

Redevelopment Project Area Master Plans

- Language in Draft Tentative Permit
- Objectives for the Program
- Core Components of the Program
- Next Actions

Permit Language - RPAMP

As an alternative to the permit's 5% EIA requirement:

(d) Alternatively, where a permittee or a coalition of permittees have a Redevelopment Project Area Master Plan (RPAMP) approved in accordance with subpart 5.E.IV that balances multiple considerations, the provisions of the RPAMP will substitute for the EIA requirements identified above. (page 53)

Alternative Post Construction Storm Water Mitigation Programs

(c) A permittee or a coalition of permittees may apply to the Regional Water Board for approval of a Redevelopment Project Area Master Plan (RPAMP) for redevelopment projects within Redevelopment Project Areas, in consideration of balancing water quality protection with the needs for adequate housing, population growth, public transportation and management, land recycling, and urban revitalization. (pg 60)

Permit Language - RPAMP

(d) For the RPAMP to be considered, a technical panel of the Local Government Commission or an equivalent state or regional planning agency must have reviewed and approved the proposed RPAMP, prior to its submittal to the Regional Water Board, for conformity with the balancing of interests identified in (b), including water quality. The Regional Water Board Executive Officer may then consider the RPAMP for approval, or elect to submit it to the Regional Water Board for consideration. (pg60)

(e) The RPAMP, on approval, may substitute in part or wholly for on-site post-construction and hydromodification requirements.

(f) Redevelopment Project Areas include the following:

(1) City Center areas

(2) Historic District areas

(3) Brownfield areas

(4) Infill Development areas

(5) Urban Transit Villages

(6) Any other redevelopment area so designated by the Regional Water Board

(g) Nothing in these provisions shall be construed as to delay the implementation of post-construction control requirements, as approved in this Order. (pg 61)

Related Programs regional/sub-regional strategy

Alternative Post Construction Storm Water Mitigation Programs

*(a) A permittee or a coalition of permittees may apply to the Regional Water Board for approval of a **regional or sub-regional storm water mitigation program** to substitute in part or wholly for on-site post-construction requirements.*

(b) Upon review and a determination by the Regional Water Board Executive Officer that the proposal is technically valid and appropriate, the Regional Water Board may consider for approval such a program if its implementation will:

(1) Result in equivalent or improved storm water quality

(2) Protect stream habitat

(3) Be fiscally sustainable and has secure funding

(4) Promote cooperative problem solving by diverse interests

(5) Be completed in four years or less including the construction and start-up of treatment facilities

Related Programs - Mitigation Program

5. Mitigation Funding

(a) A permittee or a coalition of permittees may create a management framework to fund regional or subregional solutions to storm water pollution, where any of the following situations occur:

(1) A waiver for impracticability is granted

(2) Funds become available

(3) Off-site mitigation is required because of loss of environmental habitat;
or

(4) An approved watershed management plan, or an integrated water resources management plan, or a regional storm water mitigation plan, or a wetlands recovery plan exists that incorporates an equivalent or improved strategy for storm water pollution mitigation.

(PG 61)

RPAMP Components

Objectives - The program has potential to meet multiple water quality objectives and other environmental and community goals. These need to be clearly defined to ensure buy-in.

Location - In the permit, an RPAMP is one or more defined areas. The permit limited direction on what areas are allowed: *City Center areas; Historic District areas; Brownfield areas; Infill Development areas; Urban Transit Villages.*

Credit System (Performance Criteria) - Permit says an RPAMP can substitute in part or wholly for on-site requirements, but does not clarify how this is determined. A credit system with linking types of land use to water quality objectives is one method. For example, projects that include a mixed use,

Program Implementation

✓ Area(s) designation

✓ Credit System

✓ Relationship to other programs

- Regional / Sub-regional Solutions (e.g. green streets, restoration, etc)

- Site Design Prerequisites? (cap on EIA reduction? Mandatory BMPs?)

- Pollution / Imperviousness Trading / Offset Program

- Mitigation Funding (could be linked to other programs)

Next steps and Recommendations

- 1) Decide to move forward - is there support for moving this program forward?
- 2) Clarify program objectives and submit to Regional Board by May 29.
- 3) Pilot the program
 - 1) Hold RPAMP workshop to define parameters.
 - 2) Select demonstration projects to analyze and use as a prototype.
- 4) Funding for future phases.

Workshop Options

1. Water-wise Planning and Design Workshop
 - Intro talks about innovative design strategies at various scales
 - Tables work with past or current projects/plans
 - Report out with attention to barriers to be addressed
 - May include participation from Berkeley grads
 - Concepts used in final plan
2. RPAMP Planning and Design Workshop
 - similar but focused on RPAMP development
 - may include modeling and analysis using INDEX software to:
 - a) test method for determining RPAMP area(s)
 - b) model water quality implications of different land use strategies
 - c) modeling helps assign values for credit system
3. RPAMP Methods Workshop - bring in various consultants to discuss RPAMP development and linkage to other permit programs.