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## **HUDEMAN SLOUGH PUBLIC FISHING ACCESS AND BOAT LAUNCH FACILITY FEASIBILITY REPORT**



**Boat Ramp & Pile-Guided Boarding Float**



**Parking Area**

**County of Sonoma  
\$754,000 Grant**

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### **SUMMARY**

The Boating and Waterways Commission (Commission) is being asked to provide Advice and Comment on the County of Sonoma's (County) request for a \$754,000 construction grant from the Harbors and Watercraft Revolving Fund (HWRF) for the replacement of the boat launching facility (BLF) at Hudeman Slough Public Fishing Access and Boat Launch Facility near San Pablo Bay.

The County was previously awarded a \$130,000 planning grant from the California Wildlife Conservation Board (WCB) for planning, engineering, and permitting to rehabilitate the BLF at the Hudeman Slough Public Fishing Access and Boat Launch Facility site. The project design has been completed to the 90% level.

WCB intends to partner on this project by funding up to \$754,000 for construction of landside improvements including demolition of the existing facility, construction of a new restroom, expansion, and improvements of the existing parking area, and constructing an accessible path of travel.

The proposed DBW grant would complete the construction of the Hudeman Slough Public Fishing Access and Boat Launch Facility project. DBW-funded project improvements will include replacing the existing boat ramp and boarding float, adding a low freeboard float attachment to the boarding float for non-motorized launching, and installing project signage.

On November 18, 2021, WCB's Commission approved funding for the Hudeman Slough Public Fishing Access and Boat Launch Facility construction, allocating \$754,000 from Proposition 68 funding. WCB funding includes \$15,000 for project management and \$739,000 for construction and associated expenses. Sonoma County Regional Parks funding includes \$3,000 for project management and \$15,000 for vegetation replacement.

There are no expected problematic financial, engineering, permitting, stakeholder, or public access issues associated with this project. If approved, construction is expected to be completed by March 1, 2025.

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The Department of Parks and Recreation, Division of Boating and Waterways seeks Commission Advice and Comment on this proposed \$754,000 Harbors and Watercraft Revolving Fund construction grant to the County of Sonoma for the Hudeman Slough Public Fishing Access and Boat Launch Facility improvements *described in this February 10, 2022, Feasibility Report.*

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## **GRANT APPLICANT AND PREVIOUS COMMISSION ACTION**

### **Grant Applicant**

The grant applicant for this project is the County of Sonoma, which has operated and managed the Hudeman Slough Public Fishing Access and Boat Launch Facility on California Department of Fish and Wildlife (CDFW) land since 1962. The Sonoma County Regional Parks Department has responsibility for operating and maintaining the boat launching facility through a long-term operating agreement with CDFW. On December 7, 2021 the Sonoma Board of Supervisors approved a new 25-year operating agreement with CDFW, with the final signed operating agreement taking effect on December 20, 2021.

### **Commission Site Visit**

Due to the COVID-19 pandemic, the Boating and Waterways Commission will be presented with a virtual tour of the site during its scheduled Commission Meeting on February 10, 2022, in lieu of an in-person site visit.

