

TO: James L. App

FROM: Ed Gallagher, Community Development Director

SUBJECT: Implementation of Water Board Regulations in the Downtown Core

DATE: March 19, 2013

Needs: For the City Council to consider authorizing a contract for consultant services to Rick Engineering to assist the City in preparation of a plan of alternative compliance to Water Board mandated storm water regulations for development in the downtown core.

Facts:

1. At its meeting of September 6, 2012, the Central Coast Regional Water Quality Control Board adopted a resolution applying new storm water management requirements to the design and construction of all new development and public works projects in the Central Coast region.
2. The Water Board mandates that each municipality adopt ordinances effectuating the new requirements by September 6, 2013.
3. Storm water management requirements are applied to any development, or redevelopment, of impervious surfaces of 2,500 square feet or more. On-site retention of storm water is required at 15,000 square feet.
4. Typical lot sizes in the downtown core range from 3,500 to 7,000 square feet and are comprehensively impervious.
5. Storm water management requirements apply to public works street maintenance projects where existing asphalt is removed down to the base course. This treatment is typically referred to as street reconstruction.
6. The Water Board recognizes the inherent challenges of implementing these requirements in high density urban areas and offers alternative compliance through the designation of an "Urban Sustainability Area".
7. The City may allow development projects in a Water Board-approved Urban Sustainability Area thereby relieving developers of dedicating valuable property to storm water management facilities and the cost of construction of those facilities.
8. In order to establish an Urban Sustainability Area, the City must demonstrate to the Water Board that they are providing off-site storm water management facilities comparable in effectiveness to the regulations as typically applied.
9. Rick Engineering of San Luis Obispo has provided a proposal of engineering and planning services to assist the City in developing an Urban Sustainability Area application to the Water Board for the general area bounded by 16th Street, 4th Street, Oak Street and the freeway.

Analysis &
Conclusion: New Water Board regulations are based on the concept of Low Impact Development (LID). The intention is to plan and design new development such that hydrologic characteristics, flow patterns and natural storm water run-off and retention rates are maintained. Bio-

retention facilities are constructed in lieu of traditional storm water conveyance structures. Bio-retention facilities filter and improve storm water quality and promote infiltration into the ground.

LID is a laudable environmentally sensitive alternative to traditional storm drain infrastructure. However, as we consider more dense projects in close proximity to the City's core, options for implementing LID become more limited and conflict with economic goals. New Water Board regulations begin with development *and redevelopment* of impervious surfaces of 2,500 square feet. Calculation based numeric requirements begin at 5,000 square feet.

New storm water regulations apply to public works maintenance projects as well as private development. Routine street maintenance and pavement overlay projects are exempt. However, projects involving street reconstruction, removal of asphalt to base grade, 5,000 square feet of ADA upgrades, or decorative paving will trigger storm water management requirements.

During the course of public workshops and comment periods in 2012, the Water Board was sensitive to the impending impact of their regulations on urban areas. In response, they provided an alternative compliance path called an Urban Sustainability Area. The City has the option of preparing an application to the Water Board to establish an Urban Sustainability Area where new development and redevelopment would be essentially exempt from the regulations in exchange for City-sponsored water quality improvement projects in the same watershed.

The City has a Storm Drain Master Plan for the west side and a fee program in place to help fund identified improvements. The Master Plan identifies areas in need of attention but is outdated in its recommended remedies with traditional storm drain infrastructure. We need to amend the plan with modified storm water management projects that provide the same level of flooding protection with environmental sensitivity that support Water Board-approved alternative compliance paths. The Urban Sustainability Area will be our first example.

The City has received a proposal from civil engineers and planners with Rick Engineering to assist the City in preparing an Urban Sustainability Area application to the Water Board for the downtown area bounded by 16th Street, 4th Street, Oak Street and the freeway. The application will involve review of the Town Centre Plan to assess reasonable development potential and to match that with a storm water mitigation program based upon an update of our Storm Drain Master Plan. We'll need to demonstrate to the Water Board the economic, social, and environmental benefits of our planned urban redevelopment and balance that with a technical demonstration of the effectiveness of our planned storm water management projects.

