

Proposal: Establishing a Long-Term Lease and Permanent Launch Ramp for Town Creek Association to Benefit the Community and Monterey and San Luis Obispo County



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Monterey County Permanent Launch Ramp Proposal

Proposed by Town Creek Association

Executive Summary

The Town Creek Association proposes the construction and management of a permanent boat launch ramp at Lake Nacimiento under a 10-year lease with Monterey County, including two 10-year renewal options. This facility will provide secure, controlled access for association members, enhance recreational opportunities, ensure emergency access for firefighting operations, and implement robust measures to prevent invasive mussel infestations, such as quagga, zebra, and golden mussels. By securing a long-term lease, the association will invest in high-quality infrastructure, fostering a sustainable public-private partnership that supports member satisfaction, community safety, environmental protection, and economic benefits for Monterey County. The proposal includes an optional secondary ramp on the southeast side of the island to ensure access during low water levels, further safeguarding the county's waterways from ecological threats.

Introduction

Invasive aquatic mussels pose a severe threat to Monterey County's waterways, economy, and infrastructure. These species, including quagga (*Dreissena bugensis*), zebra (*Dreissena polymorpha*), and golden mussels, can devastate ecosystems, clog water infrastructure, and disrupt recreational and economic activities. The Town Creek Association's proposed permanent launch ramp at Lake Nacimiento will serve as a critical tool in preventing mussel infestations while delivering recreational, safety, and economic benefits. This document outlines the project's objectives, benefits, and implementation plan, emphasizing proactive measures to protect Monterey County's aquatic environments.

Securing a Long-Term Lease

A long-term lease with Monterey County is essential to justify the association's investment and ensure the project's sustainability.

Lease Terms

- **Duration:** A 10-year initial lease with two 10-year renewal options, providing a 30-year planning horizon aligned with existing easement agreements.
- **Responsibilities:** The association will oversee construction, maintenance, and operation of the ramp, ensuring compliance with county standards.
- **Emergency Access:** Provisions will guarantee access for Monterey and San Luis Obispo County Fire and other emergency services during wildfire seasons or other crises.

- **Environmental Oversight:** The lease will include commitments to mussel prevention, including monitoring and compliance with state regulations.

Rationale

- **Investment Security:** A long-term lease ensures financial viability for constructing durable infrastructure, including gates, cameras, and mussel prevention systems.
- **Operational Continuity:** Provides consistent access for members and emergency services, avoiding disruptions from short-term agreements.
- **Environmental Protection:** Enables sustained mussel prevention efforts through centralized control and long-term monitoring.
- **Public-Private Partnership:** Strengthens collaboration between the association and Monterey County, maximizing community and environmental benefits.

Collaboration

- Work with county officials to align the lease with existing regulations and easement agreements.
- Engage legal counsel to address liability, maintenance, and emergency access provisions.
- Provide annual reports on ramp usage, maintenance, and environmental compliance to ensure transparency.

Benefits of the Permanent Launch Ramp

Association Members

- **Enhanced Recreation:** A secure, high-quality facility for boating and fishing, increasing member satisfaction and retention.
- **Exclusive Access:** Controlled entry ensures a premium experience for dues-paying members.
- **Community Engagement:** Opportunities for association-sponsored events, such as fishing tournaments and mussel prevention workshops, fostering camaraderie.

Community and Economy

- **Economic Boost:** Supports local businesses (e.g., marinas) through increased boating activity, contributing to Monterey and San Luis Obispo County economies.
- **Environmental Stewardship:** Demonstrates responsible management of recreational resources, enhancing the association's community reputation.
- **Regional Collaboration:** Aligns with neighboring counties' efforts to protect shared waterways from invasive species.

Monterey County Government

- **Reduced Costs:** Centralized access control minimizes county enforcement expenses at informal launch sites.
- **Environmental Leadership:** Proactive mussel prevention aligns with county and state goals, protecting critical water infrastructure.
- **Public Safety:** Provides a reliable staging area for firefighting operations, enhancing emergency response capabilities.

