

**TOMALES BAY MOORING PROGRAM REQUIREMENTS
(POLICIES AND CRITERIA)
MAY 2018**

- Helix anchors are not permitted at this time but may be reconsidered upon further demonstration of their effectiveness, including long-term testing in Tomales Bay.

Rode:

- Chain and all metal components such as shackles, swivels, and eyes, shall be appropriately sized and of a high manufacturing quality (e.g. hot-dipped galvanized), to the satisfaction of the Mooring Contractor.
- Stainless steel safety wire or other binding material shall be required on all shackles to prevent unscrewing.
- If two individual lengths of chain (top and bottom chain) are required, they shall be shackled together, with swivel, to form one continuous length.
- Where the mooring chain is a single piece the shackle and swivel shall be placed between the anchor and chain.
- A shackle and swivel shall be used between buoy and top of mooring chain.
- All chain ½” and smaller shall be new upon initial installation.
- Seaflex or other elastic rodes shall not be permitted at this time but may be reconsidered upon further demonstration of their effectiveness including long-term testing in Tomales Bay.

VIII. List of GFNMS Approved Mooring Contractors:

- GFNMS staff have developed and will maintain a [list of mooring services contractors](#) approved for installing, inspecting and repairing/maintaining all moorings subject to the MP. Mooring installations will need to be inspected annually by an approved Mooring Contractor. Completed installation and annual inspection forms will be provided to CSLC.

IX. Inspection and Maintenance Requirements:

- Inspections by an approved Mooring Contractor shall be required for all moorings leased under the MP, at the mooring lessee’s sole cost and expense. Inspection is required annually and proof of inspection shall be submitted to CSLC annually within 30 days after inspection.
- It is the mooring Lessee’s responsibility to schedule and ensure that the required inspections occur.
- The mooring inspector must complete an *Annual Mooring Inspection Form*, which includes the current GPS location, in decimal degrees with an accuracy of a minimum of 5 decimal

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place digits, of the mooring anchor and a statement certifying the condition of the mooring tackle and whether or not it passes inspection. This form must be submitted by the mooring Lessee or Mooring Contractor to CSLC annually within 30 days after inspection.

- If the mooring does not pass inspection then the lessee shall be given 45-days to take corrective actions, and submit a revised *Annual Mooring Inspection Form* signed by an approved Mooring Contractor. If corrective action is not taken within 45-days, the lease will be considered in default and CSLC may take action to terminate the lease. Once the lease is terminated, mooring tackle is subject to removal, at the owner's expense, pursuant to the authority of local, state, and federal laws and regulations.
- Moorings/vessels that are determined during an inspection to be at risk of equipment failure shall be reported immediately by the Mooring Contractor to CSLC and GFNMS staff, and shall require immediate action including potential removal at the lessee's expense.
- Mooring pendants, if used, shall be inspected annually and kept in good condition at all times. The mooring lessee shall routinely check pendant for chafing and wear, and replace as necessary to prevent pendant failure.

X. Mooring Lease Application Process and Submittal Information Requirements For New Moorings:

The following section outlines the general lease application process for all new moorings.

- The following information shall be submitted by the applicant along with a completed [*Application for Lease of State Lands*](#) for review prior to consideration of a mooring lease by the CSLC at a public meeting:
 - ✓ The name and address of the vessel owner/mooring lease applicant;
 - ✓ A [*Pre-installation Mooring Proposal Form*](#) requesting a proposed mooring location and including a detailed description and schematic diagram of all mooring tackle planned for use, including the planned size, shape and color of the buoy;
 - ✓ Recent color photograph(s) of and general description of the size and type of vessel(s) to be attached to the mooring;
 - ✓ Documentation of vessel ownership in the lease applicants name, consisting of applicable valid Department of Motor Vehicle registration or U.S. Coast Guard Certificate of Documentation;
 - ✓ Proof of valid liability insurance upon the due date of their rent for the vessel(s) proposed to be moored;
 - ✓ Letter authorizing or permitting access through a privately owned parcel if applicable;
 - ✓ Statement of need if more than one mooring is being requested.
- If the mooring lease application is for a littoral property owner then the following

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information, in addition to the above requirements, shall be required to be submitted:

- ✓ The address and *Assessor's Parcel Number* of the developed littoral parcel.
- ✓ Copy of the current upland vesting document (Deed).

- Lessees shall be responsible for promptly notifying CSLC staff of any changes to the original information provided on the application.

