



CITY OF PETALUMA

MARINA AND TURNING BASIN RULES AND REGULATIONS

Adopted by City Council by
Resolution 2017-145 N.C.S. on September 18, 2017
In accordance with Section 13.24.170 P.M.C.

MARINA and TURNING BASIN RULES AND REGULATIONS

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1. **PURPOSE AND DEFINITIONS**

The purpose of these rules and regulations is to augment and clarify requirements imposed by Chapter 13.24, P.M.C., the Waterways Ordinance. Should any provision of the Rules and Regulations be in conflict with any provision of the Waterways Ordinance, the Waterways Ordinance shall control. For the purpose of these Rules and Regulations, the following definitions and those in the Waterways Ordinance, Chapter 13.24, P.M.C., shall apply:

- A. "City" shall mean the City of Petaluma.
- B. "Lessee" or "Licensee" means boat agent or owner who is signatory on a Berth Licensing Agreement with the City and is assigned a berth.
- C. "Marina" or "Harbor" means that portion of the land under the jurisdiction of the City which is bounded by a drainage channel on the southwest, Northwestern Pacific Railroad tracks on the northwest, another drainage channel on the east and the Petaluma River on the south, including launch ramp.
- D. "Turning Basin" means that area of water extending north from the "D" Street Bridge to the Balshaw Pedestrian Bridge.
- E. "Harbormaster" means the person in day-to-day charge of the actual operations of the Petaluma Marina and Turning Basin or the City Manager or his/her designated representative. In the absence of a designated Harbormaster, the Public Works and Utilities Director shall serve as the Harbormaster.
- F. "Channel" means any waterway now navigable by vessels including the structure and facilities created to facilitate navigation.
- G. "Berth" or "Mooring" means a place assigned by the City to secure a vessel, such as a dock, slip, end tie or anchorage.
- H. "Moor" means securing a vessel to any dock, pier or other object by line, anchor and rode, or other device.
- I. "Live-aboard" refers to a licensee who has applied for and been granted permission from the Harbormaster to use the vessel occupying a berth in the Marina as a semi-permanent residence.

2. **AUTHORITY OF HARBORMASTER**

The Harbormaster shall interpret and enforce the rules, regulations, and ordinances pertaining to the Marina and Turning Basin. All orders given in the performance of his/her duties shall be obeyed. Every boat entering the Marina and Turning Basin shall immediately become subject to the authority and direction of the Harbormaster. The Harbormaster may assess service fees for any services rendered. The Harbormaster is authorized to enforce all said Rules and Regulations and to deny use of the facilities at

the Marina or Turning Basin for violation of said Rules and Regulations. The decision of the Harbormaster on these matters shall be final.

3. MOORING

- A. Applications for berths in the Marina and Turning Basin shall be made to the Harbormaster on the form furnished by the City.
- B. Each boat shall be berthed in the space assigned by the Harbormaster. No exchange of berths between boat owners will be permitted without the prior approval of the Harbormaster.
- C. In the event of a sale of a boat moored in an assigned berth, Lessee/Licensee shall have no right to transfer his/her berth agreement. Berthing agreement shall terminate thirty (30) days after sale of boat.
- D. Any sale, purchase or trade of boats occupying permanent mooring space in the Marina or Turning Basin must be immediately reported to the Harbormaster.
- E. The holder of a permanent berth assignment of a specific size has no pre-emptive right to a larger berth in the event he/she purchases a larger boat.
- F. Mooring of a boat the size of which is greater than that of the berth assigned to the Lessee/Licensee is not permitted unless authorized by the Harbormaster.
- G. The Harbormaster shall have the authority to move, or relocate in the Marina or Turning Basin any boat berthed therein, if such change is required for safety and protection of persons or property, for repair and maintenance of the Marina or Turning Basin facilities or for obtaining optimum utilization of facilities available.
- H. Unauthorized berth occupancy is prohibited, and the Harbormaster is authorized to move or secure the boat until berthing fees plus any penalty has been paid.
- I. No berth shall be sub-leased by Lessee/Licensee, unless indicated otherwise in a valid lease or license document, and authorized by the City. Any such activity noted by Marina or Turning Basin personnel will result in cancellation of berth and subsequent removal of vessel in berth at time of cancellation unless other arrangements are authorized by the Harbormaster.

4. MOORING CHARGES

- A. Charges for all berths shall be made in accordance with the fees set by the Petaluma City Council.
- B. If a berth is assigned effective the first day of the month, then the full month's rental is charged. If an initial period is less than a full month, the charge will be on a pro-rata basis utilizing a thirty (30) day schedule for all months.

- C. All berthing fees are due and payable monthly in advance on the first day of each month, and become delinquent if not paid by the 10th day of the same month.
- D. All berthing fees not paid by the 10th day of the month in which it falls due shall be subject to a late charge of 10 percent (10%).

5. NON-PAYMENT OF CHARGES

- A. Should nonpayment of charges occur, City shall use the Boater's Lien Law (Harbor & Navigations code section 500 et seq.) to secure compensation and to sell the lien vessel, should that be necessary, in accordance with that section.
- B. No person shall remove or cause to be removed from the Marina or Turning Basin any vessel upon which charges for mooring or any other proper charges are delinquent without paying all such delinquent charges.
- C. The City and the Harbormaster are authorized to take all actions legally allowed and necessary to prevent the unauthorized removal of a vessel to avoid payment of mooring fees or other charges, including the moving, securing, or otherwise fastening of the vessel.

6. RELEASE OF ASSIGNED FACILITIES

The Harbormaster shall be notified in writing of the exact date of relinquishment of an assigned berth. This notice must be given at least thirty (30) days in advance of the effective date of release. Charges will continue until thirty (30) days after such written notice is received.

7. REGISTRATION AND NUMBERING: FURNISHING INFORMATION TO THE HARBORMASTER

- A. Every undocumented vessel entering the Marina or Turning Basin must be registered and numbered as provided by the laws of the State of California
- B. The owners of vessels entering the Marina or Turning Basin shall furnish all information relating to the vessel and the ownership thereof as may reasonably be required by the Harbormaster, including but not limited to owner and/or agent's name and contact information, boat specifications, make and model and year built, insurance coverage, recent maintenance history or vessel survey, and recent picture of vessel.

8. HAZARDOUS OBSTRUCTIONS PROHIBITED, BOARDING PLATFORMS

- A. Floats, gangways, tops of lockers and docks shall be kept clear at all times of skiffs, tenders, miscellaneous gear, debris or other hazardous obstructions.
- B. Any condition aboard or around any boat, float or gangplank caused by the berth holder which, in the opinion of the Harbormaster constitutes a fire hazard, health

menace, or danger to public safety, shall be corrected or removed immediately to the satisfaction of the Harbormaster. In the event of the refusal or neglect of the owner or lessee/licensee to remedy forthwith the aforesaid condition when reported to him/her, the Harbormaster or the City shall remove the cause of the complaint and cancel the berth assignment of such owner or lessee/licensee.

- C. Boarding platforms or ladders on floats shall be permitted, subject to the approval of the Harbormaster, provided that any platform used for boarding shall not be over eighteen (“18”) inches in width and three (3’) feet high, and shall be of lightweight construction. The platform shall not be used as a storage locker.
- D. No person shall build or place in or about the Marina or Turning Basin any structures, such as walkways, gangplanks, finger floats, rubbing piles, dock boxes, etc., without the prior written approval of the Harbormaster.
- E. All boats must be secured so that no part, including bowsprit, boom, boomkin, or equipment will block any portion of the walkway.

9. USE OF WATER AND ELECTRICITY

- A. Charges for water and electricity under normal usage are included in mooring fees.
- B. Continuous use of water for siphoning is prohibited except in the case of an emergency. The existence and nature of the emergency shall be reported immediately to the Harbormaster.
- C. Use of electricity on vessels shall be controlled so as to minimize any electrolysis problems to other vessels or to improvements in the Marina or Turning Basin. If the Harbormaster should determine that a vessel’s electrical power use is causing excessive electrolysis problems, the power service to the vessel may be terminated until the electrolysis problems are corrected by the vessel’s owner.