Mussel Infestation Prevention Strategy

Preventing the introduction of invasive mussels is a primary objective of the launch ramp. The association will implement a comprehensive strategy to safeguard Lake Nacimiento and surrounding waterways.

1. Mandatory Inspections and Education

- **Signage:** Install clear, weather-resistant signs at the ramp outlining mussel prevention guidelines in compliance with California Department of Fish and Wildlife regulations.
- **Certified Inspections:** Train staff as certified mussel screeners to conduct visual inspections of all vessels before launching, ensuring no invasive species are introduced.
- **Resident Vessel Program:** Encourage members to join the Resident Vessel Program, promoting consistent monitoring of watercraft stored on-site.
- **Educational Outreach:** Provide workshops and materials to educate members on cleaning, draining, and drying vessels to prevent mussel spread.

2. Centralized Control and Monitoring

- **Access Control:** Restrict ramp access to verified members using automated gates and annual rear-view mirror hangers, reducing the risk of contaminated vessels.
- **Security Cameras:** Install high-resolution cameras to monitor compliance and document vessel inspections, ensuring accountability.
- **Environmental Monitoring:** Partner with environmental experts to conduct regular water sampling for mussel environmental DNA (eDNA) and deploy artificial substrates to detect juvenile mussels.

3. Environmental Benefits

- **Ecosystem Protection:** Prevents disruption of fish populations and water quality, preserving recreational and ecological value.
- **Cost Avoidance:** Mitigates the need for expensive remediation, such as chemical treatments or infrastructure repairs.
- **Regulatory Compliance:** Aligns with state and federal invasive species regulations, reinforcing the association's environmental responsibility.

Safety and Emergency Access Enhancements

The permanent launch ramp will prioritize safety for members and provide critical support for emergency operations.

Controlled Access and Security

- **Automated Gates:** Heavy-duty gates with biannual code changes (Memorial Day and Labor Day) restrict access to verified members.
- **Security Cameras:** High-resolution cameras with 24/7 recording and cloud backup deter unauthorized use and provide evidence for enforcement.
- **Fencing:** Tamper-resistant fencing around the ramp and easement gate minimizes vandalism and unauthorized entry.
- **Signage:** Clear signs indicating private use, surveillance, and mussel prevention protocols enhance compliance.

Safe Infrastructure

- **County Standards:** Design the ramp to meet San Luis Obispo County safety and environmental requirements, reducing accident risks.
- **Maintenance:** Regular inspections ensure the ramp and surrounding area remain free of hazards.
- **Traffic Management:** Designated parking and flow plans reduce congestion, improving safety for vehicles and pedestrians.

Emergency Access

- **Firefighting Support:** Provides a stable, year-round staging area for fire crews to draw water from Lake Nacimiento, enhancing wildfire response times.
- **Coordination:** Share access codes or keys with Monterey and San Luis Obispo County Fire for seamless emergency access.
- **Community Safety:** Facilitates effective firefighting, protecting homes, businesses, and natural areas.

Enforcement

- **Membership Verification:** Issue annual rear-view mirror hangers with current-year stickers to dues-paying members, ensuring only authorized users access the ramp.
- **Violation Protocols:** Issue written warnings for unauthorized access, with repeat violations reported to the Monterey County Sheriff's Office, supported by camera footage and documentation.
- **Code of Conduct Revision:** Revise the Town Creek Association member code of conduct to include provisions for removing members who fail to comply with lease terms, such as mussel prevention protocols or access regulations, ensuring accountability and protecting the integrity of the facility.

Implementation Plan

1. Site Plan and Approvals

- Collaborate with county planners and environmental experts to select a low-impact site at Lake Nacimiento.
- Design the ramp and optional secondary ramp to meet safety, environmental, and mussel prevention standards.
- Secure necessary permits from San Luis Obispo County and state agencies.