XI. Mooring Lease Costs:

- An application fee and filing fee will be required by CSLC upon receipt of a mooring lease application.
- Mooring lease rent shall be payable annually.
- Lease Application Fees do not include the costs of the mooring equipment or its installation, inspection, maintenance, annual rent, or removal.

XII. Mooring Installation and Positioning:

- The Mooring Contractor, who is responsible for installation of a mooring, is required to fill out a [*Pre-installation Mooring Proposal Form*](#), which shall be submitted to CSLC by the contractor or applicant who submitted the CSLC mooring lease application. Required submittal information on this form includes: GPS location of the proposed mooring anchor; a detailed description and schematic diagram of the proposed mooring tackle; current vessel registration and lessee's contact information.
- Lessee shall be required to have the mooring installed by an approved Mooring Contractor at the location approved in the CSLC Lease within 180-days of CSLC issuance of the lease, unless CSLC notifies the Mooring Contractor in writing that they are able to extend the 180-day deadline.
- If the Mooring Contractor does not install at the approved location, then they shall install as close to that location as feasible and submit, to CSLC, the final location and a written explanation of the reason it could not be installed at the approved location (e.g. too close in proximity to an existing mooring). Under no circumstances shall a mooring be installed in a location within the *Combined Mooring Exclusion Areas* depicted in the attached figures.
- Within 30 days of the mooring installation the Mooring Contractor who installed the mooring shall complete, and submit to CSLC, a *Post Mooring Installation Form*.
- Any new mooring installations within Mooring Zone 1 will require that a GFNMS observer be present throughout the installation to observe the process and approve the final location before the mooring contractor sets the mooring anchor.

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XIII. Mooring Lease Termination:

A Lease will include provisions that the lease may be terminated by CSLC upon a breach of the lease, which includes, but is not limited to the following occurrences upon described notification as outlined in the lease:

- Failure to pay mooring lease rent on time;
- Failure to provide evidence of the required liability insurance;
- Failure to submit an *Annual Mooring Inspection Form* (within 30 days of inspection due date);
- Failure to pay annual rent, and show annual proof of the required liability insurance and current vessel registration when due;
- Failure to comply with MP mooring tackle requirements or mooring inspection requirements;
- Failure to maintain mooring or perform required repairs and maintenance within 45 days of failing an annual mooring inspection;
- Failure to maintain the moored vessel in seaworthy and operable condition;
- Selling, renting, or subleasing a mooring lease; and
- Transferring ownership of a non-littoral property mooring lease, or transfer of a littoral property lease without prior approval by CSLC.