10. UNNECESSARY DISTURBANCE

- A. Outboard motors attached to any boats must be equipped with mufflers approved by the California Air Resources Board or the manufacture of the motor.
- B. The owner of the vessel is responsible for the conduct and action of his/her crew, guests, and occupants. Any unnecessary noise, including loud talking or argument; and the loud playing of music or other electronic noisemaking devises is prohibited from 10 P.M. to 8 A.M.
- C. It is unlawful to sound, operate or cause to be sounded, any siren on a vessel in the Marina or Turning Basin except on vessels owned or operated by a government agency.
- D. Parties and gatherings that cannot be contained on a vessel are prohibited.

11. VESSEL TRAFFIC WITHIN THE HARBOR

- A. All vessels approaching or within the Marina or Turning Basin must be operated in a safe and prudent manner and in no event shall the entrance to the Marina or Turning Basin be blocked by general boating activities or fishing.
- B. The speed of any vessel, within the Marina or Turning Basin, shall not exceed a flat wake, except under emergency conditions.
- C. The Marina or Turning Basin shall not be used for the movement of any vessels except for the purpose of entering or leaving a berth or launch ramp area and necessary maneuvering in connection therewith.

12. SWIMMING OR DIVING IN THE MARINA OR TURNING BASIN

- A. It shall be prohibited for any person to swim, bathe, or wade; or use a water-ski, jet ski, or surfboard in any portion of the Marina or Turning Basin. Swimming is authorized for cleaning a boat hull within the assigned berth or slip, only.
- B. It is prohibited for any person to engage in skin diving or underwater breathing or to engage in any other underwater activity requiring such breathing apparatus within the Marina or Turning Basin except if diving for salvage. Repair or recovery purposes may be authorized upon written application to the Harbormaster.
- C. When persons are engaged in an underwater diving activity as authorized by the Harbormaster, there shall be present an attendant not less than sixteen (16) years of age who shall be on the surface of the water close over the person or persons engaged in the underwater activity, and such attendance shall conspicuously display the diver's flag during the activities.

13. LODGINGS

It shall be unlawful for any person to reside on any vessel berthed in the Marina or Turning Basin for more than 3 nights in any 14-day period without a written agreement with the City that specifically allows this.

14. MINORS IN HARBOR

It shall be prohibited for any person under the age of sixteen (16) years of age to go, remain, or be upon any of the gangways, floats or vessels in the Marina or Turning Basin, unless such person is accompanied by an adult, or unless such person has the written permission of the owner of any vessel located in the Marina or Turning Basin to go upon such vessel.

15. FISHING IN TURNING BASIN PROHIBITED

Fishing, crabbing and cleaning of fish on gangplanks, boats and floats is strictly prohibited in the Marina or Turning Basin.

16. MAINTENANCE AND CARE IN BERTHING, ANCHORING AND MOORING VESSELS

- A. All vessels shall be berthed and secured with proper care and equipment, and such berthing or equipment shall be maintained at all times to prevent possible damage to the vessel, adjacent vessels, or docks.
- B. A vessel owner or any person in charge of a vessel shall pay the City for:
 - 1. All reasonable expenses incurred by City in attempts to secure or protect vessels or their contents from harm.
 - 2. All damage to City property caused by such owner or person.
 - 3. All costs of raising, moving, impounding and storing any vessel or vehicle.

Failure to pay all such charges shall subject persons and vessels to legal action including, but not limited to, enforcement of the State Boater's Lien Law.

- C. No person shall bring into moor or berth, within the Marina or Turning Basin, any vessel of any kind whatsoever which is so unseaworthy or in such badly deteriorated condition that it may cause damage to docks, floats, or other vessels, or which may become a menace to navigation, except in cases of extreme emergency in which case the owner will be liable for any damage caused by such vessel. The Harbormaster shall be the sole judge as to the condition of the vessel, for the purposes of this Section.
- D. At the Marina, small tenders and rowboats are permitted to be moored, if kept by and for the use of the berth holder and berthed within the limits of the berth assigned. They shall not be placed on the piers or docks.
- E. Automotive-type battery chargers are not permitted in the Marina or Turning Basin.
- F. Abandoned Vessels:
 - 1. It is unlawful, under Harbor & Navigations Code section 525, for any owner or other person in control of any vessel, watercraft or other object to abandon any such vessel, watercraft or other object in the Marina, Turning Basin, the tidelands or submerged lands.

2. Any such vessel, watercraft or other object may be removed and disposed of as provided by the Harbors and Navigation Code section 525. The cost of such removal and disposition incurred shall be paid by the owner or person in control of such vessel, watercraft or other object.

G. Mooring in Entrances – Vessel Removal:

1. If any unattended vessel, watercraft or other object shall be found to be anchored or moored within the entrance to the Marina, Turning Basin or channel, secured to any jetty, breakwater, buoy or other thing without authorization, the Harbormaster or his/her assistants may assume custody of such vessel, watercraft or other object and cause it to be removed or held or placed in storage. Such costs incidental to this action shall be the liability of the owner or owners.
2. The Harbormaster and his/her assistants shall not be held liable for any damage to such vessel, watercraft or other thing whether such damage occurs before or after he/she assumes custody.
3. If such vessel, watercraft or object is not claimed by the owner thereof, the Harbormaster may dispose of such vessel, watercraft or object in the manner provided in the Harbors and Navigation Code or the Civil Code of the State.

H. Sunken Vessels:

1. In the event a vessel or other craft is wrecked or sunk within the Marina or Turning Basin, it shall be the owner's responsibility to mark its position and provide for the raising and disposition of such vessel or craft and assume all liability for damage to City property or other vessels in the Marina or Turning Basin.
2. Any owner or operator of a vessel, watercraft or object, which sinks accidentally or otherwise within the Marina, Turning Basin or entrance thereto, shall immediately mark it with a buoy or beacon by day and by a lantern or light by night and maintain such markings until the sunken vessel, watercraft or obstruction is removed.
3. The owner or operator of such sunken vessel, watercraft or object shall immediately advise the Harbormaster of the sinking and immediately commence removal of such vessel, watercraft or object and prosecute the removal diligently to completion.
4. If the owner or operator of such sunken vessel, watercraft or other object fails, neglects or refuses to remove such sunken vessel, watercraft or other object in a reasonable time, the Harbormaster may cause the removal of such vessel, watercraft or other object and dispose of it as provided by the Harbors and Navigation Code or the Civil Code of the State.

5. The owner or owners of such vessel, watercraft or object shall be liable to the City for costs incidental to the removal and disposition.
6. Neither the Harbormaster, his/her assistants, nor the City shall be liable to any person, firm or corporation for damage as a proximate cause of the sunken vessel, watercraft or object or damage caused by removal of such vessel, watercraft or object.

17. SECURITY GATES

No person shall be permitted to be present beyond the security gates on any pier to which access is restricted by such gate between the hours from dawn to dusk unless such person is a permittee whose vessel is berthed at such pier or is an authorized guest of such permittee, or unless such is on official business of the City of Petaluma, the State of California, or the United States of America, or unless such person has been specifically authorized to enter such pier by the Harbormaster.

18. VEHICLE PARKING

Vehicles shall park only in those areas designated and marked for such parking. Vehicles parked in excess of 72 hours without permission will be subject to citation or removed at owner's expense.

19. PETS

Animals running at large are prohibited. No owner or keeper of an animal shall allow or permit such animal, whether licensed or unlicensed, to run at large within the Marina or Turning Basin areas. Such animal should be securely restrained by a substantial leash not to exceed six (6) feet in length and is in the control of a person competent to keep such animal under effective charge and control.

20. BOAT RACES, REGATTAS, EXHIBITIONS or OTHER PUBLIC EVENTS

It is unlawful to conduct, participate in or cause to be conducted any regatta, boat race, tournament, exhibition, or public event within the Marina or Turning Basin without written permission of the City and subject to existing regulations, including acquisition of a special events permit, demonstration of requisite insurance coverage, indemnification of the City, and payment of any costs incurred by the City on behalf of the event.

21. FUELING

Outside fueling is prohibited at Marina or Turning Basin. While vessel is in these Marina facilities, bringing in and using outside fuel is not allowed due to the increased risk of spillage and contamination. A fueling station is provided at the Marina and shall be utilized for vessels in transit or berthed at the Marina or Turning Basin.

22. LIVE-BOARDS

- A. The Marina allows Live-aboard tenants for the specific purpose of providing an additional level of security for the Marina. These rules are designed to assure a high quality experience for our recreational boaters.
- B. The harbormaster has a right to inspect any live-board vessel, both outside and below with a 24 hour notice given in advance.
- C. The primary Live-aboard occupant must be owner or designated agent of the signatory of the licensing agreement for the berth, and the occupant must be using the vessel as their primary residence. Live-aboard status will not be granted as a second home or part-time residence because little or no security benefit will result.
- D. The harbormaster can terminate Live-aboard status for any reason by providing 30-day notice to the signatory of the relevant licensing agreement.
- E. The vessel may be occupied by primary occupant and one other person. The names of occupants must be submitted in writing to the Harbormaster. No children under the age of 18 are allowed as permanent occupants
- F. All vessels used for Live-aboard purposes must be at least 30' in length and shall have a minimum of 6' of headroom. The Harbormaster shall give preference for approval of Live-aboard licenses to owner/agents of larger boats.
- G. No pets are allowed on Live-aboard vessels except documented service animals for handicapped occupants.
- H. Permission to Live-aboard in a berth is not transferable.
- I. Live-aboard occupants may not place or store items on the dock except in designated dock boxes. Live-aboard occupants or vessels are permitted to leave their slips for a period of up to one month without losing the Live-aboard or berth privileges. Longer absences must be approved in writing in advance by the harbormaster. Slip and Live-aboard fees will be charged for such absences.
- J. Live-aboard tenants are permitted to park one motor vehicle in designated parking spaces in the Marina overnight, space available. Bicycles must be stored on the vessel or in approved areas, and other types of vehicles must be approved by the Harbormaster
- K. A live-aboard vessel is required to leave the Marina at least once, for a minimum of 6 hours, each 90-day period. Lessee/licensee is required to notify the Harbormaster of the date and time of such departures and returns.

- L. All Live-aboard vessels must meet the minimum standard of seaworthiness, and shall not be badly deteriorated. Vessels shall have:
1. Galley with marine stove, sink, and sitting area with salon table,
 2. A coast Guard approved MSD (Marine Sanitation Device), or holding tank with pump-out capabilities,
 3. All required Coast Guard approved equipment (flares, fire extinguishers, personal floatation devises, emergency bilge pump),
 4. A fully operational inboard or outboard engine that meets manufactures specifications,
 5. A state of good repair and appearance,
 6. Seacock from the head for direct dumping **MUST** be in the **closed** position and locked,
 7. Adequate berthing areas for those living on board, and
 8. No tarps or temporary fabric materials on top of boat.

23. DISPOSING OF REFUSE

- A. No person shall throw, discharge, or deposit from any vessel on the shore, or float any refuse matter of any kind whatsoever into or upon the waters of the Marina or Turning Basin, or in, on or upon the banks, walls, sidewalks, or branches of any water within the boundaries of the Marina and Turning Basin areas.
- B. All garbage must be deposited in receptacles furnished by the City for that purpose, or removed from the Marina or Turning Basin area. Receptacles/trash bins provided by the City shall be used only for refuse generated at the Marina or Turning Basin. No garbage, trash, tree trimmings, grass clippings, discarded furniture, appliances, junk etc., from the Marina or Turning Basin area shall be placed in the trash receptacles. No person shall clean or process fish, shellfish or game in the Marina or Turning Basin except at locations designated for that purpose by the Harbormaster.

24. MAINTENANCE OF VESSELS

- A. Repairs to, and maintenance of a vessel, may be made or accomplished while such vessel is at its berth, provided all such work is done within the confines of the vessel itself and is not carried on in any manner whatsoever upon floats, gangways, or docks. All materials used in such repair or maintenance work must also be kept within the confines of the vessel and may not be kept upon floats, gangways or docks. Spray painting is not permitted in the Marina or Turning Basin.
- B. No boat shall be materially or structurally altered, repaired, rebuilt or engine(s) removed/installed except in such authorized spaces as approved in writing by the Harbormaster. Boat engines shall be maintained in compliance with manufacturer's specifications and with all applicable pollution control measures and boaters shall exercise best efforts to reduce air pollution.

- C. No paint shall be removed by any means from any boat in a slip other than for minimum maintenance. All sanding residual, paint and dust must be controlled and kept out of the Marina or Turning Basin and off other boats. No bottom paint application or hull washing is allowed
- D. Boats are required to be maintained in an operable condition and shall be seaworthy. The Harbormaster may request, on a fifteen (15) days' written notice, a demonstration of the boat's operability and seaworthiness unless other arrangements are authorized in writing by the Harbormaster.