### **Previous Commission Action**

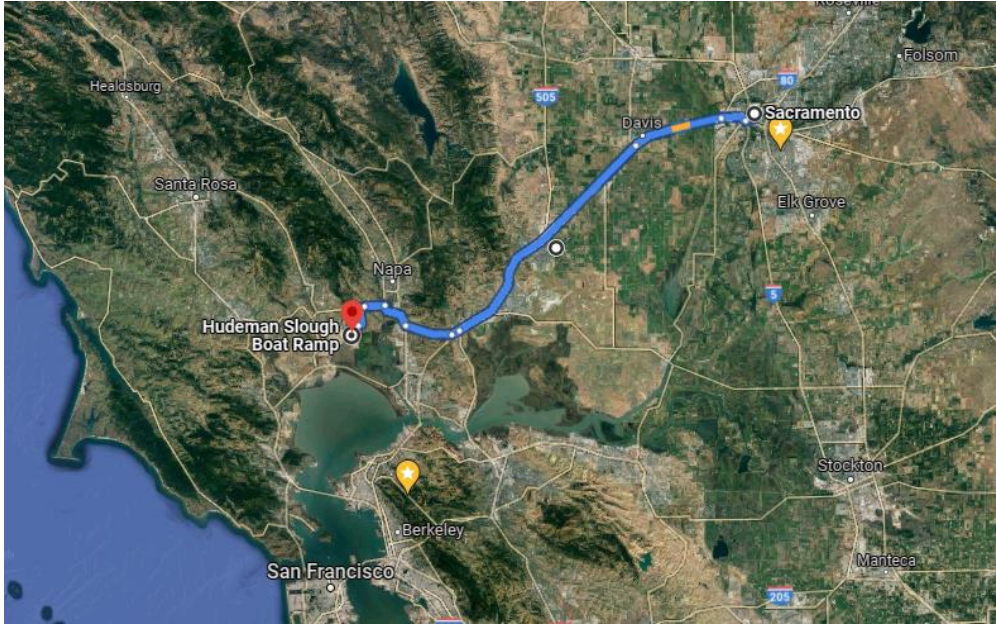
The DBW has not provided any previous grant funding for improvements at the Hudeman Slough Public Fishing Access and Boat Launch Facility in Sonoma County.

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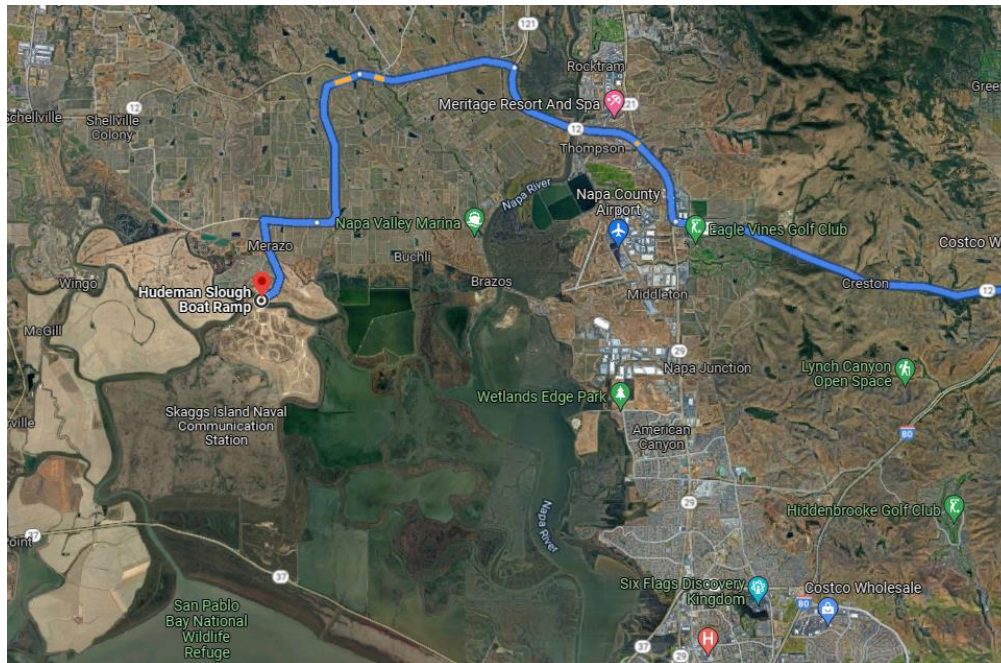
## **GENERAL LOCATION AND AREA**

Hudeman Slough is located approximately 65 miles southwest of Sacramento in Sonoma County.

Directions for getting to the Hudeman Slough Public Fishing Access and Boat Launch Facility: travel via I-80 W toward Napa/Sonoma for 45.9 miles. Exit 39B onto CA-12 W and continue for 17 miles. Turn right onto CA-12 W/CA-29 N/State Hwy 12 W and continue for 4 miles. Turn left onto CA-12 W/CA-121 S/Sonoma Hwy and continue for 2.5 miles. Turn left onto Duhig Road for 2.9 miles. Continue onto Ramal Road for 0.8 miles. Turn left onto Skaggs Island Road and arrive at 28020 Skaggs Island Rd, Sonoma, CA 95476, Hudeman Slough Public Fishing Access and Boat Launch Facility.