2. Funding and Management

- Fund construction through association dues, private grants, member contributions, and possible county and state grants
- Establish an association committee to oversee construction, maintenance, and mussel prevention efforts.

3. Installation and Operation

- Contract a professional security company to install gates, cameras, fencing, and signage compliant with county regulations.
- Implement annual hanger issuance and biannual gate code changes synchronized with Memorial Day and Labor Day.
- Launch an educational campaign on mussel prevention and compliance requirements.

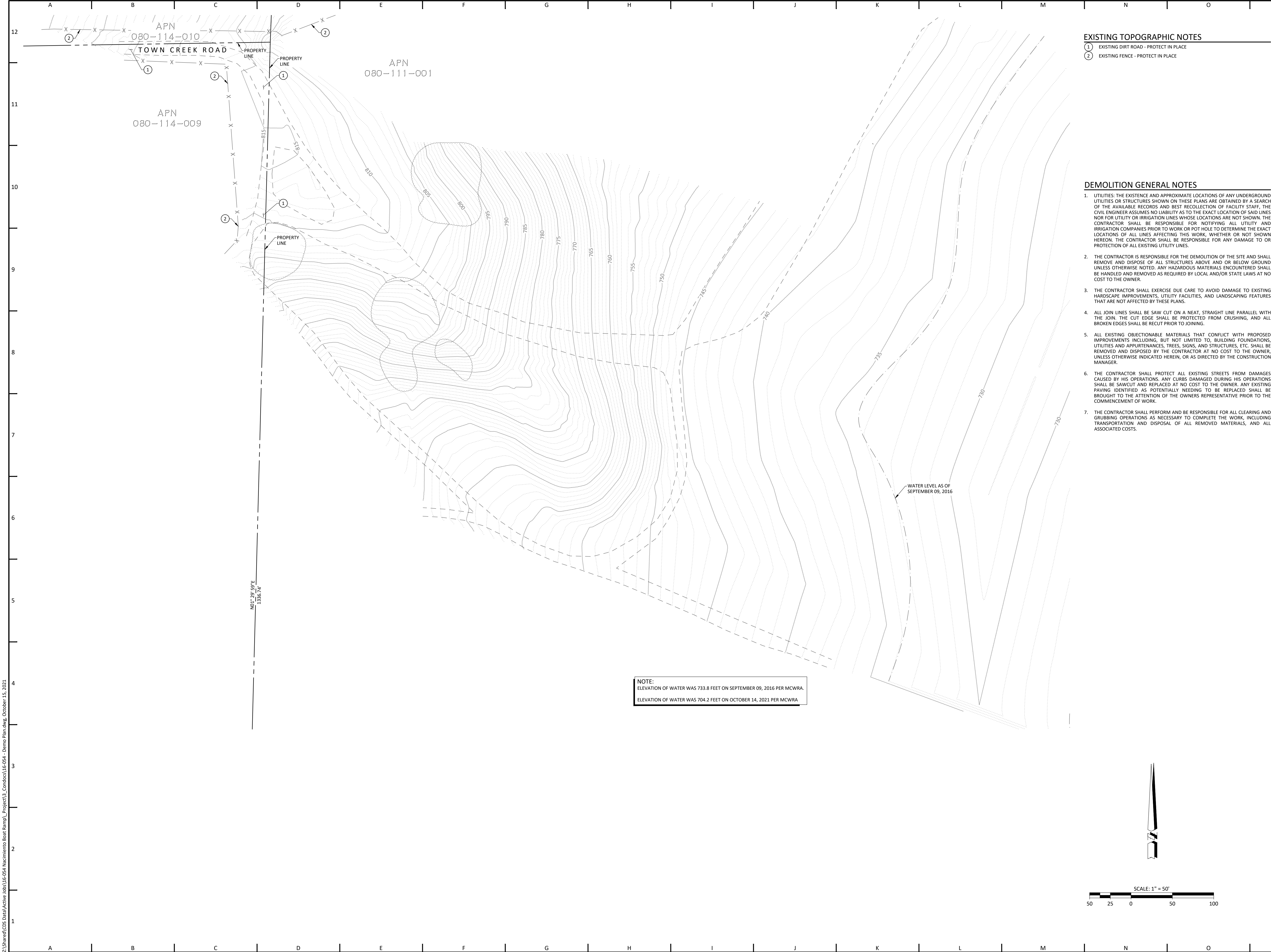
4. Monitoring and Maintenance

- Conduct regular inspections of infrastructure and security systems.
- Review camera footage and membership records to ensure compliance.
- Provide annual updates to members and county officials on ramp usage, security, and environmental efforts.

Conclusion

The proposed permanent launch ramp at Lake Nacimiento, managed by the Town Creek Association under a 10-year lease with renewal options, is a strategic initiative that delivers