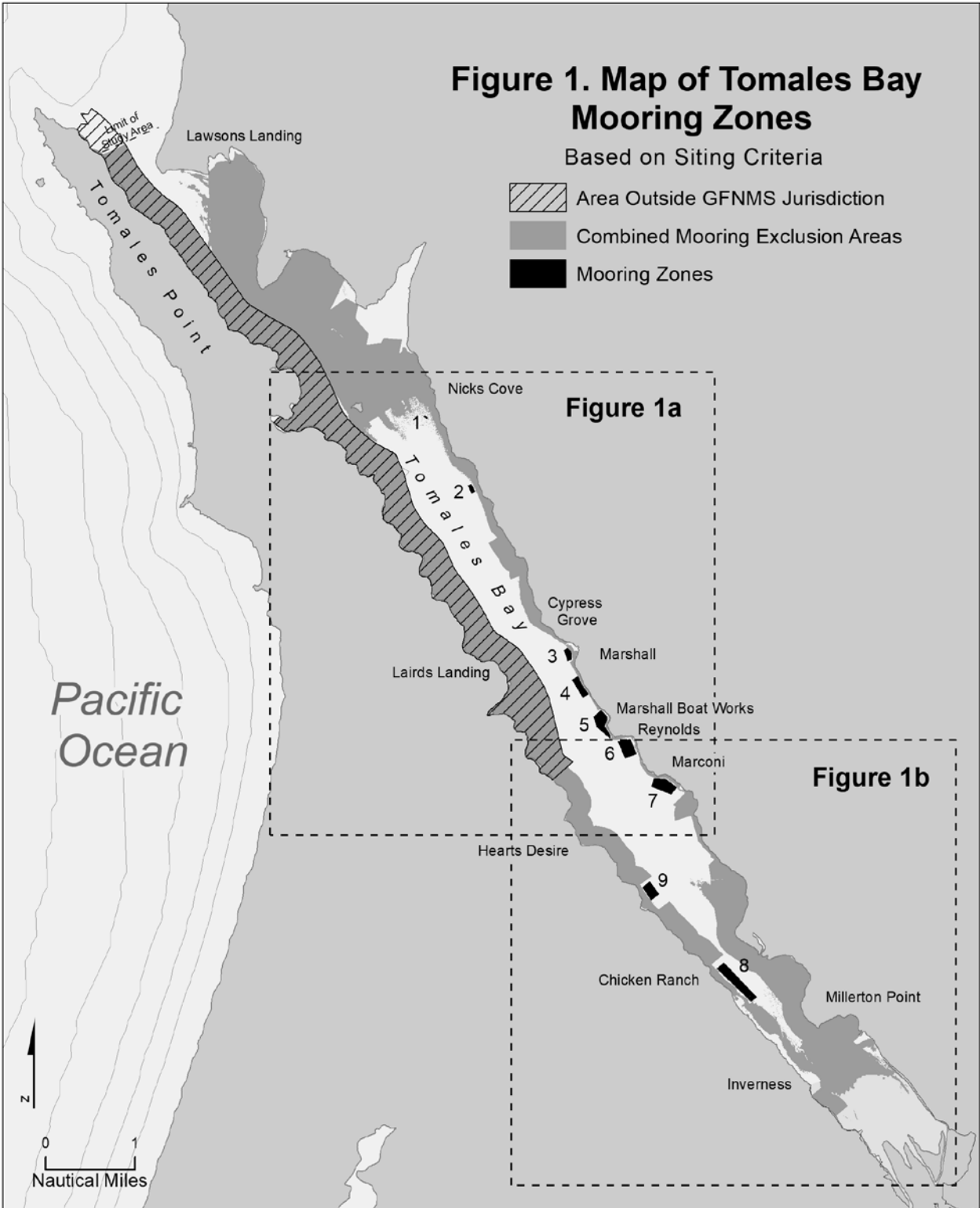
If the lessee does not remove a mooring system and associated vessel within 45 days of lease termination, then the mooring system and associated vessel shall be removed at the lessee's expense and would subsequently be in violation of state and federal laws and regulations including, but not limited to violations of California Public Resources Code, California Code of Regulations Title 14, The National Marine Sanctuaries Act and Regulations at 15 CFR, Part 922, Section H.

XIV. Compliance Monitoring and Enforcement:

- Current laws and regulations shall be enforced. No unauthorized moorings are allowed to exist within Tomales Bay. GFNMS staff, in coordination with other TBIC agencies shall conduct regular ongoing compliance monitoring and maintain a database of permitted moorings on the bay.
- Once the MP initial rollout process is completed unauthorized moorings are subject to removal at the owner's expense and would be in violation of state and federal laws and regulations including, but not limited to violations of California Public Resources Code, California Code of Regulations Title 14, The National Marine Sanctuaries Act and Regulations at 15 CFR, Part 922, Section H.