Policy
Reference: 2003 Conservation Element, Economic Strategy

Fiscal
Impact: The Rick Engineering proposal will be funded by our Industrial Waste – Storm Water program. Significant City staff time will continue towards implementation of Water Board regulations. Projects committed through the establishment of an Urban Sustainability Area will be similar in cost to those currently listed in the Storm Drain Master Plan. Continued funding from the impact fee program is recommended.

- Options:
- a. The City Council authorize staff to enter into a contract with Rick Engineering in the not to exceed amount of \$39,000 to assist the City in preparation of an application to the Water Board for establishment of an Urban Sustainability Area.
 - b.** Amend, modify options listed above.

Prepared by: John Falkenstien, City Engineer

Attachments: (2)

- (1) Rick Engineering Proposal
- (2) Resolution



January 11, 2013

John Falkenstien
City Engineer
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

SUBJECT: PROPOSAL FOR DEVELOPING AN URBAN SUSTAINABILITY AREA (USA) WITHIN THE CITY OF PASO ROBLES DOWNTOWN AREA

Dear John,

Thank you for the opportunity to provide this proposal for engineering and planning services for the City of Paso Robles Urban Sustainability Area (USA) Planning Project. The project understanding and outline scope of work is based on the meeting we had with you on December 18, 2012 and correspondence with you to date.

PROJECT UNDERSTANDING

Rick Engineering Company will prepare a plan for the City of Paso Robles to define an Urban Sustainability Area (USA) within the City's downtown core (see Exhibit A). This will help identify redevelopment opportunities and high density and transit-oriented development projects that are intended to promote infill of existing urban areas. The intent is to support the City of Paso Robles' efforts in revitalizing the downtown core by providing an alternative compliance option for development applicants within this area.

PROJECT APPROACH

I. Research, Initial Meetings and Site Visit

- A. Perform research and meet with City staff to fully understand the City's vision for the downtown core, specifically for the area in question. This item will include the following tasks:
 - i. Identifying land uses, stormwater management possibilities, LID and sustainability criteria, circulation and transit facilities, and pedestrian-oriented criteria.
 - ii. Reviewing the City's General and Specific Plans to understand and implement the City's vision for the downtown core. A site visit will be scheduled to document the existing uses within this area for inclusion in the USA Plan.
 - iii. Presenting smart growth and sustainable community goals to the City. These goals will be based on research and recommendations by the EPA and other similar organizations/partnerships.

The project team will describe the intent of an Urban Sustainability Area and how the City of Paso Robles downtown area meets the criteria set forth in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.

- B. Meet with Central Coast RWQCB staff to present the City's approach. The purpose of the meeting is to receive feedback from staff to ensure the appropriate approach to defining the USA is established. Furthermore, meeting with Central Coast RWQCB staff will aid in documenting the steps the City of Paso Robles has taken to comply with subjective USA requirements.

Please note that the feedback received from the Central Coast RWQCB staff may alter the approach stated within this proposal. Rick Engineering Company will prepare notes for the meeting and discuss the changes, if any, to the scope of work. We have anticipated the additional cost for a scope item the Central Coast RWQCB may require; please refer to Task IV below.

II. USA Plan Development

Rick Engineering Company will prepare a comprehensive plan and respective exhibits detailing the City of Paso Robles' approach to defining a USA within a portion of the downtown core. The USA Plan will comply with the requirements stated within the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region and include the feedback received from the RWQCB staff meeting.