multifaceted benefits. By enhancing recreational opportunities, ensuring safety, facilitating emergency access, and prioritizing invasive mussel prevention, the project strengthens association membership, protects Monterey County's waterways, and supports community and economic goals. We respectfully request Monterey County's support through lease approval and necessary permits, recognizing the project's alignment with public safety, environmental stewardship, and sustainable recreation. For further discussion, please contact Jason Linker, Town Creek Association.

Town Creek Association Permanent Launch Ramp Site Plan



PLAN PREPARED BY:

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PLANNING REVIEW SET
REGISTERED PROFESSIONAL ENGINEER
No. 14733
CIVIL
STATE OF CALIFORNIA

PROJECT NAME:

NACIMIENTO BOAT RAMP

PROJECT LOCATION:

TOWN CREEK ROAD
LAKE NACIMIENTO
APN: 080-111-001

PLANS PREPARED FOR:

PRIVATE PROPERTY OWNERS
LAKE ACCESS ASSOCIATION

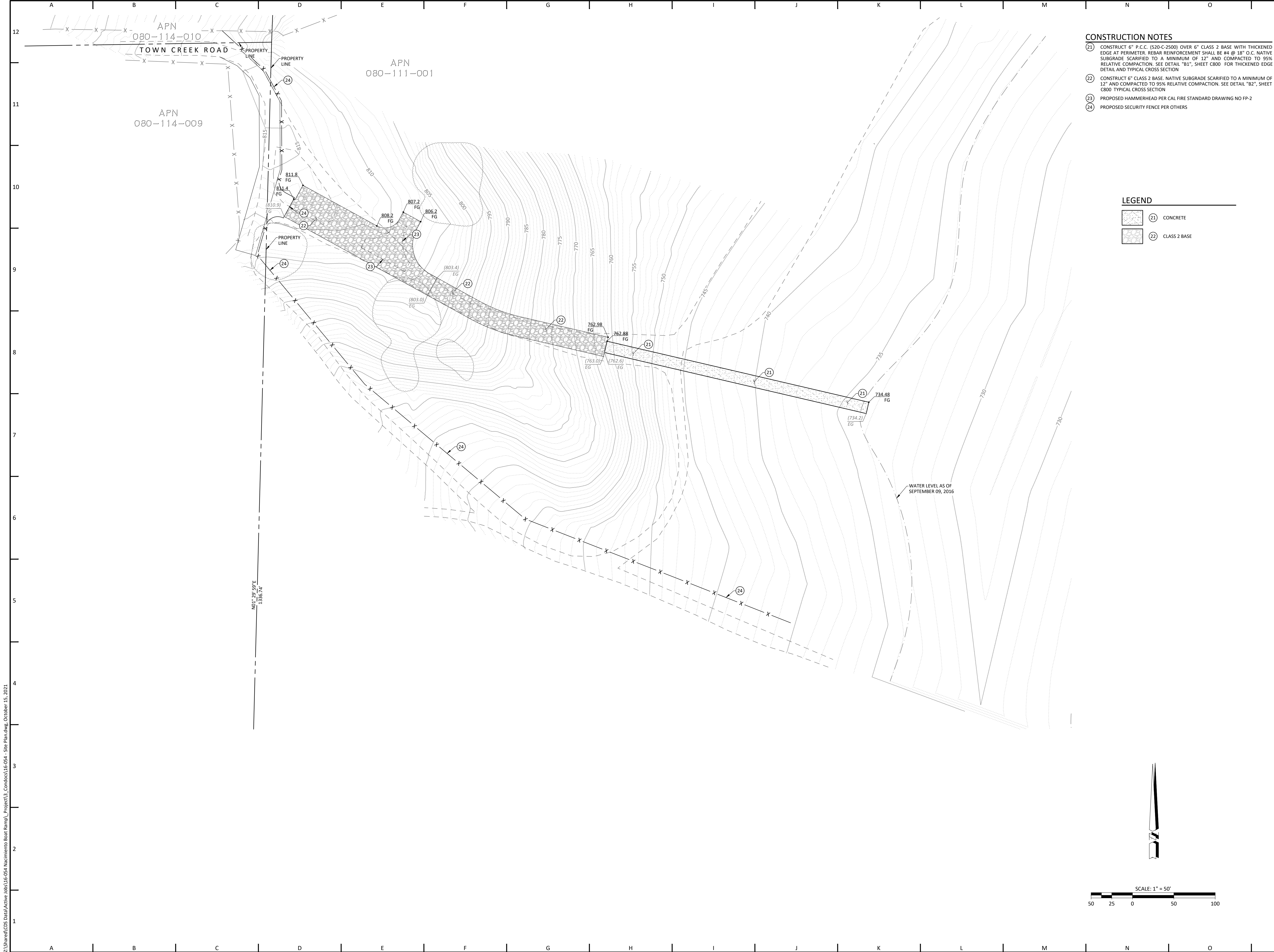
REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	JTI
DATE:	October 15, 2021
SCALE:	AS SHOWN
CDS JOB #:	16-054