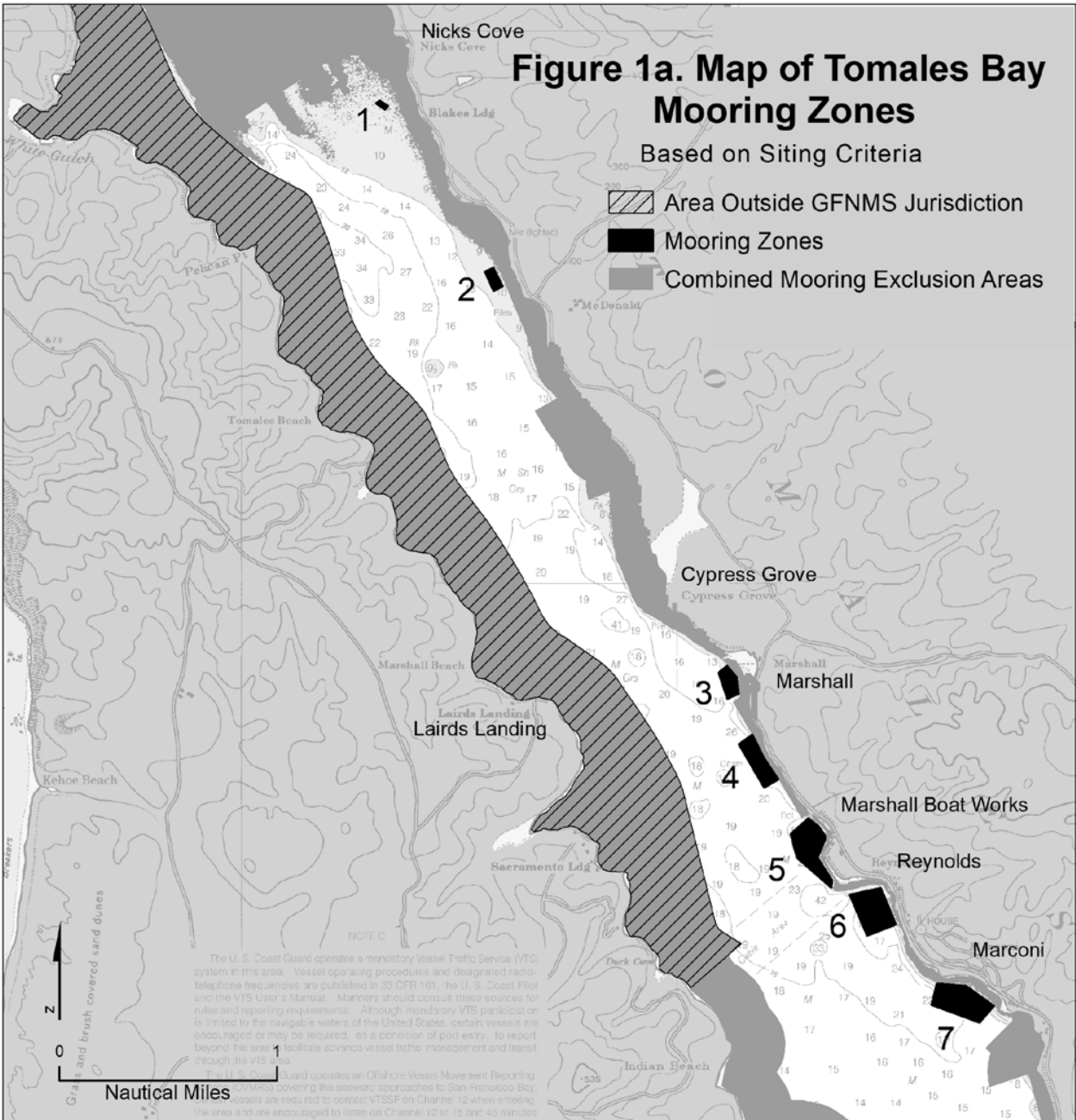
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Figure 1: Map of Tomales Bay Mooring Zones



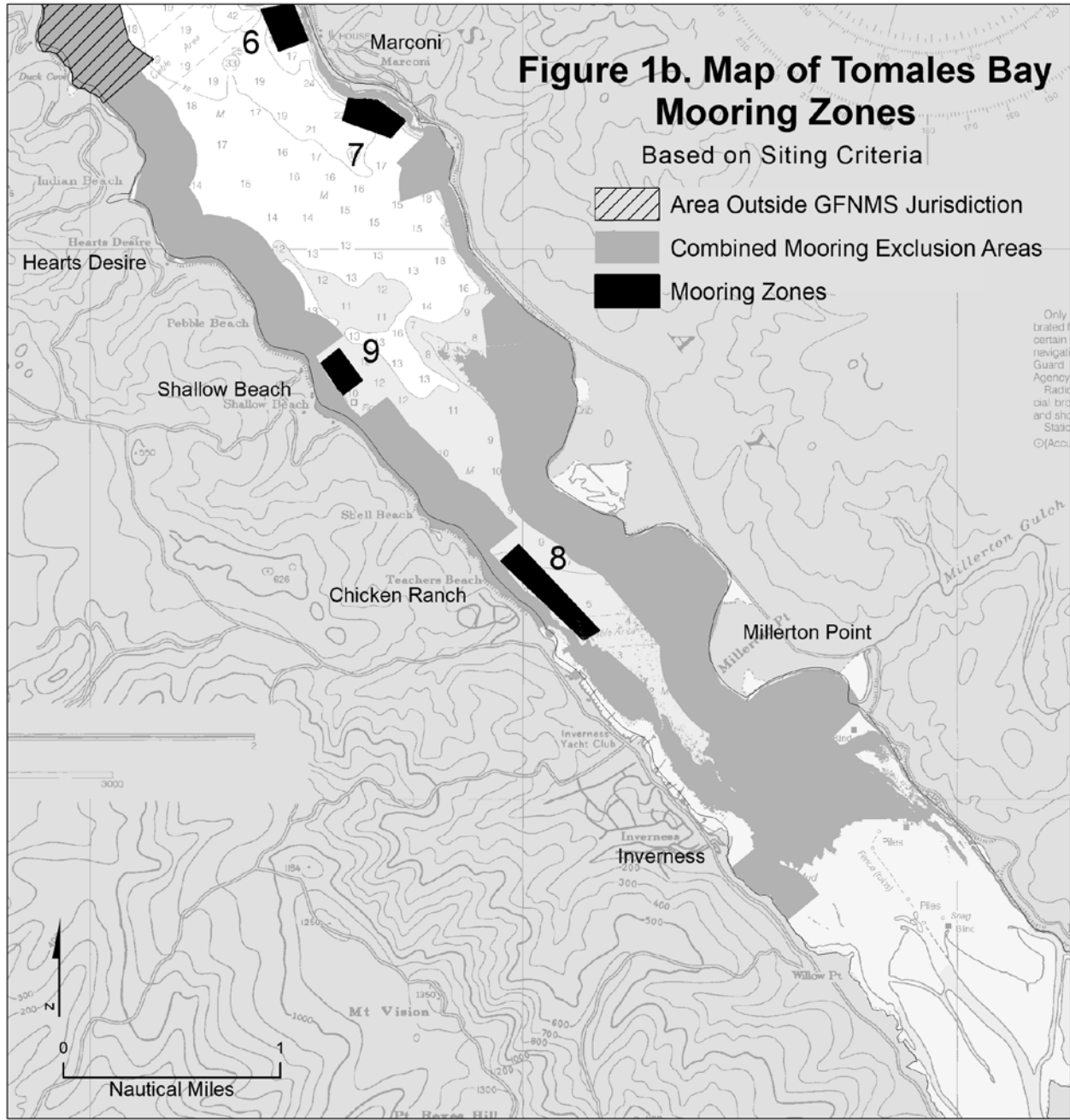
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Figure 1a: Map of Tomales Bay Mooring Zones



