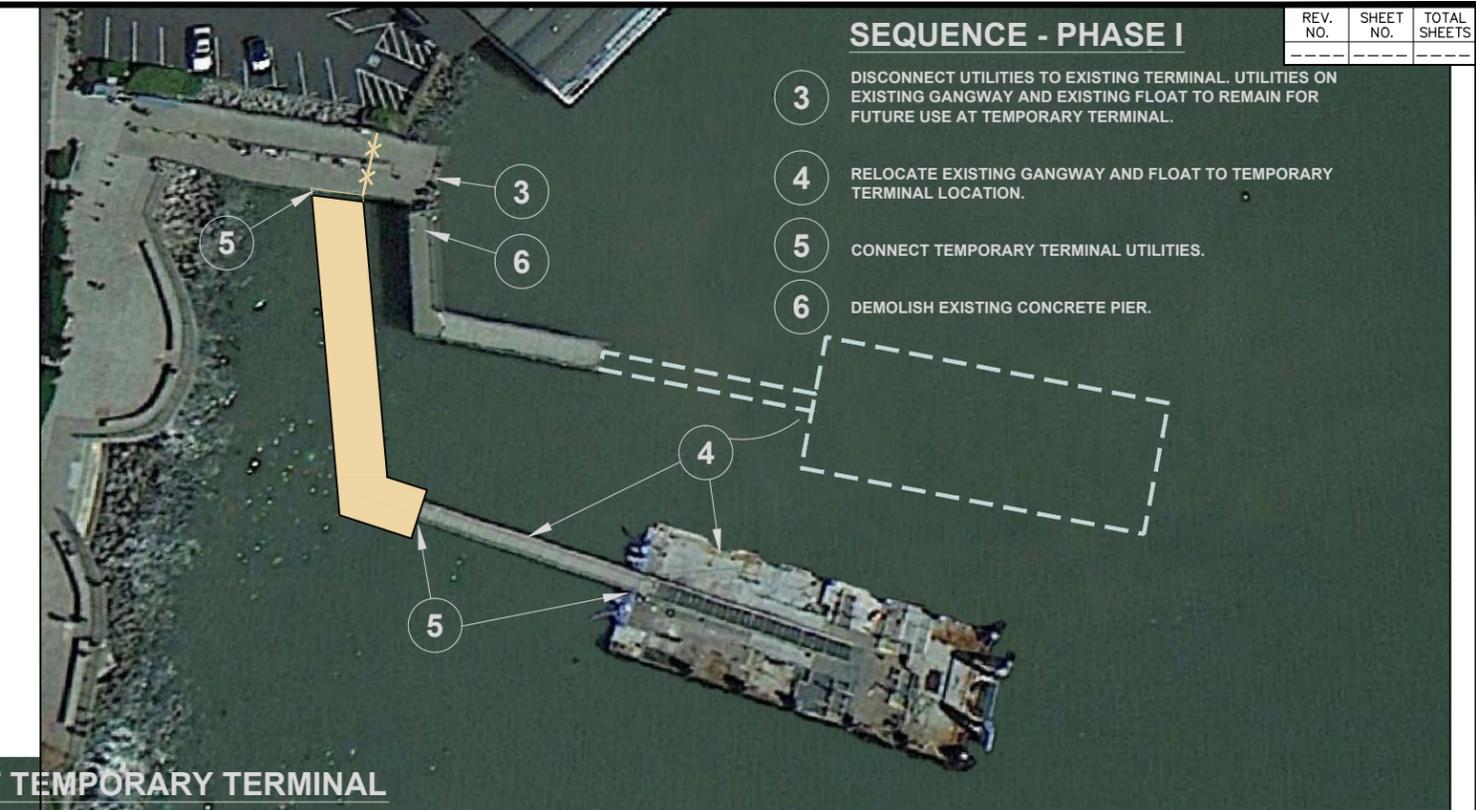
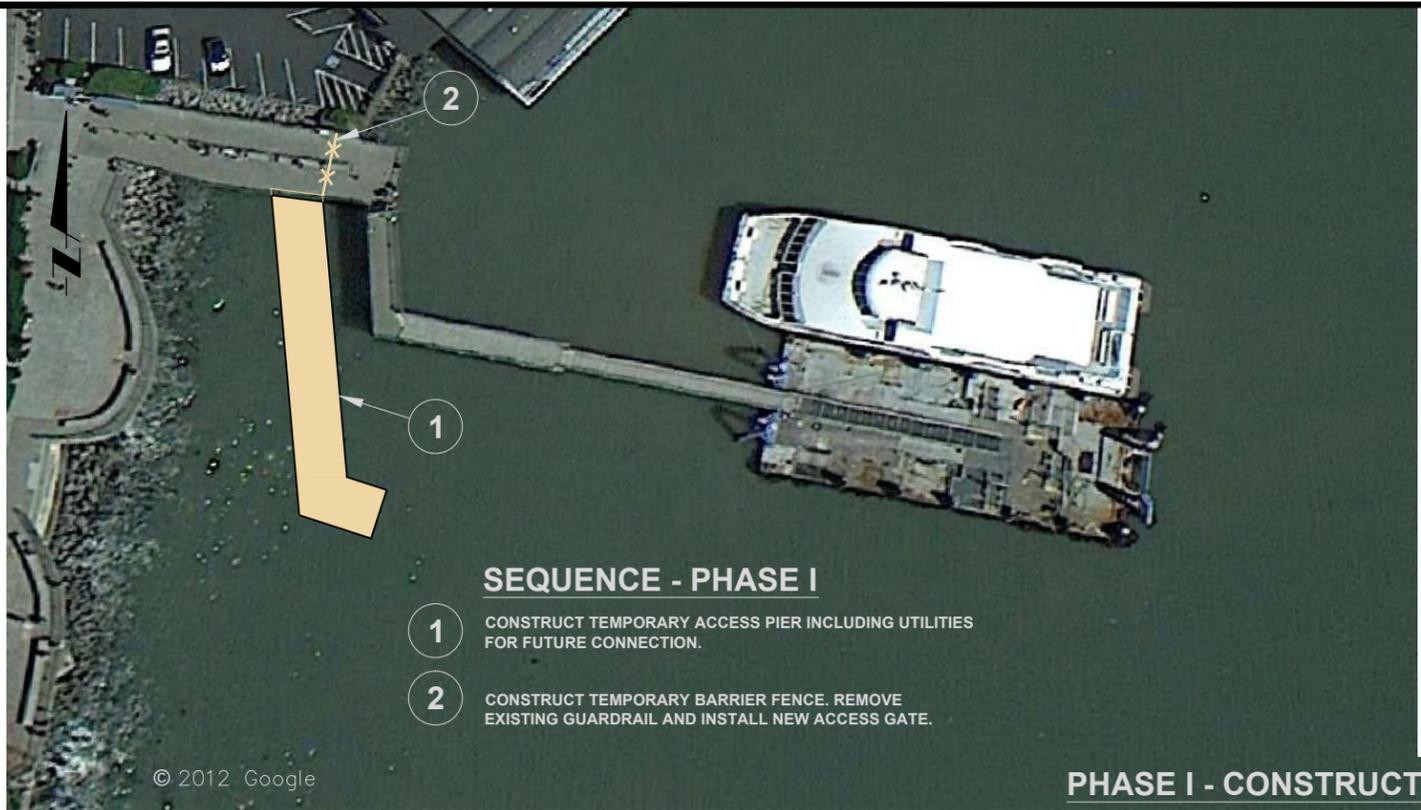
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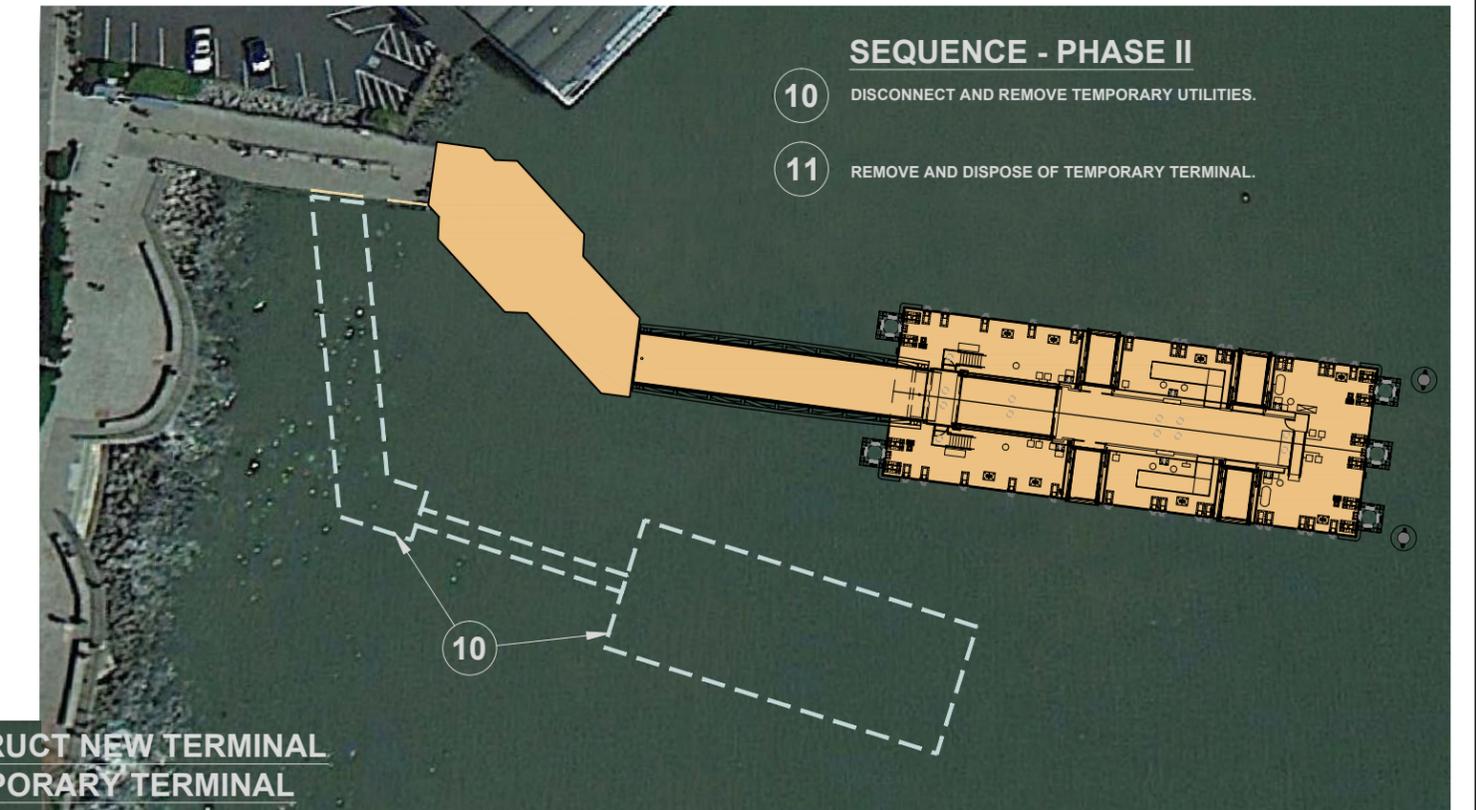
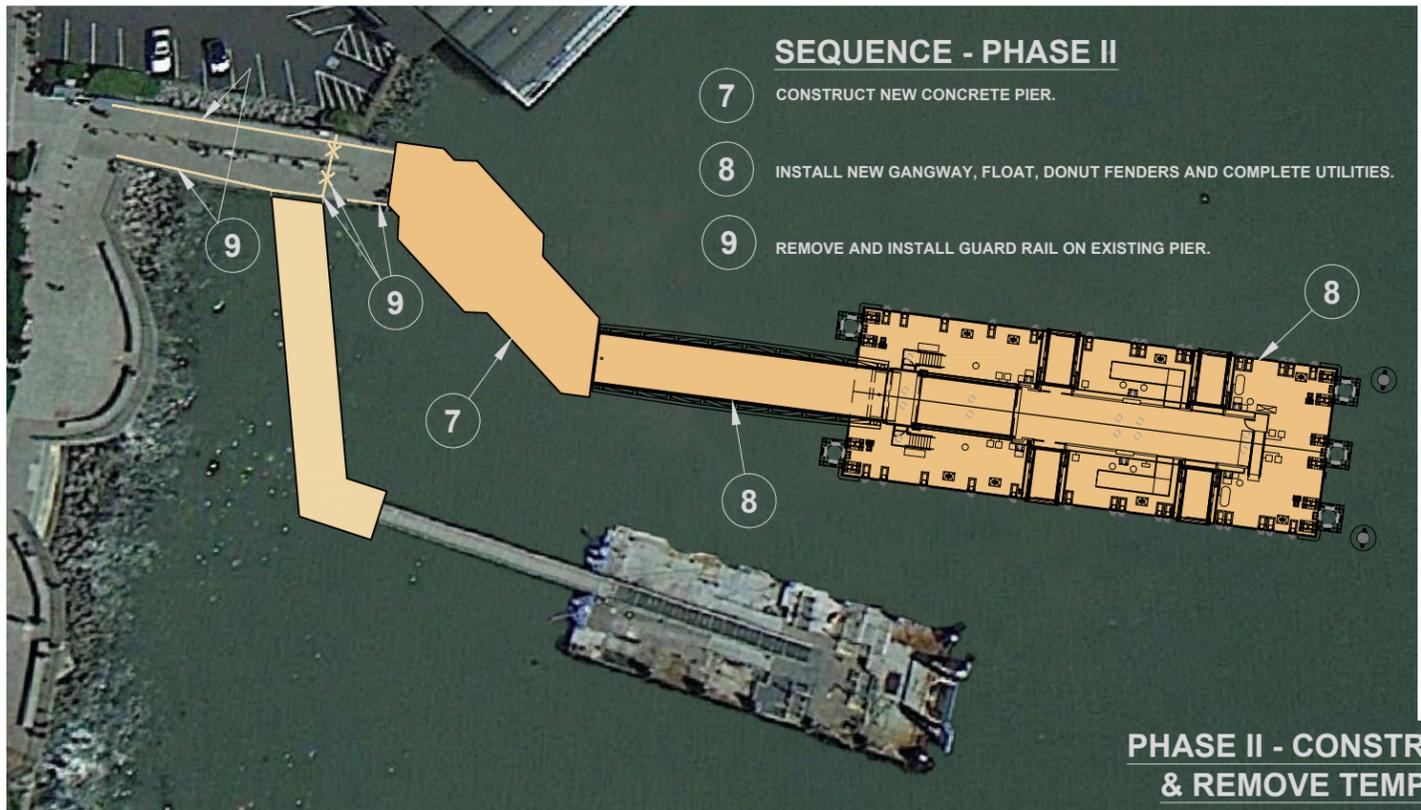
PROJECT TITLE
GOLDEN GATE SAUSALITO FERRY TERMINAL IMPROVEMENTS

SHEET TITLE
GANGWAY, FIXED LANDING & BOARDING APRON – SLOPES





PHASE I - CONSTRUCT TEMPORARY TERMINAL



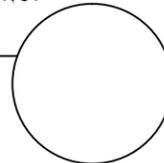
PHASE II - CONSTRUCT NEW TERMINAL & REMOVE TEMPORARY TERMINAL



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DRAWN	BY TE	CHECKED	
QUANTITIES	BY	CHECKED	

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 07/18/2014
 PLANS APPROVAL DATE



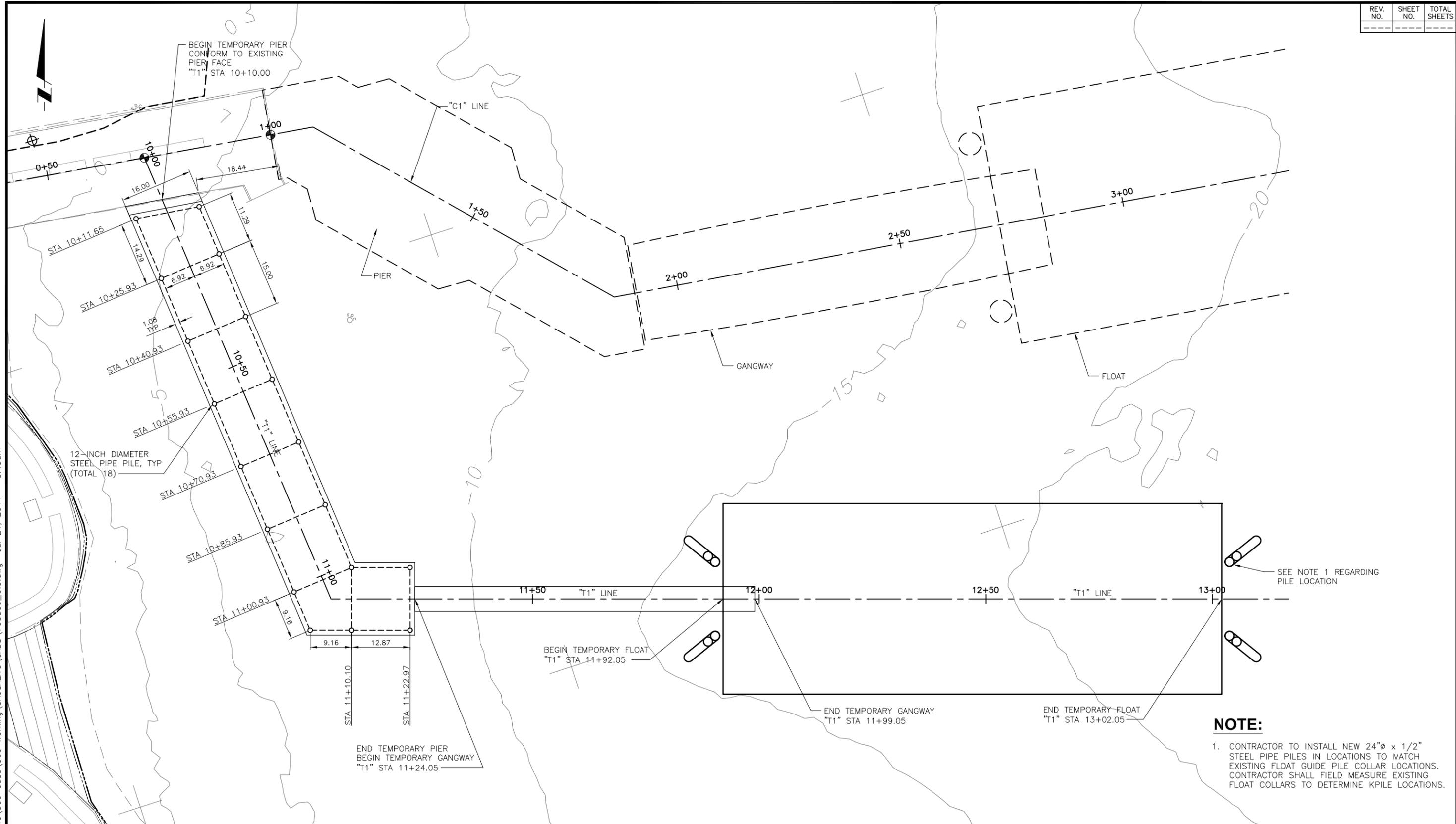
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CONTRACT NO. 2011-B-2	DRAWING NO.	CS.1
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 DISTRICT ENGINEER
 DATE

PROJECT TITLE
GOLDEN GATE SAUSALITO FERRY TERMINAL IMPROVEMENTS

SHEET TITLE
STAGE CONSTRUCTION



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QUANTITIES	BY	CHECKED	

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 07/18/2014
 PLANS APPROVAL DATE

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CADD FILE 703800_C.3.dwg	DATE	

APPROVED BY

DISTRICT ENGINEER

PROJECT TITLE
GOLDEN GATE SAUSALITO FERRY TERMINAL IMPROVEMENTS

SHEET TITLE
**DETAIL SITE LAYOUT
 2 OF 2**

Item 6A - Attach 1
12-02-14
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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

From: [Cindy Roby](#)
To: [In The Loop;](#)
Subject: Feedback for Sausalito, CA
Date: Monday, December 01, 2014 5:57:46 PM

You have received this feedback from Cindy Roby <croby@earthlink.net> for the following page:

<http://www.ci.sausalito.ca.us/index.aspx?page=34>

I am having a terrible time trying to figure out how to communicate with the whole City Council regarding the ferry terminal improvements. I have worked at both the kiosk (when it was manned by volunteers) and now at the Visitor Center. I see NO problems that can't be remedied by the stakeholders: GG Ferry; Blue & Gold & the bike companies. They should have representatives on site to deal with the issues. A re-build is NOT the solution and would be a major intrusion!

Cindy Roby