EXISTING
CONDITIONS AND
DEMOLITION PLAN

C200

SHEET 2 OF 5 SHEETS



- CONSTRUCTION NOTES**
- (21) CONSTRUCT 6" P.C.C. (520-C-2500) OVER 6" CLASS 2 BASE WITH THICKENED EDGE AT PERIMETER. REBAR REINFORCEMENT SHALL BE #4 @ 18" O.C. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION. SEE DETAIL "B1", SHEET C800 FOR THICKENED EDGE DETAIL AND TYPICAL CROSS SECTION
 - (22) CONSTRUCT 6" CLASS 2 BASE. NATIVE SUBGRADE SCARIFIED TO A MINIMUM OF 12" AND COMPACTED TO 95% RELATIVE COMPACTION. SEE DETAIL "B2", SHEET C800 TYPICAL CROSS SECTION
 - (23) PROPOSED HAMMERHEAD PER CAL FIRE STANDARD DRAWING NO FP-2
 - (24) PROPOSED SECURITY FENCE PER OTHERS

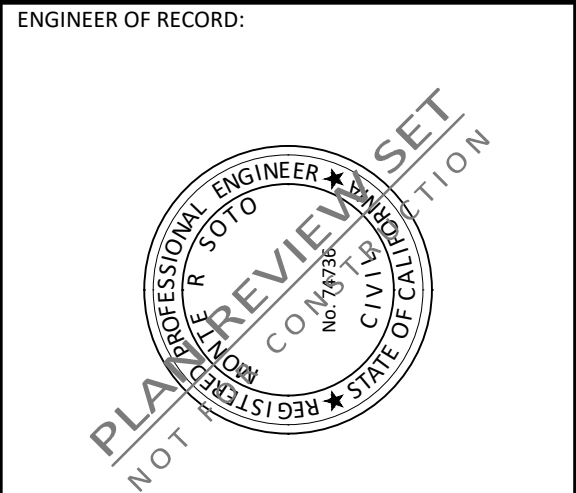
- LEGEND**
- 21 CONCRETE
 - 22 CLASS 2 BASE

