PRESENTATION OF ENVIRONMENTAL STUDY RESULTS AND DRAFT DOCKTOWN PLAN

November 17, 2016
MEETING AGENDA

• Introductions
• Presentation of Environmental Study Results
  – Questions
• Presentation of Draft Docktown Plan
  – Questions
• Process for Providing Input
• Adjourn Meeting at 8:30pm
REASONS FOR ENVIRONMENTAL ASSESSMENT & DOCKTOWN PLAN

- Residential Occupancy At Docktown Determined To Be Inconsistent with State Law
- *Citizens For Public Trust* Sued City Seeking Closure of Docktown
- Settlement Agreement Required Environmental Assessment of Creek Sediment & Compliance with State Law Through Docktown Closure
- City Worked with Legislators to Draft Legislation to Extend Residential Uses for 15 Years But Effort Failed
- *Citizens* has Filed Motion Alleging Breach of Settlement Agreement Due to City’s Efforts in Seeking Legislation
ENVIRONMENTAL STUDY OF REDWOOD CREEK

• Why Was The Study Undertaken?
  – Settlement Agreement Only Required Testing of Sediment in Redwood Creek
  – City Chose to Test Surface Water to Address Public Statements about Water Quality
  – City Never Believed or Acknowledged Existence of Harmful Contamination
STUDY OUTLINE

1. Are There Any Chemicals Of Concern In The Creek Mud/Sediment?
2. What Could Be Source(s) Of The Chemicals?
3. Are The Chemical Levels In The Mud Harmful?
   - To organisms living on the creek bed?
   - To humans?
4. How Is The Water Quality In The Creek?
POTENTIAL SOURCES OF CHEMICALS

• Chemicals are from surrounding industries (historic) & regional watershed

• Docktown Marina is NOT a likely source
  • Copper and PAHs, typically attributed to Marina operations, are not high
  • Nickel and Pesticides were high near Marina (but are not attributed to marina operations)
EFFECT ON ORGANISMS LIVING IN THE MUD

• Benthic Organisms Live In The Mud/Sediment
  - Worms, Snails, Shrimp, Sponges, Starfish

• No Adverse Health Effects To Organisms Living In The Mud
SEDIMENT - HUMAN HEALTH RISKS

Beach Play

• Exposure Due To Incidental Ingestion And Skin Contact
• Exposure Level – 1 Hr/Day, 65 Days/Year, 26 Years
• Non-carcinogenic Risk Is Negligible
• Carcinogenic Risk Is 1.5 In 100,000
• No Clean-up Is Required For This Level Of Risk

Fish Consumption

• Exposure Due To Eating Fish Caught In The Creek
• Exposure Level – 16 Grams/Day (4 Servings Per Week) For 26 Years
• Fish In The Area May Accumulate Concentrations Of Chemicals Over Time
• Concentrations Can Have Unacceptable Risks For Human Consumption At The Exposure Level
• Fish Consumption Advisories Should Be Followed
TYPICAL FISH ADVISORY SIGNS IN SF BAY

FISH SMART in San Francisco Bay

Harmful chemicals like mercury and PCBs are in some fish in San Francisco Bay. **Women 18 - 45 years old and children should only** eat the fish with less chemicals in them.

有害化学物质诸如贡，多氯联苯等存在于三藩市海的某些鱼体内。**妇女18 - 45**岁和儿童应当只吃化学物质含量少的鱼。

Algunos tipos de pescado de la Bahía de San Francisco contienen químicos dañinos como mercurio y PCBs. **Las mujeres de 18 a 45 años y los niños solo deben comer el pescado que contiene menos químicos.**

Learn more: www.sfbayfish.org - (510) 622-3170

EAT THIS
Less Chemicals

- Jacksmelt
- Brown rockfish
- Red rock crab
- California halibut
- Chinook (king) salmon

NOT THIS
More Chemicals

- Striped Bass
  (Safe to eat for women over 45 and men)
- Surperches
- Sharks
- White croaker (Kingfish)
- White sturgeon
WATER QUALITY TESTING

Samples Collected
• 4 locations
• On 5 days over 30 day period
• During high and low tide

Samples Tested For Presence Of Bacteria That Indicate Fecal Matter
• Total coliform
• Fecal Coliform
• E-Coli
• Enterococcus
# WATER QUALITY TESTING RESULTS

## 30 DAY AVERAGES (MORE RELEVANT)

<table>
<thead>
<tr>
<th>Use</th>
<th>Total Coliform</th>
<th>Fecal Coliform</th>
<th>E-Coli</th>
<th>Enterococcus</th>
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<tbody>
<tr>
<td>Recreational Use 1</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
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<tr>
<td>Recreational Use 2</td>
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<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
</tbody>
</table>

## SINGLE SAMPLE RESULTS

<table>
<thead>
<tr>
<th>Use</th>
<th>Total Coliform</th>
<th>Fecal Coliform</th>
<th>E-Coli</th>
<th>Enterococcus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Use 1</td>
<td>✔️</td>
<td>❌ (4/41)</td>
<td>✔️</td>
<td>✔️</td>
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<tr>
<td>Recreational Use 2</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
</tr>
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</table>
SUMMARY OF FINDINGS

Sediment Levels And Sources
• Chemical Levels In The Sediment Are High Compared To Other Areas In The Bay
• Several Potential Sources Identified As Likely Causes
• Docktown NOT A Likely Source Of The Chemicals

