

**ROSEVILLE**  
**REQUEST FOR COUNCIL ACTION**

Date: September 12, 2016  
Item No.: 14.c

Department Approval



City Manager Approval



Item Description: Non-Residential Stormwater Impact Fund

**BACKGROUND**

The City of Roseville has developed specific requirements that apply to development and redevelopment projects. These standards are intended to help achieve the water resource goals of the City's Comprehensive Surface Water Management Plan (CSWMP) and help the City maintain compliance with the National Pollutant Discharge Elimination System (NPDES) municipal permit program. These standards highlight important aspects of the requirements for stormwater quality, discharge rate and volume control, erosion control, and illicit discharge.

Currently the City doesn't have a policy in place to properly address areas that cannot meet the City's Stormwater Management Standards. Since the implementation of the Stormwater Management Standards in the 2003 CSWMP, there is only one redevelopment project that has not been able to meet the City's Stormwater Management Standards, and that site is currently applying for permits.

At the August 8, 2016 City Council meeting, staff presented a draft Stormwater Impact Fund Policy. The policy as presented applied to both residential and commercial properties. Based on feedback from Council, staff has created a separate Non-Residential Storm Water Impact Fund policy. A Residential Storm Water Impact Fund policy will be presented at a later date.

**POLICY OBJECTIVE**

This fund would also allow developers of medium and high density residential properties and non-residential properties that are unable to treat stormwater onsite, to purchase treatment credits based on a \$/cubic-foot rate. For developers to be eligible to pay into the Stormwater Impact Fund, they must meet the City's Alternative Stormwater Compliance Sequencing. In short, the developer will need to prove that the fund is the only viable option due to site constraints, contaminated soil, no available storm sewer, etc.

The fund is a one-time payment by the property owner. Because the City will be installing a regional system, there will be no maintenance agreement between the City and the property owner. Staff would recommend the Non-Residential Stormwater Impact Fund rate be set at \$22.50/CF of required treatment. This rate is based on the current cost to install treatment as well as including maintenance of the installed system.

The City will implement stormwater treatment projects as they are feasible (in conjunction with

30 Pavement Management Projects, drainage projects, etc). Every step will be taken to do a  
31 stormwater project as close to the permitted site as possible.

32 **BUDGET IMPLICATIONS**

33 This policy's budget implications will be a negligible amount of staff time for tracking  
34 development projects that pay into the fund.

35 **STAFF RECOMMENDATION**

36 Staff recommends that the City Council approve the Non-Residential Stormwater Impact Fund  
37 Policy.

38 **REQUESTED COUNCIL ACTION**

39 Adoption of the Non-Residential Stormwater Impact Fund Policy.

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Attachments: A: Non-Residential Stormwater Impact Fund Policy



## Stormwater Impact Fund: Non-Residential

This policy applies to all properties that are not zoned low density residential.

The City of Roseville has developed specific requirements that apply to development and redevelopment projects. These standards are intended to help achieve the water resource goals of the City's Surface Water Management Plan (SWMP) and help the City maintain compliance with the National Pollutant Discharge Elimination System (NPDES) municipal permit program. These standards highlight important aspects of the requirements for stormwater quality, discharge rate and volume control, erosion control, and illicit discharge.

These standards do not replace or supersede City ordinances, watershed district regulations, state and federal rules or permits required for the project. For a more detailed listing of requirements see the specific policies of the City's SWMP and the applicable City ordinances, or consult with City staff on your specific project.

To accomplish the goals of the SWMP, it is important to the City to have consistent approaches to evaluating proposed development and redevelopment projects. Therefore, all hydrologic, hydraulic and water quality analysis must be prepared and submitted in a format that will allow for a timely and efficient review by City staff.

For permitted sites that cannot feasibly meet the City's Stormwater Requirements through Alternative Stormwater Compliance Sequencing, permittees shall have the option to pay into the City's Stormwater Impact Fund. The amount paid to the City will be based on a \$/cubic-foot for the required volume. The \$/cubic-foot will be approved by the City Council annually, and can be found within the City's Fee Schedule.

### 1) Alternative Stormwater Compliance Sequencing:

The alternative compliance sequencing process includes three steps that must be followed in order to meet the volume reduction standard. The sequencing steps to be followed are:

- a. First, the applicant shall comply or partially comply with the volume reduction standard to the fullest extent practicable on-site through alternative volume reduction methods. See the questions below for more information.
- b. Second, the applicant shall meet the volume reduction standard at an offsite location or through the use of qualified banking credit.
- c. Third, as a last alternative, the applicant shall pay into the City's Stormwater Impact Fund at a \$/CF rate. The dollar amount will be approved by the City Council and will be found within the City's Fee Schedule.

### 2) Mitigation Provisions:

- a) Stormwater requirements met through the Stormwater Impact Fund will be mitigated as close to the permitted site as possible, dependent on site constraints and project feasibility. The City will follow the hierarchy below to implement a project to offset the volume requirements. Projects will be sited:
  1. Within the same storm sewer drainage district, or
  2. Within the same drainage area to the same receiving water body, or
  3. Within the same watershed district, or

4. Within the City limits

- b) Mitigation projects must involve the creations of new structural stormwater BMP's or the retrofit of existing structural stormwater BMP's, or the use of a properly designed regional structural stormwater BMP.
- c) Routine Maintenance of structural stormwater BMP's already required by this permit cannot be used to meet mitigation requirements.
- d) Mitigation projects implemented by an applicant shall be completed within 24 months after the start of the original construction activity.
  - 1) Mitigation projects implemented by the City through the use of Stormwater Impact Funds shall be used when a Regional Stormwater Project is identified and as funding is available.
- e) The applicant shall determine, and document, who will be responsible for long-term maintenance on all mitigation projects of this part.
- f) If the applicant receives payment from the owner and/or operator of a construction activity for mitigation purposes in lieu of the owner or operator of that construction activity meeting the conditions for post-construction stormwater management, the applicant shall apply any such payment received to a public stormwater project, and all projects must be in compliance with Part III.D.5.a(4)(a)-(e) of the City of Roseville's Stormwater Pollution Prevention Plan (SWPPP) Permit.