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LAKE NACIMIENTO
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PLANS PREPARED FOR: PRIVATE PROPERTY OWNERS
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REVISIONS:

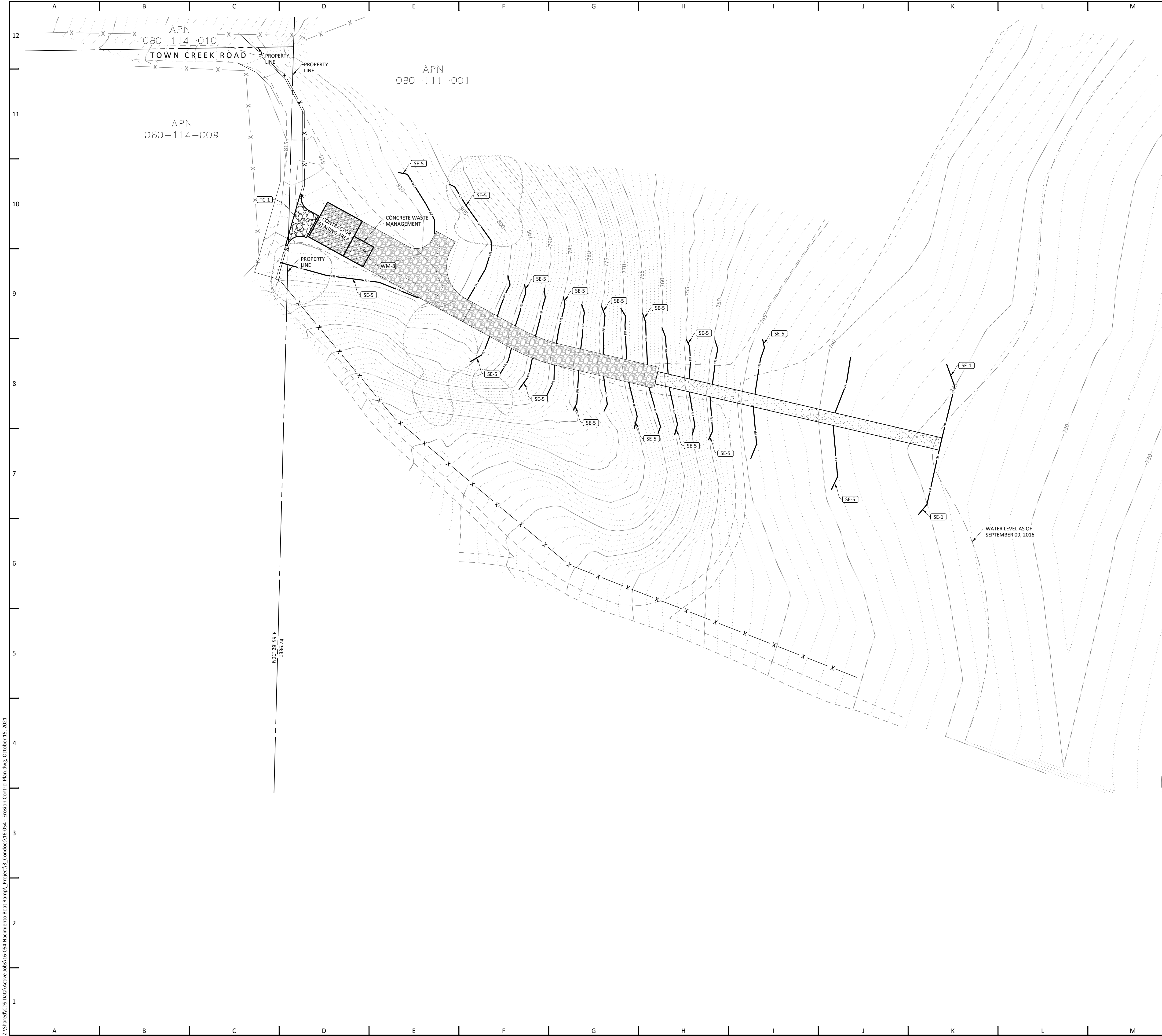
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GRADING PLAN

C300

SHEET 3 OF 5 SHEETS

Z:\Shared\CDS Data\Active Jobs\16-054 Nacimiento Boat Ramp\Project\3 Condos\16-054 - Erosion Control Plan.dwg, October 15, 2021



EROSION CONTROL NOTES

- EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
- SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CALIFORNIA GENERAL PERMIT.
- THE OWNER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL A NOTICE OF TERMINATION HAS BEEN ACCEPTED BY RWQCB. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION AT THE DIRECTION OF THE PROJECT OSP. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE QSD, QSP, AGENCY INSPECTOR, OR RWQCB.
- PER THE CALIFORNIA GENERAL PERMIT, THERE IS NO IDENTIFIED RAINY SEASON. EROSION CONTROL MEASURES ARE REQUIRED AT ALL TIMES. REFER TO PROJECT SWPPP FOR BMP DETAILS.
- IN THE EVENT OF A FAILURE, THE OWNER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE AGENCY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR AGENCY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
- IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS.
- PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 75% COVERAGE ON ALL DISTURBED SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
- THE AGENCY MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
- ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI).
- NAME OF PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

NAME: _____
PHONE: _____

BMP SELECTION AND LEGEND

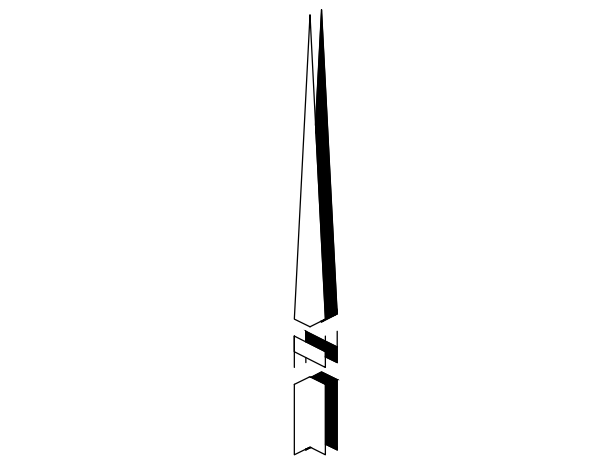
BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

- | | |
|-------|-------------------------------------|
| EC-1 | PROJECT SCHEDULING |
| EC-2 | PRESERVATION OF EXISTING VEGETATION |
| NS-1 | WATER CONSERVATION |
| NS-3 | PAVING AND GRINDING |
| NS-6 | DISCHARGE REPORTING |
| NS-7 | POTABLE WATER / IRRIGATION |
| NS-8 | VEHICLE CLEANING |
| NS-9 | VEHICLE FUELING |
| NS-10 | VEHICLE MAINTENANCE |
| NS-12 | CONCRETE CURING |
| NS-13 | CONCRETE FINISHING |
| SE-7 | STREET SWEEPING |
| WE-1 | WIND EROSION CONTROL |

- THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN:
- | | |
|------|---------------------------------------|
| SE-1 | SILT FENCE |
| SE-5 | FIBER ROLLS |
| TC-1 | STABILIZED CONSTRUCTION ENTRANCE/EXIT |
| WM-8 | CONCRETE WASTE (WASH OUT) |

- THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:
- | | |
|------|------------------------------|
| WM-1 | MATERIAL STORAGE |
| WM-2 | MATERIAL USAGE |
| WM-3 | STOCKPILE MANAGEMENT |
| WM-4 | SPILL PREVENTION KIT |
| WM-5 | SOLID WASTE (TRASH) |
| WM-6 | HAZARDOUS WASTE MANAGEMENT |
| WM-9 | SEPTIC / SANITARY FACILITIES |



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EROSION CONTROL
PLAN
C700
SHEET 4 OF 5 SHEETS