Source: Google Maps



Source: Google Maps

## Area

Hudeman Slough is in the San Francisco Estuary, which comprises of over 4,600 square miles of habitat ranging from open water mud flats to tidal, salt, brackish, and freshwater marshes. The San Francisco Estuary is still the largest estuary on the west coast of North America. The Estuary's waters and wetlands are a biological resource of tremendous importance, providing critical winter feeding habitat for over a million migratory birds, a productive nursery for many species of juvenile fish and shellfish, and a year-round home for a vast diversity of plants and

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animals. The Estuary attracts people seeking opportunities to explore the scenic trails, natural habitats, and environmental richness of the area.

Hudeman Slough is part of the North San Pablo Bay Water Trail and the BLF is located at the crossroads of major regional public access initiatives including the San Francisco Bay Trail, the San Francisco Bay Water Trail, and the San Pablo Bay National Wildlife Refuge.

While the location is rural and remote, Hudeman Slough is the closest San Pablo Bay boat launching access site for residents in Sonoma Valley.

CDFW constructed the Hudeman Slough Public Fishing Access and Boat Launch Facility in 1962 with WCB funds. The facility provides recreational boating access for both motorized and non-motorized boaters to enjoy the miles of nearby interconnected navigable tidal waterways and surrounding marshlands.

### View of Hudeman Slough from Skaggs Island Bridge



### Usage

Hudeman Slough Public Fishing Access and Boat Launch Facility provides boating access at no cost and is available to the neighboring communities, including the disadvantaged and severely disadvantaged communities within in Napa, Vallejo, Novato, and Ignacio. Boaters access the facility for fishing, hunting, bird watching, wildlife photography, paddling, and waterway exploration through dozens of miles of navigable sloughs, Sonoma Creek, Napa River, and San Pablo Bay. The facility is also a common camping spot for multi-day non-motorized boaters navigating the various boating trails.

The waterway at the BLF is approximately 25' wide and 4' to 5' deep. The water depth fluctuation is influenced by San Pablo Bay tides.

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Due to the narrow width of the waterway, the County has a restricted usage at the facility, limiting the size of vessels allowed to launch there to vessels no longer than 24 feet. The improved facility will support motorized boats, personal watercraft, and non-motorized boats including row boats, canoes, kayaks, and stand-up paddle boards.

Sonoma County Regional Parks staff estimate that 85% of boat launches will be motorized. With the addition of the low-freeboard dock, and with the San Pablo Bay and San Francisco Bay Water Trails designation, more non-motorized users will also be attracted to the facility.

The County plans to keep the operating hours from dawn to dusk, but these will be extended to two hours before dawn and two hours after dusk during hunting season.

Boater spending supports local gas stations, convenience stores, grocery stores, restaurants, lodging, and sporting goods stores.

### Existing Conditions

The ramp remains open, however silt deposition at the site rendered the boat launching ramp difficult to use for vehicles without high clearance and four-wheel drive due to mud that has accumulated there.

The boarding floats have been removed. Natural tidal silt deposits accumulated under the boarding floats and they became twisted beyond repair. Public access to the boarding floats was denied in 2017 and in 2020, the floats were removed.

The asphalt at the facility's parking area has many cracks and the striping is faded. There are no restrooms and the facility is not accessible for those with disabilities.

Sonoma County Regional Parks is responsible for providing ongoing operations and maintenance of Hudeman Slough Public Fishing Access and Boat Launch Facility which includes site inspection, landscaping and clean-up, ramp and boarding float maintenance, garbage removal, and monitoring for general compliance with park rules.

Upon completion of this project, the County plans to increase its maintenance activities to ensure ongoing clearing and removal of siltation from the improved ramp, and keeping the access road, parking area, restroom, launching ramp, boarding floats improvements in good condition, once completed.

The County projects that the designed improvements will enhance the functionality of the launch facility, minimize siltation of the ramp to improve safety, and reduce maintenance costs.