- A. Identify watersheds and describe the proximity to the Salinas River Corridor and how that will dictate stormwater management approaches.
 - i. Watersheds within the USA will be delineated and will include the natural and urban drainage areas. These watersheds will provide the basis for determining the appropriate approach of stormwater management within the USA.
 - ii. The Storm Drain Master Plan (SDMP) prepared by Schaaf and Wheeler will be reviewed and, if possible, watershed delineations within this Plan will be utilized. The City's proximity to the Salinas River Corridor will be described and presented to further explain the approach proposed. The receiving water is a key element in determining how stormwater control measures should be applied.
- B. Identify storm drain infrastructure and describe existing stormwater conditions (i.e. subject to flooding).
 - i. The City's storm drain infrastructure will be defined using the City's Town Centre/Uptown Specific Plan; Schaaf and Wheeler's SDMP; and available GIS data.
- C. Collaborate with City of Paso Robles staff and identify potential development projects and current businesses within the USA. Smart growth principals will be addressed and related to these developments.
 - i. The City may wish to identify future development projects within the USA.

- ii. Smart growth and sustainable community principals will be described and related to the practices that the City intends to promote on development projects within this area.

The USA should include the City's approach to pursuing a Sustainable Community; the philosophy of which is to make neighborhoods more prosperous by allowing people to live closer to jobs, saving households time and money, and reducing pollution. Describing these principals together with the benefit of managing stormwater will provide a stronger case for the USA.

- D. Coordinate with the City to identify potential regional stormwater management projects within the City Right-Of-Way (ROW). Regional facilities would allow the City the opportunity to construct stormwater control measures to mitigate the stormwater runoff from future (and existing) developments in order to comply with the intent of the Central Coast Stormwater Requirements.
 - i. Regional stormwater management projects will be presented to demonstrate the City's ability to better mitigate the impacts of current and future development within the USA. This may include presenting Capital Improvement Projects (CIP) within the USA. Schaaf and Wheeler's SDMP will be referenced to demonstrate the need for such facilities. Although the SDMP only addresses flood control, the proposed improvements described in the SDMP can be used as a baseline and expanded upon to include facilities which will comply with the Post Construction Requirements.
 - ii. The City's current development fee schedule provides a foundation for this alternative compliance approach and will be described in detail to present the City's ability to construct and maintain stormwater control facilities within the City ROW.
- E. Describe the public awareness and education benefits provided by constructing "green" infrastructure facilities within the public ROW.
 - i. Educational opportunities and public awareness will be described and can be conducted in such a way that the community would benefit from such projects due to the presence of above-ground infrastructure. City programs can be created such as the Adopt-a-Street program, where local business and community members will aid in the maintenance of the green infrastructure. These programs can assist the City in demonstrating community outreach and educational goals stated within the Central Coast Phase II Permit.
- F. Perform a quantitative analysis (e.g. calculations and modeling) as required, to support offsite compliance. This can include a Continuous Simulation Model (CSM) or utilize the highly conservative event-based approach outlined in the Post-Construction Requirements (Attachment D). The purpose of this task would be to further demonstrate the City's ability to mitigate the stormwater runoff produced from current and future developments within the designated USA.
 - i. The development of a CSM will require the appropriate data to prepare a model specific to the City of Paso Robles. We have since facilitated a discussion with Clear Creek

Solutions, Inc. who has a program that will perform continuous simulation for the Paso Robles region. This analysis will allow RICK to appropriately size stormwater management facilities. Two models would be prepared; the first would analyze the entire USA and the second will model a typical lot-level development. This approach will allow the City to quantify the area (square-footage) needed to offset the impacts of future developments as they arise.

- ii. The event-based approach could be used in lieu of a CSM, however it should be noted that the event-based approach is highly conservative and may result in larger facilities.

The costs to perform both the CSM and event-based approach have been provided below. Please note that the software described above would include generic values for hydrologic variables to perform the analysis and not specific to the City but more of a representation throughout the region.

G. Prepare design concepts for regional stormwater projects.

- i. RICK will collaborate with the City in the development of preliminary design concept illustrative exhibits that will showcase some of the proposed “green” infrastructure facilities within the public ROW. The illustrative exhibits will provide a visual understanding of the smart growth and sustainability approach the City intends to promote, which will further the importance of the USA Plan to RWQCB staff and the community.