Sediment Toxicity
• Not Harmful To Organisms Living In The Mud
• Beach Play Over A Prolonged Period May Be Harmful
• Fish Consumption Over A Long Period Is Harmful - Similar To Other Areas In The SF Bay
• Posting Of Advisory Signs For Fish Consumption Is Recommended

Water Quality
• A Few Isolated Samples Exceeded (4 Out Of 41 Samples)
• Overall Averages Well Within Limits
• Other Areas In SF Bay Are Worse
• No Action Necessary
QUESTIONS & COMMENTS

Full Study Results Available On City Website

www.redwoodcity.org/docktown
SUMMARY OF DRAFT DOCKTOWN RELOCATION PLAN
PRESENTATION OVERVIEW

Draft Docktown Plan Framework
- City’s Goals for Assistance
- Eligibility for Assistance
- Recommended Services to be Provided
- Anticipated Relocation Options for Tenants
- Recommended Financial Assistance to be Provided
- Appraisal Process
- Anticipated Schedule

Public Input Process
GOALS FOR ASSISTANCE

• Provide Time to Find New Marina or Land-Based Housing
• Provide Support in Locating Water or Land-Based Housing
• Provide Financial Assistance in Moving to New Housing
• Provide Enhanced Benefits for:
  o Low Income Residents
  o Seniors (All Income Levels)
  o Veterans (All Income Levels)
  o Disabled (All Income Levels)
ELIGIBILITY CRITERIA

• Tenants & Sub-tenants With Written Agreement
• Occupant Since September 30, 2016 (And currently an occupant)
• Primary Residence (Live at Docktown at least 51% of the year)
• In Good Standing w/ Rent
• Complete Relocation Agreement with City
RELOCATION SERVICES

• OPC to Assist with Suggesting Marina & Housing Resources
• OPC to Assist with Forms & Estimates
• Extra Help for Households who Qualify as Low Income, Seniors, Veterans & Disabled
SUPPORT IN LOCATING HOUSING

• OPC researching marinas and land-based housing

• To provide updated lists of housing options to tenants over 6-month period

• Seeking approval for 19 live-a-board berths at Port’s Municipal Marina
RELOCATION FINANCIAL ASSISTANCE

- City Vessel Acquisition
  *(Unmovable vessels or no marina berth readily available)*

- Actual Moving Cost of Vessel
  *(Or in-lieu payment)*

- Actual Moving Cost Household Goods
  *(Or in-lieu payment)*

- Land Housing Rent Payment
  *(For low income, seniors, veterans & disabled only; 3 months)*

- Berth Rent Differential Payment
  *(For low income, seniors, veterans, disabled only; 3 months cap)*

- Cost of Sale Reimbursement

- Early Move Incentive Payments
## RELOCATION ASSISTANCE MATRIX

<table>
<thead>
<tr>
<th>OCCUPANT TYPE</th>
<th>ADVISORY SERVICES</th>
<th>MARINA REFERRALS</th>
<th>LAND HOUSING REFERRALS</th>
<th>VESSEL MOVE COST</th>
<th>HOUSE GOODS COST</th>
<th>ACQUISITION PAYMENT</th>
<th>INCENTIVE PAYMENT</th>
<th>3 MONTH HOUSE PAYMENT</th>
<th>3 MONTH BERTH PAYMENT*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live-Aboard Tenant</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Absent Tenant w/ Sub Tenant</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub Tenant</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

*Enhanced benefits for priority groups*

<table>
<thead>
<tr>
<th>Priority Group</th>
<th>Enhanced Benefits</th>
<th>3 MONTH HOUSE PAYMENT</th>
<th>3 MONTH BERTH PAYMENT*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income</td>
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<td>X</td>
</tr>
<tr>
<td>Seniors</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Veterans</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Disabled</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

*Rent differential only*
APPRAISAL PROCESS & METHODOLOGY

• Appraisals Conducted by Independent 3rd Party
• Offer Based on Fair Market Value for Structure
• Requires Access to Vessel To Inspect Interior & Exterior Condition
## ANTICIPATED SCHEDULE

<table>
<thead>
<tr>
<th>ACTION ITEM</th>
<th>DATE</th>
</tr>
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<tbody>
<tr>
<td>Draft Plan Receives Public Comment</td>
<td>November 15-30, 2016</td>
</tr>
<tr>
<td>Draft Plan Modified and Submitted to City Council for December 12 meeting</td>
<td>December 8, 2016</td>
</tr>
<tr>
<td>City Council Considers Draft Plan and Adopts Final Plan</td>
<td>December 12, 2016</td>
</tr>
<tr>
<td>Relocation Assistance Eligibility Interviews</td>
<td>February 2017 - March 2017</td>
</tr>
<tr>
<td>Notice of Eligibility Notices Issued</td>
<td>March 2017</td>
</tr>
<tr>
<td>Relocations and Benefits Provided</td>
<td>March 2017 – February 2018</td>
</tr>
</tbody>
</table>
## PUBLIC INPUT OPPORTUNITIES

<table>
<thead>
<tr>
<th>ACTION ITEM</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>In person at this meeting</td>
<td>Thursday 11-17-16</td>
</tr>
<tr>
<td>In writing to <a href="mailto:docktown@redwoodcity.org">docktown@redwoodcity.org</a></td>
<td>By Wednesday 11-30-16 for comments to be included in Council report</td>
</tr>
<tr>
<td>In writing to <a href="mailto:council@redwoodcity.org">council@redwoodcity.org</a> or in person at December 12 City Council Meeting when Draft Plan Considered and Final Plan Adopted</td>
<td>Monday 12-12-16</td>
</tr>
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</table>
QUESTIONS & COMMENTS