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## Hudeman Slough Public Fishing Access and Boat Launch Facility



Source: Google Earth

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### PROJECT DESCRIPTION

The proposed project will be constructed with a combination of DBW, WCB, and County funding.

WCB will contribute up to \$754,000 which includes \$15,000 for project management and \$739,000 to demolish the existing facility, resurface the parking lot, add an overflow parking area in the northwest end of the facility, install a permanent restroom building, and construct a path of travel from the top of the boat launch ramp to the restroom and the accessible parking stalls.

Sonoma County will contribute up to \$18,000 which includes \$3,000 for Project Management and \$15,000 for vegetation replacement.

### Proposed Project Scope

DBW will contribute up to \$754,000 for the below project costs:

#### Boat Launch Ramp

Replace the existing single-lane boat launch ramp with a single-lane precast V-grooved concrete boat launch ramp.

#### Pile-guided Boarding Floats, Low-Freeboard Floats and Gangway

Replace the boarding floats and piles with a new gangway, standard height 8-foot-wide by 80-foot-long pile-guided boarding float, on the northwest side of the ramp and add a low-freeboard boarding float attachment for non-motorized launching access.

## Project Signage

A new concrete project credit sign will be installed at the facility giving credit in part to the Harbors and Watercraft Revolving Fund for funding the project and Sonoma County Regional Parks for operation and maintenance of the facility.

## Cost Estimate

The County estimates the entire project cost as currently proposed is \$1,526,000. As discussed above, this project will be funded from a combination of DBW, WCB, and County funding. Table 1 (below) identifies the current cost estimate and how costs and scope items will be divided between available funding sources. This estimate includes a contingency budget (10% of the construction subtotal) to supplement any unforeseen construction expenses that may occur during the construction process that affect the approved scope items.

<b>Table 1: Cost Estimate, Hudeman Slough Public Fishing Access and Boat Launch Facility</b>			
<b>CONSTRUCTION COSTS</b>	<b>Funding Sources</b>		
	<b>DBW</b>	<b>WCB</b>	<b>COUNTY</b>
Mobilization	\$ -	\$ 110,000	\$ -
Demolition	-	150,000	-
Boat Launch Ramp	500,000	-	-
Pile-Guided Boarding Float and Low Freeboard Boarding Float	122,387	-	-
Parking Area Improvement and Overflow Area		208,742	-
Restroom	-	80,000	-
Accessible Pathways	-	20,000	-
Project Credit Sign	10,000	-	-
Vegetation Replacement	-	-	15,000
<b>Construction Subtotal</b>	<b>\$ 632,387</b>	<b>\$ 568,742</b>	<b>\$ 15,000</b>
<b>NON-CONSTRUCTION COSTS *</b>			
<i>Construction Management</i>	\$ -	\$ 15,000	\$ 3,000
**Escalation 6%	-	72,968	-
Contingency 10%	121,613	-	-
Engineering 3%	-	36,484	-
Inspection 5%	-	60,806	-
Permits 0%	-	-	-
<b>Non-Construction Subtotal</b>	<b>\$ 121,613</b>	<b>\$ 185,258</b>	<b>\$ 3,000</b>
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 754,000</b>	<b>\$ 754,000</b>	<b>\$ 18,000</b>
<i>Source = County Cost Estimate dated 11/10/20</i>			
<i>* Percentages are of the Construction Subtotal</i>			
<i>** 3% per year for 2 year = 6% escalation</i>			

## Project Status

The proposed project site plan, completed to the 90% level, is attached (see Proposed Project Design) on page 10. The County of Sonoma has applied for all required permits.

## Timeline

The County estimates that project construction will be completed approximately two years from execution of the proposed construction grant agreement.

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## Engineering Feasibility

There are no particularly difficult or unusual problems associated with the proposed project.

## Environmental Impact and Permits

### *California Environmental Quality Act (CEQA)*

The County has completed a Mitigated Negative Declaration for the Hudeman Slough Public Fishing Access and Boat Launch Facility improvement project pursuant to the provisions of California Environmental Quality Act and applied for all required permits. The following permits are pending approval for the Hudeman Slough Public Fishing Access and Boat Launch Facility project.

### *Permits Pending Approval:*

- U.S. Army Corps of Engineers (Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act)
- Regional Water Quality Control Board (Water Quality Certification or Waste Discharge Requirements)
- State Water Resources Control Board (National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity)
- Sonoma County Permit and Resource Management Department (Building Permit)
- San Francisco Bay Conservation and Development Commission (Bay Conservation and Development Commission Permit)

### *Approved Permits:*

- California Department of Fish and Wildlife (Streambed Alteration Agreement) permit application has been accepted and approved in concept.

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## PROJECT METRICS

### Annual Launches

**Current:** According to the County's 2019 grant application, the annual number of boat launches at the existing facility was 4,654 motorized and 821 non-motorized.

**Future:** The County estimates the annual number of boat launches at the improved facility will increase by approximately 48 percent, to 8,935 motorized launches and 1,637 non-motorized launches per year. For purposes of this feasibility analysis, DBW assumes a modest 20 percent increase in usage to 5,585 motorized and 985 non-motorized launches per year.

### Annual User Days

**Current:** Based on the California Boating Needs Assessment Study published in 2002, the average number of users per boat (motorized) at the San Francisco Bay is 2.95. Therefore, the current estimated annual number of user days at Hudeman Slough Public Fishing Access and Boat Launch Facility is 13,729 motorized and 821 non-motorized for a combined total of 14,550 annual user days (annual launches x users per boat). The 2018 California Boating Needs Assessment Study does not establish the average number of users per boat.

**Future:** DBW estimates that the number of annual user days for this facility will increase by 20 percent for motorized to 16,476 and increase by 20 percent for non-motorized to 985 for a combined total of 17,461 annual user days.



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## User Day Value

**Current:** The 2018 California Boating Needs Assessment Study established a unit day value in the San Francisco Bay region. The unit day value is an established way to measure recreational benefits boaters gain from the experience of boating on a particular body of water. The unit day value is \$33.51. The total current annual unit day value for the facility is \$487,571 (unit day value x annual user days).

**Future:** DBW estimates that the unit day value for the proposed facility will increase after the facility is improved to \$585,118 (unit day value x projected annual user days).

## Benefit-Cost Ratio

A common method used in the analysis of investments is to establish net present value of the benefits and costs associated with a project. If the Benefit/Cost ratio exceeds "1" then the investment, weighed against available investment alternatives, is worthy of consideration from a financial perspective. The results of this analysis are as follows:

**Benefit:** The total benefits over the 20-year life of the project are estimated to be \$6,759,440.

**Cost:** Net costs over the 20-year grant period are estimated to be \$1,664,610.

**Ratio:** Assuming a total project cost of \$1,656,000 (\$130,000 for the 100% design cost from the previous grant, \$1,526,000 for completion of construction, and annual operation and maintenance costs), the Benefit-Cost Ratio is 4.06.

## User Fees

The County does not charge any fees for boat launching, parking, entry, and day use of the Hudeman Slough Public Fishing Access and Boat Launch Facility.