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Figure 1b: Map of Tomales Bay Mooring Zones



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Tomales Bay Mooring Zone Vertex Coordinates, May 2018:

The following tables include the location coordinates for the nine Tomales Bay Mooring Program zones. Connect the coordinates clockwise starting with Point 1 for each zone. To view these zones in more detail download the Tomales Bay Mooring Program [Interactive PDF Map](#) available on the GFNMS Tomales Bay webpage.

MOORING ZONE 1		
Point ID	Latitude	Longitude
1	38.19731	-122.92391
2	38.19755	-122.92317
3	38.19701	-122.92317
4	38.19701	-122.92278
5	38.19582	-122.92223
6	38.19548	-122.92332
7	38.19731	-122.92391
MOORING ZONE 2		
Point ID	Latitude	Longitude
1	38.18591	-122.91375
2	38.18475	-122.91312
3	38.18437	-122.91400
4	38.18554	-122.91469
5	38.18591	-122.91375
MOORING ZONE 3		
Point ID	Latitude	Longitude
1	38.16173	-122.89617
2	38.16105	-122.89541
3	38.16004	-122.89528
4	38.15972	-122.89613
5	38.16131	-122.89679
6	38.16173	-122.89617
MOORING ZONE 4		
Point ID	Latitude	Longitude
1	38.15758	-122.89421
2	38.15610	-122.89329
3	38.15487	-122.89223
4	38.15436	-122.89331
5	38.15700	-122.89528
6	38.15758	-122.89421

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Tomales Bay Mooring Zone Vertex Coordinates (continued)

MOORING ZONE 5		
Point ID	Latitude	Longitude
1	38.15150	-122.88867
2	38.15120	-122.88867
3	38.15017	-122.88922
4	38.14844	-122.88782
5	38.14827	-122.88812
6	38.15012	-122.89081
7	38.15157	-122.89130
8	38.15254	-122.88992
9	38.15204	-122.88917
10	38.15150	-122.88867
MOORING ZONE 6		
Point ID	Latitude	Longitude
1	38.14791	-122.88679
2	38.14831	-122.88440
3	38.14609	-122.88324
4	38.14542	-122.88545
5	38.14791	-122.88679
MOORING ZONE 7		
Point ID	Latitude	Longitude
1	38.14240	-122.87786
2	38.14119	-122.87574
3	38.14017	-122.87685
4	38.14124	-122.88053
5	38.14254	-122.88010
6	38.14240	-122.87786
MOORING ZONE 8		
Point ID	Latitude	Longitude
1	38.11029	-122.86084
2	38.10971	-122.86202
3	38.11449	-122.86838
4	38.11547	-122.86704
5	38.11029	-122.86084
MOORING ZONE 9		
Point ID	Latitude	Longitude
1	38.12650	-122.88220
2	38.12737	-122.88083
3	38.12546	-122.87907
4	38.12457	-122.88057
5	38.12650	-122.88220