25. SOLID AND LIQUID WASTE DISPOSAL

- A. It shall be unlawful for any person to discharge solid or liquid waste in the waters of the Marina, Turning Basin or the Petaluma River.
- B. No person shall dump or discharge oil, spirits, inflammable liquids, or contaminated bilge water in the Marina or Turning Basin. In the event of any discharge, or in the event of an oil spill or other petroleum products entering the waters of the Petaluma Marina or Turning Basin, the Harbormaster shall be notified immediately. The Harbormaster is authorized to contract for the cleanup of such spill or discharge, the cost of which is to be paid by the responsible person or vessel owner.
- C. No person shall operate or berth in the Marina or Turning Basin any vessel equipped with a marine sanitation device, unless such device is sealed or otherwise rendered inoperable, or designed and installed in accordance with current regulations so that no raw human excreta can be discharged into the waters of the Marina, Turning Basin or the Petaluma River.
- D. The Harbormaster shall have the authority to board any vessel berthed in the Marina or Turning Basin to inspect such installations for compliance with this Section.

26. COMPLIANCE WITH FEDERAL, STATE AND LOCAL RULES AND REGULATIONS

- A. All persons using the Marina or Turning Basin shall comply with all the Rules and Regulations adopted by the United States of America, State of California, and local agencies with regard to water safety requirements, and operation and maintenance of boats. The waiver by the Harbormaster of any breach of any of these rules and regulations shall not be deemed to be a waiver of any other rule, nor of any subsequent breach of the same or any other rule. Acceptance of fee payments, whether or not in arrears, shall not be deemed to be a waiver and shall not estop Petaluma Marina from asserting Owner's breach of any of these rules.
- B. All persons and vessels using the Marina or Turning Basin shall comply with the best management practices promulgated by the State Lands Commission and

made a part of the City's General Lease and all individual lease/licenses for a mooring slip or "transient dockage".

27. DAMAGE TO PROPERTY

The owner of a vessel must assume all liability for loss and damage to his/her property of any kind while it is within the limits of the boundary of the Marina or Turning Basin. The City of Petaluma assumes no risk or liability on account of fire, theft, act of God, or damages of any nature to vessels or their contents. Boat owner agrees to obtain and maintain insurance on his/her boat in an amount of no less than \$300,000 combined single-limit, providing liability and property damage coverage.

28. SOLICITATION, ADVERTISING AND SIGNS

- A. Solicitation in the Turning Basin without a permit is prohibited.
- B. No person shall row, propel, navigate or maintain any vessel or float in the Marina or Turning Basin for the purpose of advertising without first having received a permit for such purposes.
- C. No signs of any kind or description shall be posted on piling, gangplanks or floats without receiving prior approval from the Harbormaster.
- D. The use of the mooring berth shall be for vessel storage only. No business, trade, profession or commercial operation shall be conducted on the premises.

29. VIOLATION OF RULES AND REGULATIONS

- A. An applicant for a berth assignment agrees by his/her signature on the application form to comply with these Rules and Regulations.
- B. The Harbormaster shall have the right to deny the use of the Marina or Turning Basin and to cancel the berth assignment and require removal of any boat of any owner, who in the opinion of the Harbormaster, fails to comply with the Rules and Regulations for the operation of the Marina or Turning Basin.

30. ACCIDENT REPORTS

A duplicate copy of any report of any accident occurring in the Marina or Turning Basin involving any one or more vessels shall be filed with the Harbormaster within 24 hours of the occurrence of the incident.

31. ENFORCEMENT

- A. The Harbormaster, and members of the Petaluma Police and Public Works and Utilities Departments shall enforce the provisions of this Chapter, the provisions of the Harbors and Navigation Code, City of Petaluma Municipal Code, Section 13.24.010 – 13.2.150, "Waterways," and all other laws pertaining to the Marina and

Turning Basin, including BMP's and regulations imposed by the State Land Commission through the lease to the City for the Marina and Turning Basin.

- B. Any infractions of these rules and regulations or other problems should be reported to the Harbormaster.
- C. The City reserves the right to modify these rules and enact additional rules and regulations without notice. A current copy of the Rules and Regulations is available from the Harbormaster.

END OF DOCUMENT