H. Develop exhibits outlining areas proposed for USA designation.

- i. Exhibits will be prepared to display the proposed USA overlaid onto the proposed land use for the designated area. Other important information may include watershed boundary, infrastructure location, available topography, soil data, proposed regional facilities and FEMA floodplain data.

III. Additional Meetings and Community Outreach

- A. Prepare for and attend meetings with City staff to develop the USA Plan in addition to the initial meetings described above. This task assumes one additional meeting during the development of the USA with the City and one meeting with RWQCB staff during the review.

- B. Prepare for and attend one City Council Meeting to present the final USA Plan.

- i. Presentations and work products will be prepared to facilitate the City Council Meeting.

ADD ALTERNATES

IV. Continuous Simulation Modeling (Calibrated Model)

- A. Central Coast RWQCB staff may require the City use of a “calibrated model” to perform continuous simulation. This would require RICK to research specific hydrologic variables that are not readily available. In addition, the “calibrated model” would require additional time to prepare and produce output results that are understandable for the non-technical person. This approach would require a substantial effort, which may not be appropriate for this planning level document.

V. Geotechnical Analysis

- A. Describe geotechnical concerns surrounding the designated USA.
- i. RICK can coordinate with a geotechnical engineer to provide insight on the surrounding soils to aid in evaluating the appropriate locations for infiltration-based facilities.

This item can be further discussed during the negotiation of this proposal.

FEES

Due to the potential influences from City and Central Coast RWQCB staff, quantifying our services is difficult. Therefore, we propose to perform the services described above on a Time and Materials basis in accordance with our current Schedule of Hourly Rates with a labor fee not to exceed the budget amount shown below without prior written authorization.

Task	Description	Estimated Fee
I	Research, Initial Meetings and Site Visit	\$ 5,300.00
II.F.i	USA Plan Development (Option II.F.i)	\$ 33,200.00
II.F.ii	USA Plan Development (Option II.F.ii)	\$ 28,500.00
III	Additional Meetings and Community Outreach	\$ 5,200.00
Total (Option II.F.i)		\$ 43,700.00
Total (Option II.F.i)		\$ 39,000.00
Reimbursable Expenses: Printing, Plan Production, Mileage, and Misc. (15%)		\$ 1,000.00
Add Alternates		
IV	Continuous Simulation Modeling (Calibrated Model)	\$ 20,000.00
V	Geotechnical Analysis	TBD

Mr. John Falkenstien
January 11, 2013
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We appreciate your interest in Rick Engineering Company and look forward to working with you on this very important plan.

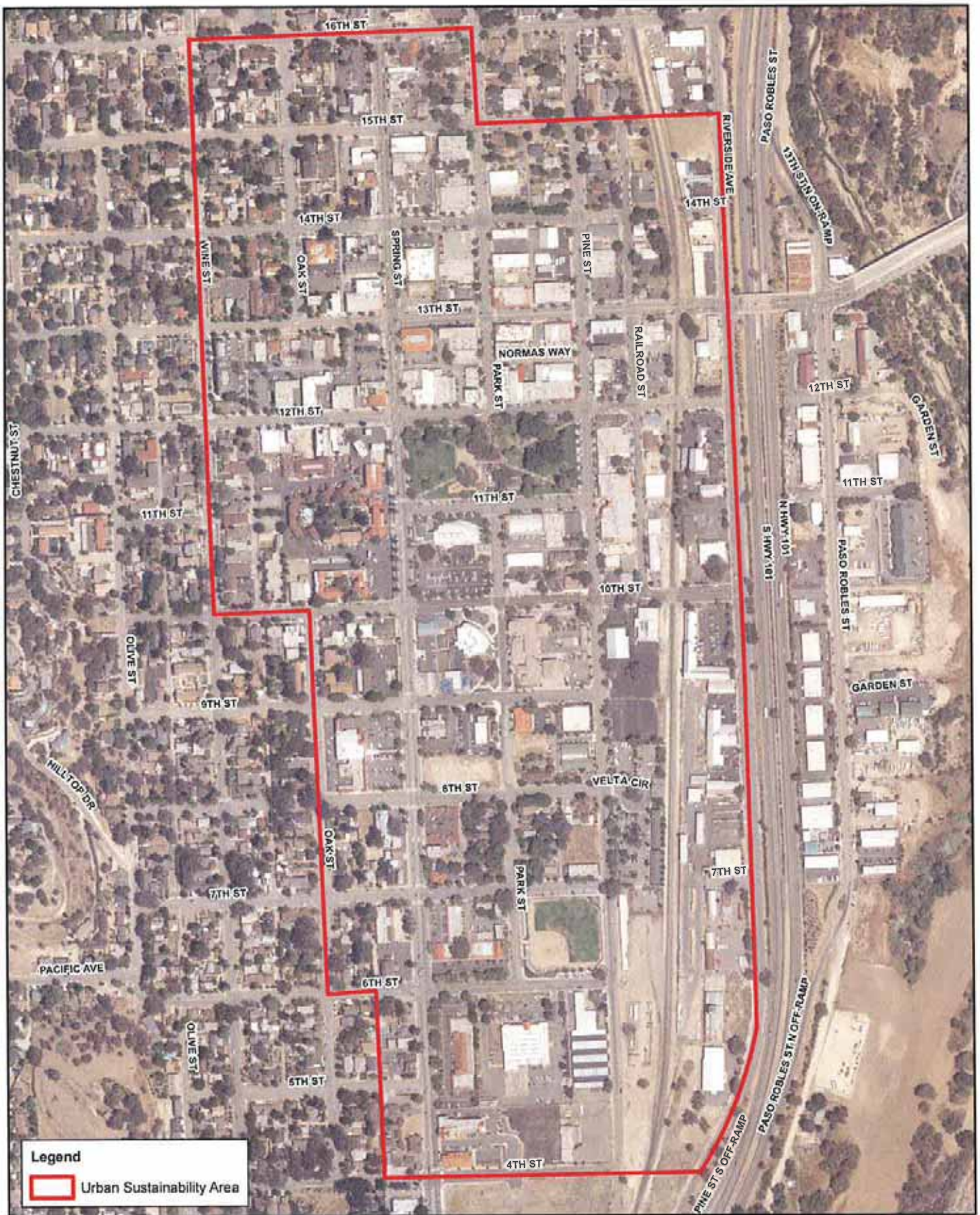
Sincerely,



Frank Lopez, P.E., QSD
Project Manager



Donald A. Druse, P.E.
Associate Principal



NOTES:
AERIAL BASEMAP PROVIDED BY
COUNTY OF SAN LUIS OBISPO,
NOT A LEGAL DOCUMENT, MAP
PRODUCED JANUARY 2013.