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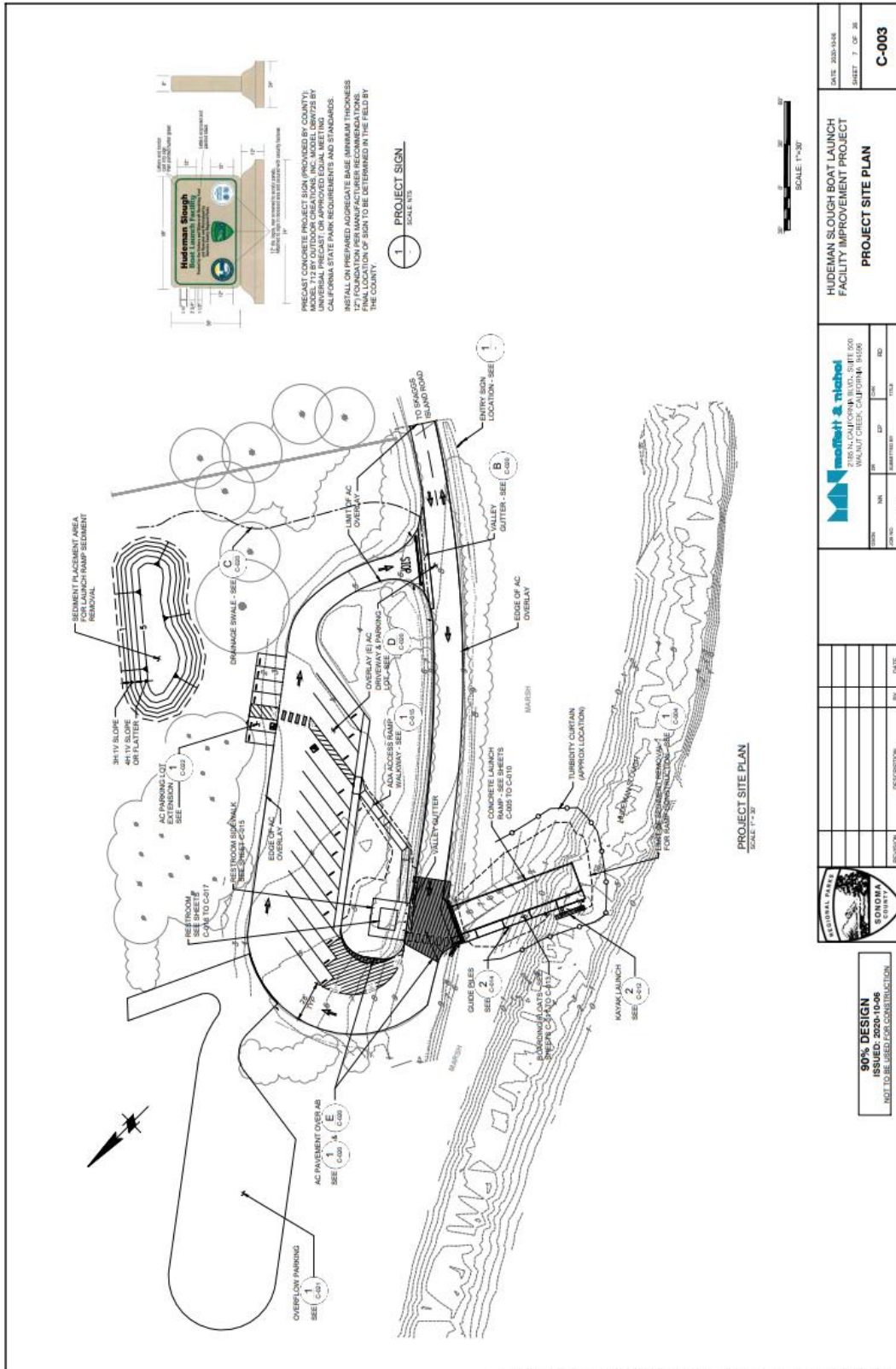
## CONCLUSION

The Department's analysis indicates that this project, as proposed, makes needed improvements, is feasible from an engineering perspective, is cost effective, and increases public access.

## COMMISSION ADVICE AND COMMENT

The Department of Parks and Recreation, Division of Boating and Waterways seeks Commission Advice and Comment on this proposed \$754,000 Harbors and Watercraft Revolving Fund construction grant to the County of Sonoma for the Hudeman Slough Public Fishing Access and Boat Launch Facility improvements *described in this February 10, 2022, Feasibility Report.*

# Proposed Project Design



DATE: 2020-10-06		SHEET: 7 OF 20		C-003	
<b>HUDEMANS SLOUGH BOAT LAUNCH FACILITY IMPROVEMENT PROJECT</b> <b>PROJECT SITE PLAN</b>					
2180 N. LOUGHRAN BLVD., SUITE 200 WALNUT CREEK, CALIFORNIA 94596					
OWNER	DATE	BY	APP. BY	DATE	NO.
CONTRACT NO.	NO.	NO.	NO.	NO.	NO.
DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE