

10/27 Item 45 - Water Quality
CM Vela Amendment 4 - V1

Staff Direction - Explore Incentives To Go Above Base Water Quality
Requirements

Additional Staff Direction

While exploring incentives in phase 2 for green stormwater infrastructure, using greenfield conditions as a baseline, and steep slope protection, staff is encouraged to explore options and offer appropriate code amendments to provide incentives for development to go above base water quality control requirements. These incentives could include but are not limited to financial incentives or extra development entitlements.

Where programs that do this already exist, staff is encouraged to explore expanding those programs.

Reasoning

Under current code, developers are required to provide a baseline level of water quality control but are given no incentives to go above those baseline requirements. On some sites, we may be missing opportunities where it would be relatively inexpensive for a development to go well above the minimum requirements, for example by building extra rain gardens.

Site conditions can vary significantly and what may be inexpensive or easy to do on one site may be very expensive or hard to do on another. For legal reasons, we often set a baseline requirement regardless of cost. Our discussions often only focus on what exceptions should be made in situations where the cost of environmental controls is much more expensive or has a bigger impact on development yield.

There may be ways we could easily make up the environmental benefits lost from providing exceptions on some sites by getting extra environmental benefits on other sites through incentives.