CITY OF PASO ROBLES

EXHIBIT A

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1 inch = 500 feet

RICK
ENGINEERING COMPANY



Hourly Rates – California Offices

January 1, 2013 – June 28, 2013

Principal Consultant (Special Projects).....	\$ 225.00	Principal Landscape Architect.....	\$195.00
Principal.....	205.00	Associate Landscape Architect.....	140.00
Associate Principal.....	190.00	Principal Project Landscape Architect/Manager.....	125.00
Associate/Manager.....	175.00	Associate Project landscape Architect/Manager.....	115.00
Expert Witness.....	300.00	Assistant Project Landscape Architect/Manager.....	105.00
Court Appearance per half day or part.....	1,200.00	Principal Landscape Designer.....	97.00
Principal Project Engineer/Manager.....	155.00	Associate Landscape Designer.....	92.00
Associate Project Engineer/Manager.....	140.00	Assistant Landscape Designer.....	87.00
Assistant Project Engineer/Manager.....	130.00	Principal Landscape Drafter.....	76.00
Principal Engineering Designer.....	120.00	Associate Landscape Drafter.....	71.00
Associate Engineering Designer.....	110.00	Assistant Landscape Drafter.....	65.00
Assistant Engineering Designer.....	100.00	Photogrammetry Supervisor.....	\$135.00
Principal Engineering Drafter.....	100.00	Principal Photogrammetrist.....	110.00
Associate Engineering Drafter.....	85.00	Associate Photogrammetrist.....	100.00
Assistant Engineering Drafter.....	75.00	Assistant Photogrammetrist.....	95.00
Principal Construction Engineer/Manager.....	\$155.00	GIS Manager.....	\$150.00
Associate Construction Engineer/Manager.....	140.00	GIS Coordinator.....	130.00
Assistant Construction Engineer/Manager.....	130.00	Principal GIS Analyst.....	105.00
Principal Construction Technician.....	120.00	Associate GIS Analyst.....	100.00
Associate Construction Technician.....	110.00	Assistant GIS Analyst.....	93.00
Assistant Construction Technician.....	100.00	Principal Computer Graphics Editor.....	105.00
Senior Transportation/Traffic Engineer.....	\$185.00	Associate Computer Graphics Editor.....	95.00
Principal Transportation/Traffic Engineer.....	155.00	Assistant Computer Graphics Editor.....	85.00
Associate Transportation/Traffic Engineer.....	140.00	Field Supervisor.....	\$140.00
Assistant Transportation/Traffic Engineer.....	130.00	One-person Survey Party.....	120.00
Principal Transportation/Traffic Designer.....	120.00	One-person Survey Party with Robotics.....	170.00
Associate Transportation/Traffic Designer.....	110.00	Two-person Survey Party.....	190.00
Assistant Transportation/Traffic Designer.....	100.00	Three-person Survey Party.....	250.00
Director of Planning.....	\$190.00	3D Laser Scanning Crew (One-Person).....	\$200.00
Principal Project Planner.....	170.00	3D Laser Scanning Crew (Two Person).....	240.00
Senior Project Planner.....	140.00	3D Laser Scanning Crew (Three Person).....	270.00
Assistant Project Planner.....	130.00	Principal 3D Laser Scanning Project Manager.....	\$155.00
Senior Planner.....	125.00	Associate 3D Laser Scanning Project Manager.....	140.00
Associate Planner.....	107.00	Assistant 3D Laser Scanning Project Manager.....	130.00
Assistant Planner.....	100.00	Principal 3D Laser Scanning Specialist.....	\$120.00
Senior Planning Technician.....	95.00	Associate 3D Laser Scanning Specialist.....	110.00
Associate Planning Technician.....	85.00	Assistant 3D Laser Scanning Specialist.....	100.00
Assistant Planning Technician.....	75.00	Principal 3D Laser Scanning Technician.....	\$100.00
Planning Assistant.....	65.00	Associate 3D Laser Scanning Technician.....	85.00
Principal Water Resources Designer.....	\$120.00	Assistant 3D Laser Scanning Technician.....	75.00
Associate Water Resources Designer.....	110.00	Computing & Mapping Director.....	\$150.00
Assistant Water Resources Designer.....	100.00	Principal Survey Analyst.....	140.00
Principal Environmental Project Manager.....	145.00	Associate Survey Analyst.....	120.00
Associate Environmental Project Manager.....	130.00	Assistant Survey Analyst.....	95.00
Assistant Environmental Project Manager.....	120.00	Associate Project Administrator.....	\$60.00
Principal Environmental Specialist.....	107.00	Assistant Project Administrator.....	50.00
Associate Environmental Specialist.....	102.00	Administrative Assistant.....	60.00
Assistant Environmental Specialist.....	97.00		
Environmental Technician.....	74.00		

Rates subject to change for prevailing wage contracts.

When authorized, overtime shall be charged at the listed rates times 1.3.

Unless otherwise agreed upon, we shall charge for printing, reproduction, deliveries, transportation, and other expenses.

A ten (10) percent fee for administration, coordination and handling will be added to all subcontracted services.



Project: Engineering Estimate for Downtown Urban Sustainability Area Planning Analyses

City of Paso Robles, CA

Milestone	Tasks	Department Name	Principal	Water Resources	Urban Design & Planning	GIS	Labor Totals	
							Task Hours	Task Amount
TASK I	Research and Initial Meetings							
	I.A	Review City Plan's and Initial Meeting and Site Visit with City Staff.	4	16	8		28	\$ 4,120.00
	I.B	Meeting w/RWQCB Staff	2	4	2		8	\$ 1,220.00
	USA Plan Development							
	II.A	Identify Watersheds and Describe Salinas River Corridor		24	4		28	\$ 3,920.00
	II.B	Identify Storm Drain and Describe Stormwater Conditions		8		4	12	\$ 1,840.00
	II.C	Identify Potential Development Projects		2	4		6	\$ 840.00
	II.D	Identify Regional Stormwater Management Projects	2	16			18	\$ 2,620.00
	II.E	Describe Public Awareness and Educational Outcomes		8	16		24	\$ 3,360.00
	II.F (i)	Hydrologic Analysis: CSM Approach	4	60		8	72	\$ 10,200.00
	II.F (ii)	Hydrologic Analysis: Event-Based Approach (Attachment D)	4	30		4	36	\$ 5,480.00
	II.G	Prepare Design Concepts Illustrative Exhibits	2	4	36		42	\$ 5,980.00
II.H	Develop Exhibits	2	8		24	34	\$ 4,620.00	
Additional Meetings and Community Outreach								
III.A	Attend one (1) meeting during the development of the USA and one (1) during review with RWQCB staff	2	8	8		18	\$ 2,620.00	
III.B	Attend one (1) City Council meeting to present the final USA Plan	2	8	8		18	\$ 2,620.00	
		Total Hours:	24	196	86	40		
		Rate:	\$ 190.00	\$ 140.00	\$ 140.00	\$ 150.00		
		Subtotal - Labor:	\$ 4,560.00	\$ 27,440.00	\$ 12,040.00	\$ 5,200.00		

RESOLUTION NO. 13-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROPRIATING FUNDS FOR CONTRACT SERVICES NEEDED FOR COMPLIANCE TO STORM WATER QUALITY REGULATIONS IN THE DOWNTOWN CORE

WHEREAS, at its meeting of September 6, 2012, the Central Coast Regional Water Quality Control Board adopted a resolution containing new storm water management requirements on the design and construction on all new development and public works projects in the Central Coast region; and

WHEREAS, the Water Board mandates that each municipality adopt ordinances effectuating these new requirements in their respective communities by September 6, 2013; and

WHEREAS, the Water Board recognizes the inherent challenges of implementing these requirements in high density urban areas and offers alternative compliance through the designation of an "Urban Sustainability Area"; and

WHEREAS, the City may allow development projects in a Water Board-approved Urban Sustainability Area with alternative compliance; thereby relieving applicants from dedicating valuable downtown property towards storm water management facilities, the cost of those facilities and associated professional services; and

WHEREAS, in order to establish an Urban Sustainability Area, the City must demonstrate to the Water Board a comprehensive plan of storm water management facilities comparable in effectiveness to those provided by development contemplated in the Town Centre Plan; and

WHEREAS, Rick Engineering of San Luis Obispo has provided a proposal for engineering and planning services to assist the City in developing an application to the Water Board to establish an Urban Sustainability Area for the area bounded by 16th Street, 4th Street, Oak Street and Riverside Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles that a one time appropriation in the amount of \$40,000, from the Waste-Storm Water Program's professional services budget Account No. 601-310-5224-370, is hereby approved.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 19th day of March 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk