

## **Contra Costa County Regional Alternative Compliance Workshop #2 Presentation Transcript 03.28.23**

00:01:20.460 --> 00:01:32.960

Susanne Heim: Hi! Everyone! Welcome to the Contra Costa County. Regional alternative Compliance system workshop. It's just 9 am. Right now we're gonna it Looks like people are still joining the meeting. We're gonna give a couple of more minutes for if you want to join.

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00:03:01.050 --> 00:03:08.670

Susanne Heim: welcome to the contract as the county Regional alternative compliance system workshop. We'll be starting in just one more minute. Thank you for waiting.

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00:03:43.890 --> 00:03:49.620

Susanne Heim: Thank you. Everyone for joining us for the Contra Costa County Regional alternative compliance system workshop.

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00:03:49.650 --> 00:03:54.790

Susanne Heim: We are going to be getting started right now. so to start.

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00:03:56.000 --> 00:04:09.110

Susanne Heim: and with introductions we'll just go for the web, meeting instructions and the rules for question and answer. Today we'll give you the same instructions again when we get to the question and answer period. So you don't have to write them all right down right now.

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00:04:09.110 --> 00:04:17.390

Susanne Heim: But essentially throughout the meeting, as we're presenting, all attendees will be on mute until we open up the line for for comments and questions.

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00:04:17.470 --> 00:04:28.050

Susanne Heim: When you want to speak during the Q. A. Section you can raise your hand using the raise hand feature, and then me as the facilitator. I will open up your microphone.

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00:04:28.150 --> 00:04:34.660

Susanne Heim: If you're on the phone you can raise your hand with Star 9, and then mute and unmute, using Star 6

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00:04:35.190 --> 00:04:51.300

Susanne Heim: the type of question or comment into the chat. You can put that into the Q. A. Button at the bottom of your screen. If you open up that Q. A. Bar, you can type questions in there, and we'll be answering that written questions first, and then opening it up for oral questions after

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00:04:53.260 --> 00:05:04.930

Susanne Heim: we'll first address questions and comments as as I mentioned, that are written, and then after the meeting, if you have any email comments or questions. You can send those to Kelly Havens

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00:05:04.950 --> 00:05:10.810

Susanne Heim: at Geosynthe or Amanda Booth at the city of San Pablo. Their email addresses are here.

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00:05:10.880 --> 00:05:17.370

Susanne Heim: The meeting is also being recorded, and will be available at the link shown here after the meeting.

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00:05:22.240 --> 00:05:26.080

Susanne Heim: So to start, i'll turn it over to Amanda to introduce herself.

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00:05:32.410 --> 00:05:34.350

Susanne Heim: Amanda. It looks like you are on mute.

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00:05:38.560 --> 00:05:39.780

Is it working now

18

00:05:40.340 --> 00:05:54.580

Amanda Booth: so weird? It was working earlier. Hi! My name is Amanda Booth. I'm the senior environmental program analyst for the city of San Pablo. I've currently run their environmental Services Division and I've been the project. Lead for this regional alternative compliance project.

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00:05:58.250 --> 00:06:10.170

Kelly Havens: Good morning, everyone. My name is Kelly Havens. I am the senior engineer with Jesus and tech consultants, and served as a consultant team project manager for the regional turn of compliance program.

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00:06:12.680 --> 00:06:24.850

Tony Hale: Hello, everyone. My name is Tony Hale. I'm program Director for Environmental informatics at the San Francisco Estuary Institute, and I've been part of the team as the lead for the software development portion of the project.

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00:06:33.150 --> 00:06:48.950

Amanda Booth: All right, Hi, everyone and welcome to today's presentation before we get started. I just wanted to thank all of you to thank the people that were involved in developing this project, so that includes EPA. They help to fund this project as well as the cities of Walnut Creek.

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00:06:48.950 --> 00:07:00.400

Amanda Booth: Contra Costa County, the city of Richmond, and the contract cost to clean water program. They were all in central and making this project happen. So with the formalities done, let's go ahead and get started. So next slide.

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00:07:00.790 --> 00:07:07.340

Amanda Booth: all right on the screen is the agenda. This presentation is really broken up into 2 sections. Once

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00:07:07.850 --> 00:07:12.240

Amanda Booth: one section is, or the first section will be about how

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00:07:22.240 --> 00:07:24.790

Amanda Booth: Amanda

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00:07:27.910 --> 00:07:33.060

Amanda Booth: is that again, is that working? Now? It's working, and I don't know why that's automatically coming on

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00:07:35.020 --> 00:07:46.190

Amanda Booth: all right. So on the screens the agenda. This presentation is broken up into 2 sections, one section. The first section will give an overview of the rack system, how and why it is developed and the roles of participants.

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00:07:46.430 --> 00:07:53.120

Amanda Booth: And after that section there'll be a question to answer session for anybody that may not be able to stay for the full presentation.

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00:07:53.510 --> 00:08:04.550

Amanda Booth: The second section is going to get into specifics about the compliance units costs. We'll give an example. We'll look at the tracking tool, and we'll talk about next steps in the project.

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00:08:05.000 --> 00:08:11.190

Amanda Booth: Then, at the end there's going to be a second question and answer session for anybody that was able to stay for the full time.

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00:08:12.150 --> 00:08:14.140

Amanda Booth: All right, go ahead for the next slide

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00:08:16.250 --> 00:08:24.840

Amanda Booth: first. We'll need to. First. We're going to discuss the alternative compliance system and what it is and why it was developed. Go next slide.

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00:08:26.550 --> 00:08:40.789

Amanda Booth: So there's a lot of different forms of alternative compliance for storm water across the country in the most simple terms. Alternative compliance is a system that provides additional flexibility for a regulated discharge to meet their compliance requirements.

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00:08:41.039 --> 00:08:52.350

Amanda Booth: The overall goal of any alternative compliance system is to provide flexibility in compliance, while also achieving the same or better environmental benefit at a reduced cost.

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00:08:53.000 --> 00:08:54.480

Amanda Booth: I go and go to the next slide

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00:08:55.050 --> 00:08:59.500

all right in the Bay area. Our stormwater permit, which is referred to as the Mr.

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00:08:59.510 --> 00:09:12.170

Amanda Booth: Requires development and redevelopment projects over a specific size threshold to treat the stormwater on-site and they do this through low impact development or Gsi so great stormwater infrastructure.

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00:09:13.190 --> 00:09:24.630

Amanda Booth: In addition, the permit also requires all permittees to treat a specific number of impervious acres, and this is based on their population. This is commonly called the C. 3 J. Requirement.

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00:09:24.900 --> 00:09:31.470

Amanda Booth: And so our current basically requires us to treat a lot of storm water for various different reasons. go to next slide.

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00:09:33.660 --> 00:09:45.610

Amanda Booth: The challenge is in some instances meeting. This requirement can be incredibly costly or difficult. So to give a couple of examples, some areas might have really steep slopes.

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00:09:45.670 --> 00:09:51.440

Amanda Booth: and so it makes it really difficult to have the stormwater flow to the Tsi facilities.

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00:09:51.880 --> 00:10:09.090

Amanda Booth: Or, for example, in San Pablo we have an area to city where we actually don't want to encourage infiltration. And that's because there's some steep slopes in San Pablo that are already prone to slides and so great infrastructure is not something that makes a lot of sense from a safety perspective in that particular area of the city.

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00:10:09.620 --> 00:10:29.060

Amanda Booth: Another example where Gsi might not be as useful is in maybe a really space constrained downtown area or a project site is really limited for space. They might not have any parking on site just because of its location. And so they want to build Lot line a lot line because that land is really value.

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00:10:29.690 --> 00:10:45.770

Amanda Booth: So they might not want to use that area for Gsi, and use it for something else like housing instead. So in addition to that distributed Gsi, so small Gsi projects all over the county they're really costly to maintain, especially when we're talking about road projects and roadside projects.

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00:10:46.190 --> 00:11:01.340

Amanda Booth: And then, in addition to another challenge, is that in contrast to county, many of our legacy pollutants that are our big water quality concern. Pollutants are concentrated to just a few areas. So in the map. On the right you'll see a map of Contra Costa County.

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00:11:01.340 --> 00:11:08.780

Amanda Booth: and the majority of the map is green, and so that means low legacy pollutants for the water quality ones that we're really concerned about. So our T. Andls.

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00:11:09.030 --> 00:11:19.890

Amanda Booth: But those red areas that you can see they are concentrated in just a few areas of the city, and those are the areas that we want to treat most because they have the highest concentration of those pollutants.

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00:11:20.150 --> 00:11:25.020

Amanda Booth: Those are mainly in our old industrial areas which Don't have a whole lot of development going on.

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00:11:25.620 --> 00:11:27.480

Amanda Booth: So go ahead to the next line

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Amanda Booth: to solve these problems. A few Kermatees got together and we developed the Contra Costa County. Regional alternative compliance system also called the rack This system provides an off-site option to help projects flexibly comply with their storm one of requirements.

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00:11:45.460 --> 00:11:56.550

Amanda Booth: It's really important to stress that this is an option. No project is required to use this system. It just gives you another option of an additional way to comply with your permit requirements.

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00:11:56.960 --> 00:12:10.930

Amanda Booth: The system can be used for both development and redevelopment projects for Per Mrp. Permit. but it's also been designed so that other permit holders such as caltrans or phase 2 properties, can use the system as well.

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00:12:12.000 --> 00:12:22.520

Amanda Booth: The rack system allows for the investment in regional Gsi projects that are cheaper to implement and maintain, and this is a largely due to economies of scale.

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00:12:22.820 --> 00:12:30.130

Amanda Booth: It allows for the strategic placement of Gsi facilities in those areas that we can target for legacy blooms.

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00:12:30.300 --> 00:12:33.670

and it allows for the potential development of additional benefits.

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00:12:33.700 --> 00:12:43.740

Amanda Booth: An example of this might be an underground treatment system or infiltration system with a regional park on top, and that park might be in a disadvantage area that's in desperate need of Park acres.

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00:12:43.790 --> 00:13:08.580

Amanda Booth: so we can start to really look at a strategic way, to treat storm water and provide really great benefits to our communities. And then, lastly, An important aspect of the system is that it's designed to collect ongoing O. And M. Funding to ensure that these facilities are properly maintained into the future; and as most cities know, O. And M. Funding is incredibly difficult to get. So that's a really important aspect of this

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00:13:08.640 --> 00:13:11.630

Amanda Booth: project. Go and go to the next line.

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00:13:13.440 --> 00:13:22.410

Amanda Booth: So that's kind of the overall. What? And why we're briefly going to go over how the system itself was developed in that process. So go to the next slide.

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00:13:23.900 --> 00:13:36.440

Amanda Booth: In general alternative compliance systems are allowed through existing rules and guidance provided by both EPA and our regional water boards. This specific system was developed over 3 years.

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00:13:36.450 --> 00:13:40.310

Amanda Booth: and in very close consultation with the contrast to county permittees.

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00:13:40.530 --> 00:13:48.720

Amanda Booth: an advisory committee that was made up of all 9 San Francisco Bay area counties, Cal. Trans. And the port of Oakland.

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00:13:48.810 --> 00:14:01.650

Amanda Booth: In addition, Regulators, like EPA and the Water Board were involved. and we had a lot of legal review from both internal and external legal reviewers. To make this sure, the system was following all the legal compliance that it needed to.

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00:14:02.100 --> 00:14:06.920

Amanda Booth: So it took 3 years, and what we have is the system we're going to present today Go next slide

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00:14:08.450 --> 00:14:23.600

Amanda Booth: so as far as our specific water board. Currently, the system has been submitted to the San Francisco Bay Regional Water Quality Control Board for official approval under Provision E, also known as the Alternative Compliance provision.

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00:14:24.090 --> 00:14:38.880

Amanda Booth: We expect to see formal acceptance of the system system late this summer, early fall. and once the system is approved, as with all Npds aspects. the system will be subject to any reporting to a water board through our contrast to county annual reports.

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00:14:39.230 --> 00:14:40.040

Amanda Booth: Next slide.

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00:14:41.740 --> 00:14:51.900

Amanda Booth: All right, so that's the let's get into the nuts and bolts now, and we're going to give a quick overview of the system. Talk about how it works, and the various roles of the different entities that may want to be involved

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00:14:52.040 --> 00:14:52.930

Amanda Booth: next slide.

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00:14:54.320 --> 00:15:11.920

Amanda Booth: All right. This is a graphic of the system overview. There are 4 main aspects or roles in the rack system, and they each have a different color on this, on the screen. In the orange we have the sellers, and these are the entities that will design, build and maintain GSI projects in the blue at the bottom. We have buyers.

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00:15:11.980 --> 00:15:20.060

Amanda Booth: and these are the entities that might want to purchase compliance units, so they don't have to build GSI. On site, or can minimize the amount of GSI they go on site

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00:15:20.490 --> 00:15:32.470

in the green. We have the system administrators which will be both jurisdictions in Contrast county and the contrast to clean water program. And then in the gray is the ongoing omn component of the system.

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00:15:32.620 --> 00:15:38.900

Amanda Booth: I'm. Going to go over each of these roles and details, and then we'll come back to this full graphics, so you can see it all together next slide.

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00:15:40.080 --> 00:15:54.130

Amanda Booth: So first we have the sellers in the rack system. Sellers are entities that design, construct and maintain off-site dsi projects. First thing to note is that these projects must be non-regulated projects.

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00:15:54.140 --> 00:16:07.910

Amanda Booth: so they can't be treating water that is already being required to be treated as permit so they have to be non-regulated. The role of a seller is to build a project which is done through the typical development and approval process.

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00:16:08.090 --> 00:16:13.220

Amanda Booth: They must request verification of the certain that of this treatment system

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00:16:13.240 --> 00:16:26.880

Amanda Booth: during and after construction, and we'll go over what certification means. Then, after certification, the compliance units will be listed on the tracking tool and they're eligible for sale through the rack system. Once sold, the seller will receive payments for these units.

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00:16:26.980 --> 00:16:31.090

Amanda Booth: In addition, the seller will perform annual maintenance.

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00:16:31.120 --> 00:16:35.550

Amanda Booth: and after the maintenance is verified, they will receive payment for the maintenance that was performed.

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00:16:36.490 --> 00:16:42.490

Amanda Booth: Sellers will likely include Mrp permittees potentially some contractors or developers.

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00:16:42.560 --> 00:16:48.320

Amanda Booth: and then even P. 3 S. Or public private partnerships or community-based public private partnerships

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00:16:48.360 --> 00:16:57.950

Amanda Booth: in other areas of the country where they have done alternative compliance system. P. 3 S. Can be an important partner in this. And so we'll discuss these that a little bit later.

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00:16:58.130 --> 00:16:59.200

Amanda Booth: Go in next slide.

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00:17:01.040 --> 00:17:14.109

Amanda Booth: All right, fighters. The buyers role in the system is actually quite simple. They pay money we will need to. They'll need to work with the jurisdictions in which they want to build a project to be approved, to use the rack system.

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00:17:14.170 --> 00:17:20.140

Amanda Booth: but after that they they pay for their compliance units, and they make sure they make those ongoing own and payments.

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00:17:20.150 --> 00:17:27.010

Amanda Booth: But that's it there. They after they make those purchases. Their compliance is considered

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00:17:27.470 --> 00:17:28.440

Amanda Booth: complete.

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00:17:28.590 --> 00:17:35.370

Amanda Booth: and so they'll They'll have those 2 components, the capital initial capital purpose and the ongoing on M. But that's it.

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00:17:35.980 --> 00:17:43.850

Amanda Booth: The people that might be buyers in the system are Mrp. Permittee holders potentially developers.

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00:17:44.000 --> 00:17:51.710

Amanda Booth: and then also other permit holders for and Pds permits, like Cal, trans or phase 2 permit.

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00:17:52.350 --> 00:17:53.400

Amanda Booth: Go on next slide.

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00:17:56.190 --> 00:18:07.860

Amanda Booth: All right, then. The the third aspect is those green boxes. This would be the administrators. both jurisdictions and controversy. Cleaning water program will be administrators. But first we're going to go over the jurisdictions. Role.

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00:18:08.450 --> 00:18:13.640

Amanda Booth: So even when a jurisdiction is not a buy or a seller, they will have a facilitation role in the rec system.

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00:18:14.220 --> 00:18:29.640

Amanda Booth: The first thing, though, is that before anybody can use the rack system. A jurisdiction will need to seek approval, for further through their governing body, through a resolution, and then update their stormwater ordinance to formally recognize the rack system to be used in their city

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00:18:30.540 --> 00:18:36.620

Amanda Booth: once that's done. If a jurisdiction has an off-site gsi project in their jurisdictional boundary.

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00:18:36.670 --> 00:18:43.230

Amanda Booth: they'll responsible for the following things reviewing and approving this plans, and this will be done through the typical c. 3 process.

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00:18:43.660 --> 00:19:00.160

Amanda Booth: conduct, construction, inspections to ensure that the facility is built. A. Spec. As this is what's currently done through any C 3 project. then, at the end of construction, the jurisdiction will be be responsible to certify the compliance units, and enter those units into the online tracking tool.

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00:19:01.110 --> 00:19:13.960

Amanda Booth: Then the jurisdiction will be required to complete ongoing verification inspections, so that the facility can receive its own and payments. This closely follows what's currently done for c. 3 on inspections, and what's currently required for the permit.

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00:19:14.950 --> 00:19:22.640

Amanda Booth: and it's important to note that jurisdictions will be respond will be reimbursed for each of these actions that they perform. I'm going next slide

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00:19:25.000 --> 00:19:36.830

Amanda Booth: all right. When a jurisdiction has a buyer in their purview, they will be responsible to approve the buyer to use the rack system. and then help them find compliance units for purchase.

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00:19:37.140 --> 00:19:45.780

Amanda Booth: and facilitate any of the agreements, and the on again. The jurisdictions are going to be reimbursed to do all of these aspects

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00:19:47.130 --> 00:19:48.220

Amanda Booth: for the next slide.

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00:19:51.400 --> 00:20:11.770

Amanda Booth: All right. The second administrative role is for the contrast to clean water program. The Clean water program will act as the overall program administrator for the system. They will perform duty such as oversight of transactions managing the tracking tool, and it reporting to the Water Board and review the system for any adaptive management that might be needed.

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00:20:12.530 --> 00:20:19.470

Amanda Booth: Again, like the other jurisdiction. The contrast to a clean water program will be reimbursed and paid for for these duties that they do

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00:20:20.890 --> 00:20:21.880

Amanda Booth: next slide.

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00:20:24.680 --> 00:20:30.030

Amanda Booth: All right. The final role in the system is the mechanism for the ongoing own and payments.

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00:20:30.570 --> 00:20:50.290

Amanda Booth: When a buyer makes a payment for the on going on, and it's currently envisioned to go through a Cfd. We'll discuss this more in more detail later, but the Cfd. Or other similar mechanism will manage the on and funds They'll be responsible for the collection of the onm fees, and the disbursement of the own and payments to the off-site projects

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00:20:50.940 --> 00:21:07.490

Amanda Booth: it should be noted that jurisdictions will, have, if we. If we move forward with CD, they'll have a different mechanism for the on that payments, because we can't pay or jurisdictions can't pay into a CD. So it'll likely be an Mlu or other agreement that's runs very closely to a Cfd. But wouldn't actually be able to.

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00:21:07.840 --> 00:21:12.590

Amanda Booth: The CD. Or other mechanism is currently being worked out, and we'll discuss this further a little bit later.

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00:21:15.510 --> 00:21:26.120

Amanda Booth: All right. So I just explained the overall roles and responsibilities for each of the system participants. So i'm going to show you the diagram again, and kind of if you follow through. This is how this system would work.

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00:21:26.570 --> 00:21:29.060

Amanda Booth: So a seller would design and build a project.

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00:21:29.190 --> 00:21:44.620

Amanda Booth: After that project is certified, the compliance units would be released to the system through the tracking tool. At that time jurisdictions would start doing on M. Verification, and at the same time these units would be available for purchase from a buyer for a buyer.

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00:21:45.000 --> 00:21:58.480

Amanda Booth: The buyer could see these units through the online tracking tool and reserve them through the as they're working through their development process. Once a jurisdiction approves a buyer to purchase and use the the, the the direct system

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00:21:58.720 --> 00:22:02.380

Amanda Booth: they would pay for those compliance units, and the money would go back to the seller.

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00:22:02.970 --> 00:22:09.490

Amanda Booth: At the same time the buyer would agree to have their property be a part of the Cfd. Or other similar mechanism

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00:22:09.600 --> 00:22:11.860

Amanda Booth: for those ongoing Ln. Payments.

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00:22:12.800 --> 00:22:24.430

Amanda Booth: a seller would show proof of the on. That's been certified by the jurisdiction. Submit that certification for payment for the CFC. To receive those own and payments over time.

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00:22:26.280 --> 00:22:28.290

Amanda Booth: So that's the system in a nutshell.

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00:22:29.060 --> 00:22:39.040

Amanda Booth: You got a builder, a buyer, and then people that are just making it all work so hopefully. This is making a certain amount of sense so far, although i'm sure some people already have some questions

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00:22:40.260 --> 00:22:41.650

Amanda Booth: going to the next slide

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00:22:43.020 --> 00:22:54.030

Amanda Booth: before we get into the Q. A. For the first session, i'm gonna actually go over quickly. How the certification process works, and a little bit more about that on

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00:22:54.040 --> 00:22:56.150

Amanda Booth: that we were talking about. Next slide.

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00:22:58.480 --> 00:23:11.780

Amanda Booth: All right. First let's talk about off-site project certification. An off-site project would submit designs, and go through a typical, c. 3 review approval and permit process just like any project would right now

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00:23:12.010 --> 00:23:20.910

Amanda Booth: this would be the same review and approval for any C 3 project, and it would be submitted to the permit authority for the jurisdiction in which the project is built.

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00:23:21.020 --> 00:23:33.200

Amanda Booth: So if the off-site project is built in San Pablo San Paulo would Review and approve that project. It's important again to note that off-site projects cannot be regulated projects.

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00:23:33.400 --> 00:23:44.490

Amanda Booth: In addition, they must be lid or gsi projects as currently defined by the Mrp. So this means infiltration capture and use or buy a retention.

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00:23:45.460 --> 00:24:00.880

Amanda Booth: These project must also meet the 80% capture requirement as currently defined in an Mrp known as C. 3, so provision, c. 3D. I mentioned this because I know there's a lot of discussions going on about alternative treatment systems and other sizing for implementation.

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00:24:00.980 --> 00:24:11.680

Amanda Booth: Those are not currently approved by the system, so they can't currently use the in the direct system. However. as the permit, language changes and evolves, so will the system, and so we'll be looking into that over time.

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00:24:12.080 --> 00:24:13.120

Amanda Booth: Next slide

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00:24:15.790 --> 00:24:25.900

Amanda Booth: for the ongoing O. And M. And the offsite project will also undergo reoccurring inspection and verification to confirm that the facility is performing over time.

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00:24:26.300 --> 00:24:35.940

Amanda Booth: The local jurisdiction in which the project is built will do these inspections and provide the certification to the offsite project to be submitted for those ongoing own and payments.

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00:24:36.270 --> 00:24:44.070

Amanda Booth: These inspections would follow the same process as our current, c. 3 on, and verification practices that go on as as described in the permit.

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00:24:45.520 --> 00:24:50.800

Amanda Booth: and again the local jurisdictions would receive payment for doing these inspections next slide.

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00:24:53.240 --> 00:25:02.460

Amanda Booth: Now for by our approval or certification as discussed before. Buyers will need to get approval from the jurisdiction in which their project is located.

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00:25:02.490 --> 00:25:15.750

Amanda Booth: so to use the direct system. So if a project is located for the buyer in San Paulo. San Paulo decides whether or not they can use the direct system regardless of where the offsite project is located.

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00:25:16.760 --> 00:25:35.980

Amanda Booth: There may be many reasons why a jurisdiction would deny a site from using the rack system. So this approval is really important, and it's really important for somebody to get early on. the approval would be done for the to the typical development approval process. So when a project proponent comes into a city and says, hey, I want to develop this. I want to build the site.

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00:25:36.000 --> 00:25:44.220

Amanda Booth: and I don't want to comply with C 3 on site. They would need to tell the jurisdiction. I would like to use an off-site compliance option or region alternative compliance.

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00:25:45.220 --> 00:25:52.320

Amanda Booth: There are also instances where a site might want to use the rack system to comply, for only a portion of the site.

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00:25:52.620 --> 00:25:59.640

Amanda Booth: So, for example, a project might come in, and they can treat all of their on-site aspects.

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00:25:59.650 --> 00:26:10.640

Amanda Booth: but as part of the project they required to do some right away improvements, some sidewalk improvements, or roadway improvements. But those are not able to be treated on site for many different reasons.

141

00:26:10.660 --> 00:26:15.910

Amanda Booth: They could then use the rack system to only comply with those portions that they cannot treat on site.

142

00:26:17.290 --> 00:26:28.350

Amanda Booth: So what the buyers approved for the rack system, and they make their payments both sign up for the ongoing land payments and the initial capital payments. Their compliance requirement is considered fulfilled.

143

00:26:29.750 --> 00:26:31.270

Amanda Booth: Go next slide

144

00:26:33.510 --> 00:26:34.400

Amanda Booth: all right.

145

00:26:34.740 --> 00:26:41.830

Amanda Booth: Ongoing L. And M. Was one of the hardest aspects to develop as part of the system, but it is likely one of the most important

146

00:26:42.020 --> 00:26:58.300

Amanda Booth: cities can get a lot of funding for capital improvements. But there are very limited ways for ongoing to and funding. So the and and system is a big topic, and it is still under development. So i'm going to tell you what I can right now, and you'll see how the vision of it will work in with the system

147

00:26:58.320 --> 00:26:59.230

Amanda Booth: next slide.

148

00:27:01.720 --> 00:27:08.490

Amanda Booth: So currently the contra cost Clean Water program is investigating the development of a Cfd or community facilities district.

149

00:27:08.670 --> 00:27:18.480

Amanda Booth: This process for any Cfd involves the following aspects: the development of local goals and and policies which basically outlines what the Cfd is for

150

00:27:19.040 --> 00:27:24.540

Amanda Booth: a rate and method, apportionment, or Rma. And this is what determines the cost of the CD.

151

00:27:25.300 --> 00:27:37.740

Amanda Booth: Once these 2 aspects are determined, then this information is presented to the governing bodies, and they choose, if they want to move forward with with the Cfd. And this is done through a resolution of intention.

152

00:27:38.610 --> 00:27:46.300

Amanda Booth: After the resolution of attention. Then you can start a public hearing process, and that's how you move forward with with a Cfd.

153

00:27:47.920 --> 00:27:54.950

Amanda Booth: So if the contrast to clean water, and the contrary to her permittees, decide to move forward with the Cfd.

154

00:27:55.240 --> 00:28:06.810

Amanda Booth: This is how it's inefficient to work as part of the development approval process. A project buyer that wants to use the rack system would be required to elect or vote

155

00:28:06.830 --> 00:28:11.720

Amanda Booth: to be a part of the Cfd. This would be a condition of using the Rec. System.

156

00:28:12.010 --> 00:28:24.090

Amanda Booth: Once a property elects to be a part of the Cfd, and this is sometimes called balloting in the property would be included in the Cfd. And a special tax would be levied on that property each year through the tax roll.

157

00:28:24.190 --> 00:28:27.370

Amanda Booth: and that's how that money would go to fund it all am

158

00:28:28.870 --> 00:28:29.820

Amanda Booth: next slide.

159

00:28:31.940 --> 00:28:34.260

Amanda Booth: so as far as the cost of the C. It

160

00:28:34.540 --> 00:28:44.040

Amanda Booth: the Cfd would develop a study that would need to be, and this would determine what the cost of the CD. And this is done through that, Rna, that I discussed

161

00:28:44.400 --> 00:28:48.700

Amanda Booth: the arm a would also determine how these costs are increased over time

162

00:28:50.000 --> 00:28:57.360

Amanda Booth: for off-site facilities. They would have an owning plan and an agreement, and this agreement would be recorded to the property

163

00:28:57.460 --> 00:29:06.760

Amanda Booth: and the on, and plan would determine the type and frequency of maintenance that needs to occur. The site would then be inspected to ensure that proper and M. Is occurring.

164

00:29:06.900 --> 00:29:18.940

Amanda Booth: and once the Om. Is confirmed, then payment can be received from the Cfd system, so they do their own M. Their certified, it's complete. They submit that certification to the Cfd. And the CD. Pays that

165

00:29:20.160 --> 00:29:21.200

Amanda Booth: go next slide.

166

00:29:23.950 --> 00:29:30.170

Amanda Booth: All right. So we're coming to the end of kind of the first section of the presentation.

167

00:29:30.360 --> 00:29:34.220

Amanda Booth: But before we move on to Q. And a. I wanted to show this slide

168

00:29:34.360 --> 00:29:41.020

Amanda Booth: that has the next steps, we are currently in phase one, and we'll be completing our first exchange this year.

169

00:29:41.400 --> 00:29:45.560

Amanda Booth: After that we'll be working on initial slow, small rollout.

170

00:29:45.690 --> 00:29:53.560

Amanda Booth: This is intentionally going to be a very slow process to make sure that we work through any pinks in the system and identify any issues that need to be addressed.

171

00:29:53.850 --> 00:30:01.000

Amanda Booth: We think that over the next 5 years, or by 2,029, 2,030. We'll have a fully operational system that can be used at a larger scale.

172

00:30:02.390 --> 00:30:11.670

Amanda Booth: So that's where we're at right now, and we knew that they might be some people that wanted to kind of see the system overview, but maybe not stay for a full 2 h presentation.

173

00:30:11.690 --> 00:30:22.760

Amanda Booth: and so we wanted to have a little quick break here and have some Q. And a. For any of the initial questions about the overall system overview. So i'm going to hand it back over to Susan right now.

174

00:30:28.280 --> 00:30:29.700

Susanne Heim: Alright. Thank you.

175

00:30:30.060 --> 00:30:34.740

Amanda Booth: So i'll just go over the for Q. A.

176

00:30:35.250 --> 00:30:36.260

Susanne Heim: So

177

00:30:37.730 --> 00:30:52.900

Susanne Heim: here you go at the bottom of your screen. You should be able to see a Q. A. Box. If you click on that, you can type in your question, and then we'll be answering your questions as they come in. So we're first going to be taking Q. A.

178

00:30:52.900 --> 00:31:03.640

Susanne Heim: Through the through this Q. A box before we open up for all questions, so we'll just give you a moment to type in your questions, and then

179

00:31:03.780 --> 00:31:10.500

Susanne Heim: i'm going to close out of the presentations that you can see all of us as we work on responding to your questions

180

00:31:24.320 --> 00:31:34.860

Amanda Booth: while we're waiting for a few questions to come up. We did have a comment earlier. They wanted to know how many folks are on the Webinar, and so we had 69 people on the Webinar. When I looked down last.

181

00:31:35.040 --> 00:31:37.060

Amanda Booth: and so

182

00:31:37.080 --> 00:31:40.240

Amanda Booth: that's just so. You know we've got just under 70 people here today.

183

00:31:42.480 --> 00:31:52.240

Susanne Heim: Great! We do have a couple of questions that have come in, i'll start reading them out. One is for how many years is the O Andm fee paid

184

00:31:52.960 --> 00:31:54.140

Amanda Booth: in perpetuity.

185

00:31:54.230 --> 00:32:04.580

Amanda Booth: If you think about it, if you're building an onsite facility. Then you're going to have to pay for that on m the entire time. And so same thing with those offsite facilities.

186

00:32:04.940 --> 00:32:09.340

Amanda Booth: So it's. And even if that facility, maybe one facility

187

00:32:09.560 --> 00:32:16.140

Amanda Booth: shuts down for some reason they'll have to build another one to cover those compliance units, and that's that site will have on, and payments, so

188

00:32:16.200 --> 00:32:18.940

Amanda Booth: their their land payments are in perpetuity.

189

00:32:20.520 --> 00:32:21.750

Susanne Heim: It sounds like

190

00:32:21.990 --> 00:32:28.830

Susanne Heim: which is, could the buyer pay an upfront lump sum for Om. Instead of a yearly fee.

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00:32:28.840 --> 00:32:41.070

Amanda Booth: Now, when we were developing the system, we did discuss that. But there's kind of 2 reasons why one is, if you do it that way. You'll never get full cost recovery for the on and performed

192

00:32:41.560 --> 00:32:47.470

Amanda Booth: but 2 is that's actually would be a really expensive capital cost. Then.

193

00:32:47.510 --> 00:32:52.410

Amanda Booth: So if you think about it, you know these these systems, if you're saying what?

194

00:32:52.420 --> 00:33:04.680

Amanda Booth: 2030, 40, 50 years they're gonna be around. So making an upfront payment for that would actually be really expensive and likely likely cost prohibited for a a a property or a jurisdiction to make?

195

00:33:08.490 --> 00:33:15.970

Susanne Heim: Can all development projects participate? Or are there onsite and feasibility requirements to be eligible to participate?

196

00:33:17.110 --> 00:33:31.320

Amanda Booth: So the for the rack system itself, any project could participate? It will be up to the jurisdiction in which that project is located to it, to determine whether or not they would allow the system to use the site.

197

00:33:31.540 --> 00:33:38.540

Amanda Booth: The an example might be, though like; for if a project is located in an area where there's a lot of pollutants.

198

00:33:38.590 --> 00:33:52.550

Amanda Booth: and they have the ability to do it on site, the jurisdiction might require them to just treat on site. If they have the ability to do so, so it'll be up to the jurisdictions to develop their own processes and procedures on when they will, and will allow the direct system to be used.

199

00:33:55.640 --> 00:33:57.580

Susanne Heim: Who will manage the Cfd.

200

00:33:58.100 --> 00:33:59.900

Amanda Booth: That's an excellent question.

201

00:34:00.190 --> 00:34:18.330

Amanda Booth: I'm going to talk about what I envision rather than what's for sure, just because we don't know. Yet we're currently going through the process of the CD. But it is, imagine that it'd be done through the county. The county does our tax rules currently, and so the Cfd. Would be county wide.

202

00:34:18.330 --> 00:34:30.520

Amanda Booth: It would be run through the county, and they would collect the tax roles just as they do for anything else in contrast to county. But again, that's what we envision right now, as we've worked through the the nuts, and both the process, those will be all determined.

203

00:34:34.000 --> 00:34:43.170

Susanne Heim: Please share if there are any sizing rules or constraints to what is eventually built, and how much any individual individual requests for credit can be for

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00:34:45.340 --> 00:34:56.300

Amanda Booth: right now we don't have any necessarily sizing rules it. Any project size could be an offsite project, and any product size could

205

00:34:58.360 --> 00:35:05.220

Amanda Booth: like any. If a wire can only not, you know, treat a 1,000 square feet, then they could purchase a 1,000 square feet. That's there's no minimum

206

00:35:05.380 --> 00:35:23.180

Amanda Booth: as far as maximum. The it's really going to be to depend on how much area. And actually, you know, can can be treated again. We we are currently building the system so that they have to treat the 80% capture. So there, you know some people see really large systems down in the La Area

207

00:35:23.180 --> 00:35:38.420

Amanda Booth: that are more about volume treated. We're here. We we do have the C 3D. Requirement of that 80% capture. So even if we were to divert, you know, flight control channels or whatnot, that would have to be a very large system to be treating the full, Mrp requirement

208

00:35:38.760 --> 00:35:42.220

Amanda Booth: hopefully. That answers your question. If not, you can add another one in there.

209

00:35:46.170 --> 00:35:49.870

Susanne Heim: What are the jurisdictional boundaries for buyers and sellers.

210

00:35:50.540 --> 00:36:05.590

Amanda Booth: Currently, the system can be used by anybody in controversy kind. If other counties want to develop the same or similar system, they can. But right now we're just. If you're in contrast to county, then you can use. Then you'd be able to use the system.

211

00:36:09.370 --> 00:36:13.090

Susanne Heim: Are there enough sellers to meet buyers demands.

212

00:36:13.400 --> 00:36:32.280

Amanda Booth: That's a really excellent question. We will be talking about this a little bit further, but i'll kind of give a little tease or answer right now of. We do expect that jurisdictions will have to be the initial buyer, builders, or sellers, but we are hoping that over time we can get other entities involved in this, particularly for

213

00:36:32.280 --> 00:36:38.130

Amanda Booth: potentially through kind of a a pay for P. 3 public private partnership type system.

214

00:36:42.230 --> 00:36:52.380

Susanne Heim: What do you say? Is it expensive for a private development project to be a seller and isn't the cost of land too high to use and invest for this purpose.

215

00:36:53.660 --> 00:37:08.470

Amanda Booth: You know, I I think that actually depends on where you'd be located. The contrast to county is looking to develop regional projects, and we found some potential sites across the county, and a lot of these sites are actually in areas

216

00:37:08.470 --> 00:37:20.150

Amanda Booth: where it's highly industrialized. There's a lot of legacy pollutants. And so land values aren't actually as high as maybe the downtown areas of some of our more fluid communities. And so, as far as

217

00:37:20.220 --> 00:37:30.020

Amanda Booth: the incentive for private development, I can see a situation in the future, where a large developer knows that they have quite a few sites that

218

00:37:30.080 --> 00:37:48.620

Amanda Booth: they, you know, don't want to comply on site, or or unable to comply on site for, and so they can build their own offsite facility and any extra compliance units they could be selling those as well. So there's potentially situations like that, but that would have to be someone that's pretty confident about what development is going to be moving forward and their portfolio.

219

00:37:54.020 --> 00:38:01.530

Susanne Heim: if the center wants to shut down their Bmp facility or use it for compliance for their own development Project later

220

00:38:02.520 --> 00:38:21.450

Amanda Booth: so as far as use for layer. Once those units are sold. They can't be used again. You can't double up on those units, and that'll be tracked, and so we will know how many units are available, and how many units are no longer available. And Tony is going to show the very cool tracking tool that we have developed to to do that.

221

00:38:22.100 --> 00:38:33.730

Amanda Booth: But as far as shut down at the Mp. Facility. That's something that we we've discussed about whether there's catastrophic failures or situations in which a facility gets shut down

222

00:38:33.840 --> 00:38:45.010

Amanda Booth: that facility as part of the system they are agreeing to take on those compliance requirements. And so it is their responsibility to either, then, build a different offsite system that has the same compliance requirements.

223

00:38:46.560 --> 00:39:01.180

Amanda Booth: or they they can't shut it down. We'll have to maintain it, and so that's something that is, you know it's in the risk profile of what we're developing. But we think that we can manage that, and that it, you know we'll make these systems available, and that's why we'd be really

224

00:39:02.740 --> 00:39:04.250

Amanda Booth: really

225

00:39:05.000 --> 00:39:13.890

Amanda Booth: forward thinking on where we might locate these, and how both public and private entities are involved in them, so that we have a good

226

00:39:13.920 --> 00:39:16.630

Amanda Booth: analysis going forward when we these are built.

227

00:39:27.360 --> 00:39:39.880

Susanne Heim: Typically, it's it. Just the applicant who is electing to become part of a Cfd is the participating municipality who is selling the shares, play a role in this ballot process, this election process?

228

00:39:40.320 --> 00:39:43.150

Amanda Booth: No, not well.

229

00:39:43.720 --> 00:39:44.480

Amanda Booth: no!

230

00:39:44.860 --> 00:39:56.150

Amanda Booth: The so when an activity comes in again, like I said they would be required as to use the system to valid into the Cfd. I'm. Assuming that's that's how our elected officials move forward

231

00:39:56.470 --> 00:40:09.900

Amanda Booth: so the as far as the seller. I don't really think a seller would care who is paying them as long as they get paid for their their own and funding. So a a buyer is just required to be a part of the Cfd or somewhere mechanism.

232

00:40:09.920 --> 00:40:15.000

Amanda Booth: and pay into that over time as far as the seller. They would just

233

00:40:15.320 --> 00:40:21.890

Amanda Booth: I, you know, as long as they're getting their payments. I don't I don't know if they care too much on where that money is coming from.

234

00:40:27.240 --> 00:40:34.880

Susanne Heim: It seems like the buyer and primity where the buyer is located need to fully document the C 3 compliance suit through the rack.

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00:40:34.950 --> 00:40:43.560

Susanne Heim: So recording an Om. Agreement for the buyer site would help document that, and it would just say that compliance was down through the rack. Is that envisioned.

236

00:40:44.590 --> 00:40:48.930

Amanda Booth: So let me break this question down. So the wire and the permit.

237

00:40:49.140 --> 00:41:01.530

Amanda Booth: Yeah, we would fully document the C 3 compliance, and that's that. I mean that currently occurs, so we would have to during construction, we would be confirming that the that the site was built properly and built to spec.

238

00:41:01.750 --> 00:41:07.910

Amanda Booth: And then. So at the end we would certify that all of those units are confirmed.

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00:41:08.330 --> 00:41:15.110

Amanda Booth: and then over time we'd be doing those inspections to make sure that maintenance was happening, and the facility was operating as intended.

240

00:41:15.580 --> 00:41:22.270

Amanda Booth: And so, when we, when the offsite project is being approved.

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00:41:22.740 --> 00:41:30.740

Amanda Booth: you are correct. They would have an O. And M. Plan, and that plan would be specific to that type of facility and the maintenance that would need to occur for that facility.

242

00:41:30.990 --> 00:41:40.140

Amanda Booth: In addition, the O. And M. Agreement and plan would be recorded to the property, and that would be taken to the county.

243

00:41:40.360 --> 00:41:59.950

Amanda Booth: and so that's one way that we would ensure compliance. And and I think that answers your question. But all of these things would also be tracked through that online tracking tool. So the contrast clean water program or jurisdiction can pull up the tool and see that. Yes, here are the various certifications Here's the inspection reports showing that

244

00:41:59.950 --> 00:42:07.210

Amanda Booth: the project where you know, was working, and that they were doing their own M. And then they could also see that the payments were being received from the

245

00:42:12.830 --> 00:42:14.090

Amanda Booth: You mentioned that

246

00:42:14.130 --> 00:42:19.300

Susanne Heim: you see a regulated project. But what if they treat more run off than what is required?

247

00:42:20.590 --> 00:42:30.320

Amanda Booth: Yes, although i'm going to clarify that if if you size, your facility larger, that doesn't mean that you get compliance units.

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00:42:30.340 --> 00:42:33.510

Amanda Booth: However, if you're treating additional acres.

249

00:42:33.590 --> 00:42:51.750

Amanda Booth: then you could get compliance. So yes, a seller. In that case. So you know, we in general use the 4% rule if you size your facilities to 6. But you're only still treating the 6 acres you're required to treat that doesn't that doesn't work. But if you required to treat 6 acres, and you choose to treat 7

250

00:42:51.750 --> 00:42:55.840

Amanda Booth: now you have one acre that you could be using in the rack system if that makes sense.

251

00:43:00.750 --> 00:43:02.100

Susanne Heim: Are there any events

252

00:43:02.190 --> 00:43:06.750

Susanne Heim: these collected outside of the permitting and certification process.

253

00:43:07.070 --> 00:43:19.680

Amanda Booth: So we'll we'll talk about the administrative fees in detail in a little bit. But to shortly answer your question. So when an offsite project is going through its permit process it would pay the typical permit fees for whatever the C 3 review is

254

00:43:19.720 --> 00:43:32.220

Amanda Booth: a buyer, though, when they're buying credits and administrative fee to both pay for the jurisdiction and the controversy monitor program to run the system would be included in that rack system payment.

255

00:43:32.840 --> 00:43:36.080

Amanda Booth: and you'll see it's broken down earlier later. So you'll see how that works.

256

00:43:41.440 --> 00:43:48.840

Susanne Heim: because the regional facility needs to be in the same local watershed as the Development Project purchasing credits.

257

00:43:49.210 --> 00:44:00.010

Amanda Booth: So this is something that we had a lot of discussions with the water board. And right now the definition of watershed is the Bay area, because that is our

258

00:44:00.730 --> 00:44:01.760

Amanda Booth: our

259

00:44:03.770 --> 00:44:06.810

Amanda Booth: Oh, My gosh, Kelly! What is the term that i'm blanking on right now?

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00:44:08.380 --> 00:44:20.810

Amanda Booth: Well, that's our watershed is the San Francisco Bay, Washington? So I will I will say that the contrast to county is actually put into 2 different waterfronts. We have part of the county that goes to the Delta, and part of the county that goes to the bay

261

00:44:20.920 --> 00:44:35.220

Amanda Booth: right now. We can't actually trade across the jurisdictional boundaries, or that that that particular boundary. But anything within the San Francisco Bay watershed, interrupt conscious county we could do trades for, and we had long discussions with with waterboard about that, and that's how they are

262

00:44:35.240 --> 00:44:37.210

Amanda Booth: defining watershed at this time.

263

00:44:38.880 --> 00:44:40.570

Kelly Havens: and i'll just add that

264

00:44:40.850 --> 00:44:49.760

Kelly Havens: there is the question of hydrogen. So for those projects that are subject to the hydro modification requirements of the permit.

265

00:44:49.940 --> 00:44:51.270

Kelly Havens: there are

266

00:44:51.310 --> 00:45:03.160

Kelly Havens: smaller watersheds that they would need to be worried about. But right now we're not including hydro modification exchanges through the system. It's just for water quality, and for that instance, it's the San Francisco Bay watershed.

267

00:45:04.450 --> 00:45:05.190

Amanda Booth: Good point

268

00:45:09.450 --> 00:45:16.830

Susanne Heim: you you you worked with the San Francisco Water board along the way, and what their legal review of the instrument entailed.

269

00:45:17.250 --> 00:45:18.730

Amanda Booth: Yeah.

270

00:45:18.750 --> 00:45:37.350

Amanda Booth: So, in short, they were involved from the onset of before we even apply for the grant. I You know we kind of approach them with this topic, saying, hey, is this something you'd be interested in, you know. Can we apply for this, Grant, and work out to see if this would work, and they, you know, indicated Yes, they'd be interested in allowing something like this. But devil's in the details.

271

00:45:37.470 --> 00:45:46.310

Amanda Booth: Then we had a technical advisory committee that they were a part of along this whole process. And so they were attending those meetings and providing their input

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00:45:46.770 --> 00:45:56.440

Amanda Booth: And then we were also submitting documents, draft documents along the way in which they were reviewing, and then providing comments and questions in which we were answering.

273

00:45:56.650 --> 00:46:12.710

Amanda Booth: Later on you'll see that one of the things that we really had to discuss with them was about pollute loading and equivalency, and making sure that this project was going to be treating both the same volume and pollutants as any sort of offsite and onsite project. So

274

00:46:12.710 --> 00:46:21.110

Amanda Booth: there was a lot of discussions on that, and we had some pretty detailed conversations and individual meetings with waterboard to make sure that they were comfortable with this.

275

00:46:21.280 --> 00:46:40.360

Amanda Booth: So that's as far as from a technical standpoint. And then, from a legal standpoint, we went through a very lengthy god. It was almost a year long. It was like 9 month legal review process, where we legally reviewed it internally at the cities we had external legal reviewers, and then we had legal reviewers from our regulators. Looking at this and making comments.

276

00:46:40.410 --> 00:46:49.470

Amanda Booth: And so we addressed all of those comments. And you know everybody felt really comfortable with where this, where the system sits from a legal standpoint, as well as from a technical standpoint.

277

00:46:53.160 --> 00:46:55.850

Susanne Heim: and a private seller treat public right away.

278

00:46:57.070 --> 00:47:02.770

Amanda Booth: That will be up for a jurisdiction to side. So they're they're

279

00:47:03.180 --> 00:47:15.840

Amanda Booth: in Con: I I know in St. Paul we would be very nervous about having a private developer treat in the public right of way. There's insurance requirements, and and what not that we would be concerned about. But if there are jurisdictions that would allow that, then

280

00:47:16.600 --> 00:47:18.730

Amanda Booth: then they can do so.

281

00:47:24.790 --> 00:47:33.270

Susanne Heim: What would happen to a stormwater treatment system that was built as part of the rack, if that site eventually is redeveloped in the future.

282

00:47:33.750 --> 00:47:50.150

Amanda Booth: So like, I said that property owner, that seller is taking on those compliance units when somebody gives them the money for it. That is their responsibility. So if they for some reason, decide that that site in the future. They want to redevelop. That's fine, but they then need to build a different different regional facility to

283

00:47:50.190 --> 00:47:59.790

Amanda Booth: meet all those compliance requirements that they had already taken the money for. So they are then ultimately responsible for those compliance units moving forward, and so they they can.

284

00:47:59.810 --> 00:48:06.240

Amanda Booth: They could theoretically do that, but they would then have to build 2 different sites. They would be building their on site facility and treating them all the time.

285

00:48:06.270 --> 00:48:10.880

Amanda Booth: building another regional facility for all the compliance units in which they receive funding. For

286

00:48:22.570 --> 00:48:32.630

Susanne Heim: there there's a question that seems like it's part of a question, and maybe related to treating in the public right away. It's about what happens if something changes in the dma.

287

00:48:32.940 --> 00:48:48.110

Amanda Booth: So I think that's more of if this is a large regional project in the drainage management area, or dma, when we originally do the calculations. Maybe there's a bunch of industrial facilities and those change over time, and they're no longer industrial, we

288

00:48:48.340 --> 00:49:04.980

Amanda Booth: we'd be treating those as what they are at the time of sale. So if it's, you know 5 acres of industrial, and maybe in 10 years from now that industrial gets moved to commercial or housing the compliance units when they're sold. That's what they're. That's what they'll only use to use that. So we'd be

289

00:49:05.020 --> 00:49:21.580

Amanda Booth: taking account of that over time and watching that through the ledgers, and seeing if they were big differences and adaptively managing the the system to take that into account. But we want to get some products under our belt, and then see how that goes, and see how that the different drainage areas look over time.

290

00:49:25.700 --> 00:49:39.050

Susanne Heim: I imagine an agent reserve credits for a facility they built to serve as alternative compliance for public projects. but they need to manage that outside this program to ensure they can reserve that capacity.

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00:49:40.820 --> 00:49:50.410

Amanda Booth: There, there's going to be 2 ways to that question. If a agency builds the site itself. They can save as many credits and not put them on the system as they want.

292

00:49:50.710 --> 00:50:01.640

Amanda Booth: If someone else builds that system, they will be allowed to reserve it for a certain amount of time to allow an approval process to go forward. So there's some security, you know. You're not

293

00:50:01.700 --> 00:50:06.730

Amanda Booth: looking one day, and then those you know, units are sold, and you're having to find different ways to comply.

294

00:50:07.060 --> 00:50:24.670

Amanda Booth: But it's not like You'll be able to reserve a credit for for years on end for a future project that you know, is going to be happening in 4 or 5 years. If you don't already own that project. So there is some reservations that can happen if you know, and you have complete control. If you own the project. If you don't own the project, then

295

00:50:24.830 --> 00:50:34.130

Amanda Booth: If you purchase it, then you can reserve it for future for future compliance use. But if you don't make that payment, then that seller can choose to pay to to sell those credits to somebody else. So

296

00:50:34.800 --> 00:50:42.280

Amanda Booth: if if if a jurisdiction is willing to pay ahead of time, and maybe you know, hold those credits for 4 or 5 years. Then. Yes, we could see that happening.

297

00:50:46.910 --> 00:50:50.530

Susanne Heim: Will there be a rack for Delta watershed municipalities?

298

00:50:50.690 --> 00:51:04.560

Amanda Booth: Yeah, it's actually the same system. It's just. They have to stay in their boundaries, and we have to stay in ours. So it's they. They have the exact same system. They could use it. They just have a fewer municipalities that they can kind of place the the systems in

299

00:51:09.320 --> 00:51:16.450

Susanne Heim: what happens if someone participates in the rack, and then the buyer sells the site, and it's redeveloped again 10 years later.

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00:51:16.460 --> 00:51:22.600

Susanne Heim: Does the second new owner get to automatically participate in the rack, or does it reset the permit compliance.

301

00:51:23.620 --> 00:51:24.580

Amanda Booth: So

302

00:51:26.750 --> 00:51:30.820

Amanda Booth: the buyer participates in the rack system and then sells the site.

303

00:51:35.170 --> 00:51:47.600

Amanda Booth: It's pretty developed to get to. I'm not really sure if i'm understanding the question, because so if they develop a site and they put facilities on site, they can sell it. But that seller that now owns the site is required to maintain it

304

00:51:47.630 --> 00:51:53.280

Amanda Booth: for those compliance units, and so, regardless of who the owner is, the site is still

305

00:51:53.590 --> 00:51:58.610

Amanda Booth: has those compliance units, and if they've already been sold. Then they can't be sold again if that's what you're asking.

306

00:52:00.220 --> 00:52:04.170

Kelly Havens: I'm reading a question as this is the buyer. So

307

00:52:04.290 --> 00:52:06.550

Kelly Havens: a buyer is developing a site.

308

00:52:06.800 --> 00:52:10.790

Kelly Havens: and they are purchasing compliance units through the system.

309

00:52:10.800 --> 00:52:16.330

Kelly Havens: And then, 10 years later, another buyer purchases that site and redevelops the site.

310

00:52:16.450 --> 00:52:19.570

Kelly Havens: So I we have not

311

00:52:19.970 --> 00:52:30.820

Kelly Havens: talked about that instance. That's something that we'll probably be looking at further, and phase 2 of the system development. But presumably, if that new buyer would be subject to

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00:52:31.020 --> 00:52:33.940

Kelly Havens: developing on-site treatment, then

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00:52:34.020 --> 00:52:35.340

Kelly Havens: they would also

314

00:52:35.680 --> 00:52:52.690

Kelly Havens: be required to purchase more compliance. Units, I think that's something you know. It depends on how much you previous area is new or replaced, and what that triggers from the Mrp. But that's a good question and something we'll need to explore further and face to.

315

00:52:52.940 --> 00:52:56.230

Amanda Booth: I agree. And just so, you know. Now I understand the question.

316

00:52:56.310 --> 00:53:15.950

Amanda Booth: This State is actually looking at some sort of general guidance for these types of alternative compliance system, because it's a few of them popping up in the State. And this is one of those questions that they're looking to provide guidance on how they would like to see that that particular question address. So we're also waiting a little bit to see what the state comes up with. So we make sure that we're following. Whatever their guidance is.

317

00:53:22.420 --> 00:53:30.420

Susanne Heim: You have an estimated cost on the price per square foot of compliance units. Does it vary site to site.

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00:53:31.490 --> 00:53:36.370

Amanda Booth: We're I'm not going to answer that right now, but we are going to discuss that later. So, Kelly, we have done a

319

00:53:36.470 --> 00:53:43.660

Amanda Booth: We've asked for a lot of costs, and we've done a little study to determine what our costs might be, at least a a range of them.

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00:53:43.670 --> 00:53:53.870

Amanda Booth: and so we will be presenting on that in the second session. So I don't think. because there's a lot of caveats around that, so I don't think we'd want to get into it too much right now. But we do have that, and we will be discussing it today.

321

00:53:56.300 --> 00:54:11.820

Susanne Heim: And then we have one more question which is just asking us to compile the questions and responses and share with the group. Aside from the presentation, we will be compiling all questions that have come in through this meeting, so those will also be available. Yeah.

322

00:54:11.850 --> 00:54:20.380

Amanda Booth: we, as Suzanne showed earlier, we have a project website. And so this presentation, the recording and the questions will all be uploaded to that, to that website.

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00:54:22.720 --> 00:54:33.500

Susanne Heim: right that gets through. Oh, there's one more one last written question before we open up to oral questions. When will the system available for the buyers?

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00:54:36.540 --> 00:54:46.080

Amanda Booth: Oh, and so for all like a larger, require audience. So right now we're just allowing for the jurisdictions to to purchase. Once we have the Lnm mechanism

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00:54:46.220 --> 00:54:51.320

Amanda Booth: fully determined, then that's when we'll open it up to to larger larger audience and buyers.

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00:54:51.490 --> 00:54:53.800

Amanda Booth: so I expect that to be in

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00:54:55.950 --> 00:54:57.350

Amanda Booth: 12 to 18 months.

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00:54:58.400 --> 00:55:07.850

Amanda Booth: There, there's there's potential for us to do it a different way. If there was a buyer that really wanted to use this now. but that would be based on a jurisdictional

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00:55:08.400 --> 00:55:11.810

Amanda Booth: whether each jurisdiction would have to decide whether they're going to allow that beforehand

330

00:55:14.200 --> 00:55:27.380

Susanne Heim: right. But we'll now open up to any oral questions. If anyone wants to ask a question, live during the meeting, just raise your hand, or if you're on your phone Press Star 9,

331

00:55:38.500 --> 00:55:44.440

Susanne Heim: not currently seeing any other questions, so we can take a short break.

332

00:55:44.460 --> 00:55:56.480

Susanne Heim: We'll start back up at 100'clock, so if if you want to go, take a break. stretch a little bit, get some water, feel free to join us Back up. We'll be starting back up in just a little bit more than 5 min at 100'clock.

333

01:00:16.580 --> 01:00:19.610

Kelly Havens: Hey, Susan, we're seeing the presenter view right now.

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01:00:27.450 --> 01:00:30.600

Susanne Heim: There are. Are you seeing the presentation at the moment?

335

01:00:31.370 --> 01:00:37.230

Kelly Havens: Yes, but i'm seeing the the presenter view. I think you just have to switch.

336

01:00:55.880 --> 01:00:56.630

Kelly Havens: Okay.

337

01:01:20.910 --> 01:01:34.520

Susanne Heim: I think we'll be starting back up in just a few seconds. I just want to make sure everyone has time to get back to their desk. So if you steps away, got some coffee, please come back. We're going to be starting back up for part 2.

338

01:02:01.840 --> 01:02:03.710

Susanne Heim: All right. Can I take it away?

339

01:02:04.170 --> 01:02:08.470

Kelly Havens: Okay. Great thanks, Suzanne. Hi, everyone. So i'm going to be

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01:02:08.750 --> 01:02:19.450

Kelly Havens: providing some more details about the compliance unit calculation. We'll be getting into some more technical details. I will say that everything i'm presenting

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01:02:19.450 --> 01:02:32.270

Kelly Havens: today will be calculated through the tracking tool that Tony will be presenting on later. But we wanted to provide some of the background on how compliance units are calculated. So next slide, please.

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01:02:34.380 --> 01:02:42.640

Kelly Havens: All right. So for the rack system our compliance units are called equivalent acres, green compliance units.

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01:02:42.740 --> 01:02:54.590

Kelly Havens: These are generated from the offsite Gsi facilities that are constructed as part of the system. And this is an area based metric that's consistent with the Mrp requirements.

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01:02:54.590 --> 01:03:03.550

Kelly Havens: They're calculated based on the pollutant-generating area we're defining that as 100% of the impervious drainage area, and 10% of the previous area.

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01:03:03.640 --> 01:03:13.300

Kelly Havens: and all of these compliance units will have rainfall, zone and land use associated with them that would be assigned using geospatial data.

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01:03:14.160 --> 01:03:18.940

Kelly Havens: Mrp. Provision, c. 3 E. Which is the alternative compliance. Provision

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01:03:19.080 --> 01:03:28.720

Kelly Havens: requires that equivalent volume and pollutant load be treated at an off-site project that's used for alternative compliance.

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01:03:29.200 --> 01:03:37.600

Kelly Havens: and in addition, provision, c. 3 e requires the net environmental benefit be provided when using alternative compliance.

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01:03:37.630 --> 01:03:52.980

Kelly Havens: So, to incorporate these factors, there are 3 additional factors. They're used to calculate the total equivalent acres green that are regulated project would need to purchase through the rack system.

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01:03:54.270 --> 01:04:06.100

Kelly Havens: There is the rainfall ratio which is based on the difference in rainfall between the regulated project and the Off-site Gsi project that is generating compliance units

351

01:04:06.420 --> 01:04:17.560

Kelly Havens: the pollutant ratio, which is based on the difference in land use between the regulated project and the Offsite Gsi project, and this is used as a surrogate for pulling, loading.

352

01:04:17.610 --> 01:04:33.990

Kelly Havens: and then, finally, we have a net environmental benefit ratio which provides assurance that an environmental benefit required by provision, c. 3 E. Is provided. and these factors would not be applicable to a. C. 3 J. Retrofit purchase

353

01:04:34.410 --> 01:04:39.780

Kelly Havens: next slide, please. So, getting into the rainfall aspect.

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01:04:40.000 --> 01:04:48.600

Kelly Havens: we have called prism, data, average annual data from 1,991 through to 2,020,

355

01:04:48.830 --> 01:05:00.340

Kelly Havens: and this was used to identify average annual rainfall zones across the county. Maps and tables were developed to represent the rainfall zones, and to

356

01:05:00.360 --> 01:05:17.800

Kelly Havens: calculate the rainfall ratios that may be needed for an exchange between a regulated project that's located in a different rainfall zone. Then the off-site gsa project, that is generating the compliance units that you are purchasing for your compliance

357

01:05:19.260 --> 01:05:20.600

Kelly Havens: next slide, please.

358

01:05:22.170 --> 01:05:38.270

Kelly Havens: So as an example, if your regulated project is located in a higher rainfall zone than your offsite project, so that is that more volume would be generated on your site, and therefore treated by an onsite facility.

359

01:05:39.050 --> 01:05:40.870

Kelly Havens: Then

360

01:05:41.060 --> 01:05:52.390

Kelly Havens: and there's a lower rainfall zone for the offsite project, so there's less volume being treated there than a rainfall ratio would be required to account for that volume differential.

361

01:05:52.950 --> 01:06:09.920

Kelly Havens: So we have an example here of a regulated project that's located in rainfalls on 24 inches per year. They're purchasing compliance units from an offsite Gsi project that's located in 21 inches per year. They would have to apply

362

01:06:09.920 --> 01:06:17.250

Kelly Havens: a 1 point, one rainfall ratio to account for that volume. Difference to get to that volume equivalency that's required by the permit.

363

01:06:18.470 --> 01:06:24.250

Kelly Havens: I do want to mention that the minimum rainfall ratio for the system is one.

364

01:06:24.290 --> 01:06:36.830

Kelly Havens: and this allows for some conservatism in the overall rack system to confirm that we're treating a quote, or at least equivalent volume, across the system. Through all these regulated project exchanges.

365

01:06:37.390 --> 01:06:39.140

Kelly Havens: Next slide, please.

366

01:06:40.370 --> 01:06:48.860

Kelly Havens: In addition to the rainfall ratio that may be required, a polluting ratio may also be needed for a regulated project exchange.

367

01:06:49.170 --> 01:07:03.330

Kelly Havens: We conducted extensive analysis to develop ratios to represent the difference in urban pluton loading between land use types using available land use specific concentration data.

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01:07:04.610 --> 01:07:10.460

Kelly Havens: There are different categories, regulated project land use that could correspond to a pollutant ratio.

369

01:07:10.810 --> 01:07:18.960

Kelly Havens: These categories are residential, commercial or institutional, based on our statistical analysis.

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01:07:18.990 --> 01:07:23.800

Kelly Havens: Those have very similar or important loading

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01:07:24.000 --> 01:07:28.970

Kelly Havens: transportation, which is defined as highways, freeways.

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01:07:29.640 --> 01:07:41.740

Kelly Havens: multi-lane highways, and principal arterials only I will mention that smaller local roads would be assigned the land use of the of the adjacent parcels.

373

01:07:44.290 --> 01:07:56.390

Kelly Havens: So if the regulated project, and then, lastly, industrial. So if the regulated project is a transportation or industrial land, use type, and they are purchasing compliance units

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01:07:56.480 --> 01:07:57.930

Kelly Havens: that are

375

01:07:58.010 --> 01:08:15.950

Kelly Havens: generated from an off-site gsi project that's treating residential, commercial or institutional land use so a lower hold it, and loading land use, they would need to apply a pollutant ratio to account for the pollutant loading difference between the regulated project and the

376

01:08:16.029 --> 01:08:20.220

Kelly Havens: drainage area that's getting treated by the Offsite Gsi project.

377

01:08:21.960 --> 01:08:29.210

Kelly Havens: And then. if the offsite gsi project is treating old industrial and source areas.

378

01:08:29.240 --> 01:08:35.439

Kelly Havens: there is a discount which we'll talk about on the next slide. So next slide, please.

379

01:08:36.970 --> 01:08:47.189

Kelly Havens: So, in addition to the rainfall ratio and the pluton ratio which gets at the equivalency requirement in the permit for regulated projects that are using alternative compliance.

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01:08:47.620 --> 01:08:57.770

Kelly Havens: We have also included a net environmental benefit ratio for the system which is applied to achieving that environmental benefit requirement of the permit.

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01:08:58.319 --> 01:09:12.050

Kelly Havens: the standard and environmental benefit ratio for regulated projects that are purchasing compliance units through the system is 1 point, one to one. So that means that we're requiring additional 10%

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01:09:12.080 --> 01:09:15.100

Kelly Havens: equivalent acres to provide that assurance of

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01:09:15.170 --> 01:09:20.740

Kelly Havens: of net environment benefit through additional volume and loading treatment.

384

01:09:22.120 --> 01:09:24.979

Kelly Havens: But there are a couple of instances where this

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01:09:25.000 --> 01:09:38.420

Kelly Havens: is not applicable. So, for example, if you have a regulated project that is purchasing compliance units that are generated from an offset. Gsa project that is

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01:09:38.520 --> 01:09:41.370

Kelly Havens: treating old industrial land use.

387

01:09:41.479 --> 01:09:52.810

Kelly Havens: There is a discounted and environmental benefit ratio of one to one. And this is because extensive studies have demonstrated that all industrial areas are

388

01:09:52.890 --> 01:09:59.210

Kelly Havens: generating higher amounts of legacy pollutants. And so in treating these off-site areas

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01:09:59.220 --> 01:10:00.980

Kelly Havens: there is an inherent

390

01:10:01.210 --> 01:10:06.300

Kelly Havens: environmental benefit that is provided through that additional pollutant load

391

01:10:06.440 --> 01:10:07.240

Kelly Havens: treatment.

392

01:10:07.970 --> 01:10:22.580

Kelly Havens: And then additionally, C Threeg retrofit purchases so permittees that are purchasing units through the system for their C. J. Retrofit requirements would not be required to apply in the environment

393

01:10:22.640 --> 01:10:25.090

Kelly Havens: to their purchase Next slide, please.

394

01:10:28.050 --> 01:10:47.610

Kelly Havens: So we're providing this detail again to provide some some transparency. We have even more details in the system, summary report and available on the project website. We have given a number of presentations on the various components that go into the calculations.

395

01:10:47.610 --> 01:10:55.000

Kelly Havens: So the Advisory Committee Number 5 provides a considerable additional detail about these calculations.

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01:10:55.410 --> 01:11:09.000

Kelly Havens: But again, just a reminder that as the rack system is implemented, all of these calculations would be performed through the tracking tool. So you won't have to get at your calculators as your

397

01:11:09.060 --> 01:11:15.580

Kelly Havens: trying to figure out how many compliance units you want to purchase or or so next next slide, please.

398

01:11:17.160 --> 01:11:28.410

Kelly Havens: Okay. So since what many of you are probably very interested in, we will get into some compliance unit costs and potential costs of an actual compliance. Purchase

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01:11:28.600 --> 01:11:30.230

Kelly Havens: next slide, please.

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01:11:31.840 --> 01:11:42.480

Kelly Havens: So a buyer will purchase equivalent maker screen compliance units proportional to their compliance needs. As I just mentioned, the equivalent acres screens

401

01:11:42.520 --> 01:11:52.840

Kelly Havens: is calculated that potentially gets multiplied by a ratio or polluting ratio to account for any differences in volume and pollute loading.

402

01:11:53.270 --> 01:11:59.770

Kelly Havens: and then that is multiplied by a net environmental benefit ratio for regulated project purchases.

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01:12:00.540 --> 01:12:07.610

Kelly Havens: and that is multiplied by a unit cost for equivalent.

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01:12:08.020 --> 01:12:16.770

Kelly Havens: We are expecting that this unit, equivalent maker screened cost will be the same across the system.

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01:12:17.040 --> 01:12:25.490

Kelly Havens: so it will not necessarily be specific to the projects, and that is to provide some some equity across the system

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01:12:25.540 --> 01:12:31.970

Kelly Havens: in what that cost is, we'll be phasing that in likely over phase 2.

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01:12:32.530 --> 01:12:50.040

Kelly Havens: And in addition to the unit cost of the equivalent or screen that gets multiplied by the total number of equivalent maker screen compliance units that is required for the purchase. There is an administrative payment that is added to the total compliance. Purchase

408

01:12:50.670 --> 01:12:51.800

Kelly Havens: next slide, please.

409

01:12:53.920 --> 01:13:18.920

Kelly Havens: So how much do we expect a couple of acres in compliance units to cost? We, as Amanda mentioned earlier, we're currently conducting a preliminary cost Study Many of you provided data for that cost study. Thank you very much. That provided a lot of great information for us and based on our findings we are based on our analysis of that database.

410

01:13:19.120 --> 01:13:26.100

Kelly Havens: We are seeing right now that regional projects that are non-infiltrating

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01:13:26.410 --> 01:13:44.580

Kelly Havens: are estimated to cost around 100,000 per equivalent acres ring compliance unit. And I will mention at this point that the coulomb maker screened again. It's 100% of the impervious area and 10% of the previous area. So for

412

01:13:44.580 --> 01:13:57.050

Kelly Havens: a 70% impervious area in previous drainage area you would be generating 0 point 7, 3. So that should be noted.

413

01:13:59.010 --> 01:14:09.890

Kelly Havens: And then Green Street and led offsite projects are quite a bit more expensive, based on the data that we have compiled for non infiltrating projects.

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01:14:09.970 --> 01:14:23.060

Kelly Havens: So these are looking like they're upward of 500,000 for equivalent acres. Green compliance units Potentially so. If our overall rack system portfolio is

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01:14:23.070 --> 01:14:32.400

Kelly Havens: comprised of a combination of these we could expect the quill maker's screen. Compliance units to cost a 100,000 plus.

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01:14:33.620 --> 01:14:45.260

Kelly Havens: and then we'll be using a cost study to determine the administrative fees for the program. But they're expected to be 2,000 to \$6,000

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01:14:45.480 --> 01:14:53.640

Kelly Havens: per project, and may vary by jurisdiction and just a reminder. These are very preliminary estimates, and there' be additional work done to

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01:14:53.700 --> 01:14:56.930

Kelly Havens: confirmed those next slide, please.

419

01:15:01.390 --> 01:15:19.960

Kelly Havens: So the kubernetes, screened in addition to the upfront compliance purchase. There's also an ongoing own. M. Fe. Amanda provided some information about the community facilities district that would potentially be used to manage the own M. Fees.

420

01:15:20.310 --> 01:15:34.380

Kelly Havens: and if permites approve a Cfd. The rate and the method of portionate or Rna would determine the ongoing O. And the amount this would be investigated as part of the next phase of the project.

421

01:15:34.380 --> 01:15:43.480

Kelly Havens: but those costs would be collected via property taxes, as Amanda mentioned, for private properties, and would be collected through an agreement for permit.

422

01:15:43.660 --> 01:15:44.810

Kelly Havens: Next slide, please.

423

01:15:46.820 --> 01:16:04.770

Kelly Havens: Okay. So now i'll get into some exchange examples. And as a reminder, the calculations that I will be going over in the next slides would not need to be performed by participants unless they really wanted to. All this is going to be happening in the rack system, tracking tool.

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01:16:04.770 --> 01:16:14.310

Kelly Havens: But we're providing an example of how the calculations actually happen just for transparency and understanding. Next slide, please.

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01:16:15.150 --> 01:16:19.770

Kelly Havens: So this is just a refresher on how the overall system works.

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01:16:19.800 --> 01:16:39.150

Kelly Havens: A seller constructs offsite G site projects. They request that those be certified through the rack system. They receive a certification. They're entered into the tracking tool. Then those offsite gsite compliance. Units are available for purchase. Buyer comes along. They want to purchase some.

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01:16:39.340 --> 01:16:43.730

Kelly Havens: They call an acre street compliance units for their compliance. They

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01:16:43.770 --> 01:16:53.310

Kelly Havens: make their upfront compliance, purchase the seller receives payment for the compliance purchase, and then the buyer is paying their ongoing own M. Fees

429

01:16:54.870 --> 01:16:56.200

next slide, please.

430

01:16:57.240 --> 01:17:05.290

Kelly Havens: All right. So we have an example Off-site Gsa project. This is called our Bay Area Avenue Green Street Project.

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01:17:05.300 --> 01:17:18.610

Kelly Havens: It has been constructed to meet C 3D. Or 80% capture requirements. It is an Led Gsi project, so it's a mix of flow through biofilter plus silver cells

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01:17:18.630 --> 01:17:21.170

Kelly Havens: that are capturing the 80%

433

01:17:21.710 --> 01:17:25.360

Kelly Havens: and average annual rainfall volume.

434

01:17:25.950 --> 01:17:41.760

Kelly Havens: The site is located in an old residential land use area in rain falls on 24 inches per year, and there's a total previous area of 2.1 9 acres being treated by the project, and a total of 2.2 9

435

01:17:41.850 --> 01:17:47.410

Kelly Havens: equivalent maker screen compliance units that is generated by this project. Next slide, please.

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01:17:50.080 --> 01:17:56.750

Kelly Havens: So these are the 2 drainage management areas that are being treated by the Bay Area Avenue, Green Street Project.

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01:17:56.840 --> 01:18:05.430

Kelly Havens: There's a a mix of there. There are different sizes, size catchments that are being treated by

438

01:18:06.680 --> 01:18:23.900

Kelly Havens: facilities, size per provision, c. 3D, which is 80% capture of the average, you know, run a volume. And again we're capturing or generating a total of 2.2 9 acres compliance units.

439

01:18:24.420 --> 01:18:25.650

Kelly Havens: Next slide, please.

440

01:18:27.990 --> 01:18:41.520

Kelly Havens: All right. So these 2 point two-nine equivalence units are available. They've been certified. They're available on the tracking tool and we have 3 buyers that come along, and they're interested in purchasing compliance units.

441

01:18:41.520 --> 01:18:58.200

Kelly Havens: Fire Number One is a regulated project developer, John DOE construction. They would like to purchase compliance units for their entire project boundary. And when we look at the 100 of previous and 10% in

442

01:18:58.410 --> 01:19:11.300

Kelly Havens: previous area on their site, we get a total of 1.1 5 acres. Hydro modification requirements are not applicable. They're in a commercial land use area in rainfall zone, 24.

443

01:19:11.770 --> 01:19:20.700

Kelly Havens: A second buyer is Developer J. DOE Corporation. They would like to purchase compliance units for their right of way improvements only

444

01:19:21.340 --> 01:19:30.020

Kelly Havens: that they are located on a principal, it arterial. So they are. The transportation land use and located in rain falls on 21,

445

01:19:30.040 --> 01:19:40.620

Kelly Havens: and then we have a third buyer, which is city of stormwater. We would like to purchase compliance units for their 0 point. 7, 6, retrofit, c. 3, J. Retrofit requirement

446

01:19:41.440 --> 01:19:42.730

Kelly Havens: next slide, please.

447

01:19:42.940 --> 01:19:55.050

Kelly Havens: So we'll go through these exchanges one by one how it would look, how the calculations would work in the system, tracking tool, and what the total purchase amount would be an example, purchase amount.

448

01:19:55.520 --> 01:20:11.240

Kelly Havens: So, looking again at John DOE construction, they would notify the city with the development authority that they would like to use direct system for their C. 3 compliance. The city approves that compliance process.

449

01:20:11.240 --> 01:20:17.250

Kelly Havens: and the developer would submit. The rack system forms that define their regulated project detail.

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01:20:17.770 --> 01:20:31.490

Kelly Havens: Meanwhile City would look at the raft system, tracking tool to identify available compliance units, and they find that complain. Units generated by the Bay Area Avenue Green Street Project are available for purchase.

451

01:20:31.660 --> 01:20:40.350

Kelly Havens: So, looking at very Avenue Green Street. This is located in Rainfall Zone 24 old residential land use.

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01:20:40.410 --> 01:20:50.550

Kelly Havens: and we have 2.2 9 kilometers screened compliance units available. John do. A project is also located in Rainfall Zone 24.

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01:20:50.550 --> 01:21:01.450

Kelly Havens: So the rainfall ratio applied to the exchange is is one to one James John DOE Project is located, or is proposing commercial land use

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01:21:01.910 --> 01:21:04.000

Kelly Havens: based on our pollutant ratio

455

01:21:04.060 --> 01:21:13.620

Kelly Havens: residential and commercial land use our one to one ratio. So we're applying a one to one pollutant ratio to this exchange.

456

01:21:13.710 --> 01:21:37.000

Kelly Havens: And since bay area, Green Street is not treating old Industrial land uses, and this is regulated project, and that environmental benefit ratio, or the standard that environmental lot of rate ratio is required. That's a 1 point, one to one ratio. So, applying the 1 point, one ratio to John DOE projects

457

01:21:37.000 --> 01:21:49.600

Kelly Havens: calculation up there a 100% in previous area and 10% previous, which is 1.1 5. Multiplying that by the 1 point, one environment for ratio we get a total of 1.2, 7 equivalent acre screened

458

01:21:49.770 --> 01:22:01.280

Kelly Havens: compliance units that they need to purchase. Barry. I'm. Your Green Street has 2.2, 9 available, so they can sell John DOE. Project those compliance units next slide, please.

459

01:22:03.430 --> 01:22:18.870

Kelly Havens: So, looking at the 1.2 7 compliance, homemaker screen compliance units that John DOE construction would like to purchase. We are assuming a preliminary cost per kilometer screens of 150,000.

460

01:22:18.880 --> 01:22:28.800

Kelly Havens: This would assume a brack system, wide mix of regional projects and screen, street and all. Id projects.

461

01:22:30.300 --> 01:22:36.820

However, if we end up with a lot more regional projects. This cost could be lower. So this is just preliminary.

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01:22:37.200 --> 01:22:53.520

Kelly Havens: We're getting a total project. Equivalent maker, screen compliance unit cost of 190,500, a preliminary administrative fe of 6,500, and John DOE construction would have to pay a total capital cost of 197,000

463

01:22:53.590 --> 01:23:00.100

Kelly Havens: for their equivalent or screen compliance unit, so that will cover their C 3 compliance for

464

01:23:00.150 --> 01:23:02.280

Kelly Havens: their development project.

465

01:23:03.210 --> 01:23:11.930

Kelly Havens: And they would also be paying ongoing on Mv. Of 43,020 per year. That's also a preliminary estimate

466

01:23:12.800 --> 01:23:14.330

Kelly Havens: next slide please

467

01:23:15.150 --> 01:23:19.630

Kelly Havens: all right. So Jane DOE Corporation is our next buyer.

468

01:23:19.840 --> 01:23:29.300

Kelly Havens: They're just looking for compliance for their right of way improvements that are required. They can treat the rest of their project on site.

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01:23:29.560 --> 01:23:39.550

Kelly Havens: and they happen to be located on a principal arterial, and in Rainfall Zone 21. So in this case both of them

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01:23:39.580 --> 01:23:41.270

Kelly Havens: both of these would be

471

01:23:41.550 --> 01:23:55.750

Kelly Havens: requiring a ratio. Our rainfall zone ratio. I apologize that should read 1.1 to one. They have to apply a a rainfall ratio of 1.1 they would have to apply a pollutant ratio of 1.3,

472

01:23:55.750 --> 01:24:09.890

Kelly Havens: and they don't get an environment, one for discount, so they have to apply an additional 1 point, one ratio. So Jane DOE Project would have to purchase, Point 2 6 equilibria or screen compliance units for this purchase.

473

01:24:10.480 --> 01:24:11.830

Kelly Havens: Next slide, please.

474

01:24:13.100 --> 01:24:20.370

Kelly Havens: and that rounds out to a total capital cost of 45,500 per year.

475

01:24:20.630 --> 01:24:23.360

Kelly Havens: including the administrative be.

476

01:24:23.460 --> 01:24:40.370

Kelly Havens: and their ongoing is 885,000 for or \$885 a year. Again, These are all preliminary costs, but based on some of those the preliminary data that we're getting out of the cost study

477

01:24:40.940 --> 01:24:45.310

Kelly Havens: next slide, please. So lastly, we have city of storm water.

478

01:24:45.390 --> 01:24:58.970

Kelly Havens: They would like to meet their C. 3 J. Impervious surface area retrofit requirements, using the rack system. They'd like to purchase 0 point 7 6 acres of impervious area.

479

01:24:59.310 --> 01:25:11.640

Kelly Havens: None of the ratios apply to this purchase, so they are just purchasing the 0 point 7, 6 equivalent or screen compliance units. and they would be entering into an mou.

480

01:25:11.920 --> 01:25:13.650

Kelly Havens: Next slide, please.

481

01:25:16.440 --> 01:25:22.770

Kelly Havens: So, using our preliminary costs, they would be paying 114

482

01:25:22.860 --> 01:25:36.460

Kelly Havens: 1,000 for their upfront compliance. Purchase, plus the 2,500 administrative cost. So a total capital cost of 116,500, and

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01:25:36.600 --> 01:25:52.980

Kelly Havens: again an ongoing own Mp. Preliminary on this slide I will note that, as mentioned, the global maker screens are calculated based on 100% of the inferior, plus 10% of the pervas. And

484

01:25:53.100 --> 01:25:56.170

Kelly Havens: this requirement is for impervious acres only.

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01:25:56.270 --> 01:26:01.880

Kelly Havens: We're Assuming that the costs for a retrofit

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01:26:02.010 --> 01:26:04.110

Kelly Havens: sale would be the same

487

01:26:04.290 --> 01:26:12.420

Kelly Havens: as a regulated project sale and be managing the portions of the call. Maker screens

488

01:26:12.550 --> 01:26:21.170

Kelly Havens: compliance units on the tracking side. But that's something that we may need to adaptively manage through phase 2,

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01:26:21.330 --> 01:26:28.920

Kelly Havens: because technically city stormwater can only purchase previous acres as part of their purchase.

490

01:26:29.000 --> 01:26:32.660

So that's just another little complicating factor.

491

01:26:32.730 --> 01:26:45.570

Kelly Havens: so that summarizes the examples and the potential costs that we could be seeing for these purchases for regulated projects and retrofit exchanges.

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01:26:47.280 --> 01:26:57.360

Kelly Havens: And I'm. Now going to turn it back to Amanda to talk about the tracking tool which will be performing all of those complicated calculations that I just presented on.

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01:26:57.780 --> 01:26:58.580

Kelly Havens: Thank you

494

01:26:59.460 --> 01:27:00.480

Amanda Booth: all right.

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01:27:01.140 --> 01:27:15.190

Amanda Booth: As Kelly mentioned all these calculations that she just showed you are for transparency, and how the system works. But for anybody that actually uses the system. They don't need to perform those calculations because we create a tracking tool as part of this project

496

01:27:15.570 --> 01:27:16.940

Amanda Booth: next slide.

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01:27:19.460 --> 01:27:30.230

Amanda Booth: So the rack system, tracking tool, be able to do everything listed on this slide. So you know, determine compliance Units check exchanges. They'll have a letter of exchanges.

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01:27:30.270 --> 01:27:33.210

Amanda Booth: O, and certification, and more.

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01:27:33.460 --> 01:27:49.980

Amanda Booth: Tony Hale from Sfi is actually going to show you this tool. However, I just want to stress before we start. So this is just a demonstration. We are going to have a training session on how the full tool works at a later date. But we just wanted to give you to show you what it looks like, and give you a little bit of a taste.

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01:27:50.300 --> 01:28:00.760

Amanda Booth: So with that i'll go ahead and introduce Tony Hale, who is the program director for environmental informatics at Sfbj, and he's going to show you the tool that his team built.

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01:28:02.620 --> 01:28:10.800

Tony Hale: Hello, everyone. I don't know if my screen is being shared. Is it successfully being broadcast? Everybody?

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01:28:12.790 --> 01:28:15.990

Susanne Heim: Yes, it should be now. Okay, fantastic.

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01:28:16.290 --> 01:28:22.980

Tony Hale: So thank you for the opportunity to give you a little taste of the system that, as

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01:28:23.050 --> 01:28:51.300

Tony Hale: Kelly and Amanda described, we'll be operationalizing many of the the different calculations, as well as helping to track all of those critical components, such as the compliance units the terms of exchange, the buyers and sellers, etc. So again, just wanted to. We're not going to be able to walk through all the details. Here. We don't have the time, but what we can do is to give you a little sense of of what it will include.

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01:28:51.840 --> 01:29:04.740

Tony Hale: So Among the things we need to do is to make sure that there is a presence for the regulated projects here described as Onsite R. C. 3 regulated projects and the offsite projects.

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01:29:04.740 --> 01:29:19.200

Tony Hale: and provide vehicles to get the information in. So some of you might be thinking. Gosh! I already have a system for tracking all of my all those regulated projects. What do I do to get it over there? And fortunately you have an option of just importing from a spreadsheet to get

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01:29:19.200 --> 01:29:28.410

Tony Hale: all of that critical information into the system, or you can also add it manually through an interactive, easy to use tool.

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01:29:28.450 --> 01:29:41.890

Tony Hale: same thing for the offsite project, so all of that is ready to go but once the information is in there. Then we do have this nice way to kind of browse through the information in the system.

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01:29:41.890 --> 01:29:56.310

Tony Hale: using a combination of different filters, you can filter by land, use property, ownership, etc. rainfall zone. So, anticipating that you're gonna be looking for those offsite projects, for instance.

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01:29:56.310 --> 01:30:04.930

Tony Hale: And then you can also search by browsing, browsing a map. So here we have just some sample projects, examples, just as

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01:30:04.930 --> 01:30:26.050

Tony Hale: the city of Stormwater isn't real these aren't real projects. So I don't want you to fix it too much on this geography. But you'll notice that for this map as I am zooming in, I want you to keep an eye on the projects listed below because they change as I zoom. So the list available to you changes by the extent of the map.

512

01:30:26.640 --> 01:30:41.280

Tony Hale: So this regulated project, if i'm interested in it, I can dive in and get all this detail with respect to the critical features that that make all the difference in making and making the calculations work. So

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01:30:41.280 --> 01:30:56.290

Tony Hale: the a lot of the the information is expressed in square feet as well as acres. And just as Kelly described, those things are calculated automatically. So you you enter in the square feet, and it automatically generates the acres.

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01:30:56.290 --> 01:31:19.060

Tony Hale: Moreover, there's a lot of automation built into the determination of land uses, so we've taken a land. Use layer as well as a the prism rainfall layer, so that you can draw your your polygon on the map, and it will automatically calculate this pie chart of the land uses based on your information.

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01:31:19.060 --> 01:31:32.480

Tony Hale: And then there's a number of other different sections related to any given project, including the links to, or the purchases made and linking to the the offsite projects.

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01:31:32.840 --> 01:31:46.350

Tony Hale: But what I want to do is to I just quickly go back to this map, and if I go in and i'm zooming into this particular site. You'll notice that it's automatically filtering to this extent.

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01:31:46.450 --> 01:31:58.710

Tony Hale: I can click on it because what I realize is that I am a seller of an offsite project. Let's imagine, and I've gone in, and I've entered this information. But you know what I see. A mistake.

518

01:31:58.830 --> 01:32:16.400

Tony Hale: I need to be inclusive of this particular corner of the property. Someone had had drawn it incorrectly. So what I, what eventually people will be able to do is to click to edit this project. I know I'm moving quickly on, mindful of that. But as I come in here I

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01:32:16.400 --> 01:32:38.660

Tony Hale: I can go ahead and change this geograph, this geography, this polygon, and just by moving its vertices around, as you see me doing, i'm able to make this correction. I can also upload any kml or shapefile, and so, if I want to, I can, I can just look up a file if I want to be very precise

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01:32:38.660 --> 01:32:40.940

Tony Hale: with my with my information.

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01:32:41.310 --> 01:32:52.710

Tony Hale: Having done that, then it would recalculate what you are drawing, and it's able to show any difference in square feet based on that geography.

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01:32:54.000 --> 01:33:13.770

Tony Hale: And down here we have the drainage management areas which are critical to the calculation where you're able to say the different land uses a lot of the the material that would otherwise appear in storm water reports. But in this case these are for offsite projects, and wouldn't be included in that, so we need to be able to build equivalency by adding in

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01:33:13.890 --> 01:33:23.410

Tony Hale: the the facilities and making sure that all of that is reflected in the data to help facilitate the exchanges.

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01:33:23.420 --> 01:33:26.760

Tony Hale: So, once all of this information is in the system.

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01:33:27.090 --> 01:33:45.340

Tony Hale: then the credits can be calculated. The compliance units and the the regulated projects and buyers can can buy those, the the credits for the offsite projects. In addition, the system can handle any attachments.

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01:33:45.340 --> 01:33:56.330

Tony Hale: any O. And M. Reports any agreements that would be critical to facilitate this exchange. Then there's of course, areas for notes and such.

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01:33:56.330 --> 01:34:12.980

Tony Hale: What i'm not showing you is the whole back end that would show show. Have a ledger and a record of any transaction performed within the system that would be available to the, to the the a select number of of administrative users who would be able to

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01:34:12.980 --> 01:34:29.890

Tony Hale: to certify different transactions and make sure that what happens within the system is all approved, and helps to ensure that that these transactions are are maintained over time.

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01:34:30.440 --> 01:34:49.170

Tony Hale: so it is, in a sense, a financial record of these exchanges, both with the linkages of the regulated projects to the offside projects, but also in terms of the actual helping to keep records of the exchange of compliance units.

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01:34:50.980 --> 01:34:59.390

Tony Hale: So with that I am going to draw this little tease to to a close. But I believe we might have time for some questions.

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01:35:09.140 --> 01:35:15.140

Amanda Booth: All right, if we can bring back our presentation, and then sure.

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01:35:17.410 --> 01:35:19.030

Amanda Booth: All right, we're almost done.

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01:35:19.170 --> 01:35:29.520

Amanda Booth: I'm going to talk a little bit more about our next steps, and then we'll have our our second question and answer session, and at that point you can ask Tony any questions about his tracking tool.

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01:35:30.110 --> 01:35:38.160

Amanda Booth: All right, Go ahead next slide. You already saw this once, but I just wanted a reminder that we are closing out phase one. And so

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01:35:38.220 --> 01:35:50.010

Amanda Booth: we are currently working on our first exchange, and then we're going to have a slow roll out over the next 5 years, for then the system would be more widely operational by 2,029, or 2,030 next slide.

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01:35:51.070 --> 01:35:59.440

Amanda Booth: So right now, currently, the city of San Pablo is at the 100% design stage for our first project that we will have compliance units

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01:35:59.520 --> 01:36:01.160

Amanda Booth: available for sale

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01:36:01.440 --> 01:36:13.280

Amanda Booth: construction, for this project is expected in 2,024; and another contrast to county permit has agreed to be our pilot buyer for these units, and they're going to be meeting their C. 3 J. Requirements with that.

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01:36:13.770 --> 01:36:21.930

Amanda Booth: So these 2 entities are going to work together, and we're going to complete an exchange, and do all of the agreements that are and have that all in place.

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01:36:22.230 --> 01:36:32.020

Amanda Booth: We're gonna do a a short lessons. Learned memo about any of the recommendations we have after actually going through the whole process. And then that'll be submitted to the included in phase 2

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01:36:33.080 --> 01:36:34.130

Amanda Booth: go next slide.

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01:36:35.730 --> 01:36:57.440

Amanda Booth: So I wanted to really briefly talk about what's next specifically for the permittees and contrast county that want to be involved. So next. if a clash of county permit, you would like to participate in the rack system. They will need to get a resolution from their governing body, sign an agreement with the the the

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01:36:57.630 --> 01:37:12.260

Amanda Booth: We have templates for all of these things. So we will be going through that internally. And it, you know we you have a template to work from to do these 3 actions. Then in the near future we'll have a training session about the rack system and the tracking tool, so that everybody knows how to use it.

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01:37:12.420 --> 01:37:19.320

Amanda Booth: and then, as compliance units become available, we can start using these units as an option as we need it. Next slide.

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01:37:21.500 --> 01:37:34.580

Amanda Booth: We are currently working like, I said on the documents for the first exchange, and that lessons learned memo, and we're finalizing the cost study that Kelly had mentioned earlier. That's showing, you know probably about \$150,000 per eit.

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01:37:35.120 --> 01:37:49.130

Amanda Booth: In addition to that, we are also currently working on operational documents to describe all of the sops or standard operating procedures that the clean water program and the permitise will need to go through as part of the system, so that's currently underworks. Right now.

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01:37:49.320 --> 01:37:51.890

Amanda Booth: in addition, after those tasks are complete.

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01:37:51.990 --> 01:37:58.120

Amanda Booth: we're going to be working on the development of a funding and financing roadmap to find a way to build these projects.

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01:37:58.200 --> 01:38:10.420

Amanda Booth: We are very aware that permeate will likely be the first sellers to build projects and to have compliance units available for purchase. So we are in the process of developing a way to fund these projects.

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01:38:11.880 --> 01:38:25.910

Amanda Booth: We are also looking into all the aspects needed for the Cfd. And we are identifying location for regional projects. In Contrast County. Once we identify the potential regional project locations, the contract Costa County permits.

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01:38:25.930 --> 01:38:45.180

Amanda Booth: we'll pick the top project for design, and that we will design it, and that'll be our first regional project in all the elements that I just mentioned, that are kind of some bullets in that second bullet. They are funded through the Water Quality Improvement Fund. Grant that, contrary to clean water program was awarded through EPA this year.

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01:38:45.960 --> 01:38:47.780

Amanda Booth: Go on next slide.

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01:38:49.430 --> 01:38:56.190

Amanda Booth: All right. I kind of wanted to tease this out a little bit as far as funding. This is our last slide for our second Q. And a. Session.

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01:38:56.220 --> 01:39:09.460

Amanda Booth: and I know there's a lot of people probably wondering about the initial start of this type of program, especially because there there's likely going to be a bit of a gap between when sellers build a project, and when compliance units are actually sold. So

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01:39:09.460 --> 01:39:20.300

Amanda Booth: we are currently looking into the funding and finance mechanisms to start this project off this can include traditional funding like grants, or maybe the State Revolving fund. We're looking pretty heavily into that.

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01:39:20.690 --> 01:39:28.720

Amanda Booth: However, in other areas of the country. They've also used P. 3 S. Or public-private partnerships and community-based P. 3 S.

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01:39:29.010 --> 01:39:42.290

Amanda Booth: To help. Fund these systems. P. 3 S. Come in many, many, many different forms, but they are potentially a way to help build and maintain this infrastructure, but also reduce risks and cost on the public agencies.

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01:39:42.430 --> 01:39:53.070

Amanda Booth: So this is something that we will be looking into. And I just wanted to mention this. So people get a sense of how we're looking at. The future projects from a funding standpoint, and potentially even an operational standpoint.

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01:39:54.940 --> 01:40:05.640

Amanda Booth: All right. So i'm going to leave that here, and i'm going to turn it back over to Suzanne, where we can start our second Q. And a. Session.

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01:40:09.360 --> 01:40:11.000

Susanne Heim: All right. Well.

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01:40:11.240 --> 01:40:22.190

Susanne Heim: here we go. The rules are the same as the last time. If you have questions them into the Q. A. Box at the bottom of your screen.

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01:40:22.590 --> 01:40:26.800

Amanda Booth: Wait a couple of minutes to see if any start to come in

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01:40:31.120 --> 01:40:42.610

Amanda Booth: while we wait. I really do appreciate. It. Looks like, you know, basically everybody stays till the end. And I know this is a really long presentation and a lot of information, especially if you haven't seen one of our previous

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01:40:42.700 --> 01:40:48.550

Amanda Booth: presentation. So I really appreciate for that I know this is a lot. And so.

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01:40:48.770 --> 01:41:02.940

Amanda Booth: My, if I You know I've been going through this for 3 years, and and my brain heard sometimes when I think about these things, so I really appreciate that people sticking on, and we are happy to answer questions. And if you think of a question later, you have our email addresses. So please feel free to email us.

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01:41:06.590 --> 01:41:08.760

Susanne Heim: It looks like we have a question

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01:41:09.800 --> 01:41:22.760

Susanne Heim: for calculations. How does the tracking system determine land use for public right away areas? Our land use is already assigned to public right away areas, or is the process automated and determined as needed?

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01:41:26.080 --> 01:41:27.590

Amanda Booth: Kelly, do you want to take this one?

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01:41:29.990 --> 01:41:32.850

Amanda Booth: Was that Kelly or Tony. Sorry.

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01:41:32.890 --> 01:41:35.980

Kelly Havens: Yeah. So I think that

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01:41:36.180 --> 01:41:40.340

Kelly Havens: probably it will. We do have

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01:41:40.440 --> 01:41:52.990

Kelly Havens: ag it. Gis later layer that identifies adjacent land juices, so that might be used as like the initial assignment for adjacent. You know local

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01:41:53.400 --> 01:42:05.910

Kelly Havens: roadways. That wouldn't be the principal arterial and assigned a transportation land use, but likely those would be, you know, verified on an individual basis as well and

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01:42:05.910 --> 01:42:15.040

Kelly Havens: potentially as needed the land You should be updated if we're aware that you know our buffer is giving us an incorrect land Use, for example.

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01:42:17.480 --> 01:42:24.220

Amanda Booth: and just to clarify that a little bit more, Tony, Can you talk about the the layer that we're using the Ntc. Layer that we're using

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01:42:24.480 --> 01:42:26.750

Tony Hale: right currently, we're using.

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01:42:26.950 --> 01:42:45.210

Tony Hale: We're using the the most recent a bag. Mtc: land Use layer. Re recognizing that it will be updated as a new land use data layers are made available. I I want to confirm what Kelly was suggesting that

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01:42:45.210 --> 01:42:55.410

Tony Hale: there is an automated aspect to it where you saw me drawing the Polygon to represent a given project that will automatically determine, based on that land. Use layer.

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01:42:55.410 --> 01:43:07.680

Tony Hale: What the percentage of each land use is in terms of square feet and an overall percent. But also there's a Cis there. We don't assume that it is absolutely correct.

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01:43:07.680 --> 01:43:16.710

Tony Hale: There could be some slight discrepancies, particularly because it could be dated, and and it could be out of date. So you are given the information.

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01:43:16.720 --> 01:43:31.090

Tony Hale: But then, as the user of the system. You confirm the land, use layers by square feet on on the basis of either the information that you're provided, or other information that you might have to reflect reality.

582

01:43:32.730 --> 01:43:38.040

Tony Hale: So we're so just to confirm where we are assuming Kelly's process of confirmation

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01:43:42.010 --> 01:43:51.440

Amanda Booth: Next question Will the rack system set the Eag unit cost? Or will that be market based and established between individual buyers and sellers?

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01:43:52.830 --> 01:43:55.070

Amanda Booth: So, to create

585

01:43:55.180 --> 01:44:00.930

Amanda Booth: stability in the system As we start, we will be setting the system cost.

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01:44:01.030 --> 01:44:08.460

Amanda Booth: And so that's why we're doing that study to kind of determine what that is. And as we get a port portfolio, regional projects that'll even more

587

01:44:09.620 --> 01:44:11.810

Amanda Booth: further provide information for that.

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01:44:12.570 --> 01:44:31.840

Amanda Booth: However, it is envision that over time we would likely be moving away from that. So as we get more and more buyer sellers into the system. What my thought of how it happens. So we're setting an in into an individual price right now and then over time. Maybe we set a floor to ceiling, so that all prices are in a certain bandwidth.

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01:44:31.840 --> 01:44:41.530

Amanda Booth: and then, as we get even more, it would be a straight market based system. So we're kind of easing ourself off of a specific price over time. That's that's kind of what's envisioned Long term

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01:44:48.600 --> 01:44:58.660

Susanne Heim: What reporting requirements will be required by the water Board after they approve or accept the rack system, Will it align with the same timing as annual reporting?

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01:44:59.630 --> 01:45:06.150

Amanda Booth: So Yes, we will be reporting that this annually in our annual reports and

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01:45:08.820 --> 01:45:11.860

Amanda Booth: specific recording requirements.

593

01:45:12.680 --> 01:45:31.150

Amanda Booth: It's going to be a lot of similar to what we do with our C 3. It's kind of how many acres, what what type of acres things like that? And I do expect that that will change over time, as we notice certain. Maybe you know, we try to develop the system so that we could foresee any major issues.

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01:45:31.210 --> 01:45:45.100

Amanda Booth: but we might notice that, hey? Everybody's building in a one particular area, and we want to really move around the county where this is at. We might have to build a system so that we're encouraging certain types of projects in certain areas. And so.

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01:45:45.100 --> 01:45:51.270

Amanda Booth: though we'll be working with the waterboard over time through our reporting and kind of adjusting the system and doing adaptive management

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01:45:51.280 --> 01:46:04.830

Amanda Booth: to address that. And that's actually kind of outlined. So we have this a system, summary report, and that's online. Right. Now, with the Projects Project website. It's our final version of that, and it talks about the adaptive management and the reporting, and how that would happen.

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01:46:10.100 --> 01:46:16.930

Susanne Heim: San Mateo county has an ongoing rack that has been funding green streets and regional facilities for the past few years.

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01:46:17.010 --> 01:46:23.350

Susanne Heim: Has there been any interface or coordination with it in the research and development of the Contra Costa County version.

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01:46:24.360 --> 01:46:31.570

Amanda Booth: Yeah. So we've been in a lot of discussions with San Mateo. There is actually quite different.

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01:46:31.660 --> 01:46:32.850

Amanda Booth: And so

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01:46:33.300 --> 01:46:50.020

Amanda Booth: Kelly can probably speak this a little bit more, but they have a Jpa, and so they have a very different mechanism that they can use to fund things, and it's my understanding. It's only permittees that are involved in the funding of the same material system where we are talking about allowing outside private

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01:46:50.020 --> 01:46:59.490

Amanda Booth: private entities to also be involved in our system. So that's that's one area where it's quite different, although my understanding of same material is building towards that potentially in the future.

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01:46:59.560 --> 01:47:10.750

Amanda Booth: But yes, we were doing this in close consultation with not just San Mateo, but all of the other Bay area counties, because they were very interested in how this was developed in case they are interested in doing something some more.

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01:47:12.700 --> 01:47:18.410

Kelly Havens: Yeah, I'll just add to that that, Sam. It. You just does not currently have

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01:47:18.410 --> 01:47:37.940

Kelly Havens: rack system as we've to find it. Here. They are working on a regional collaborative program, and I saw Reed ogred on that call as well, so you could ask him additional questions. They, as Amanda mentioned, they have a different structure, and the C. Tag has been helping to

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01:47:37.940 --> 01:48:01.130

Kelly Havens: get funding for their regional projects that are getting implemented. But they are still working on how cost shares actually happen between permits. And it's true that most likely that first stage same material program would just be limited to permit exchanges. But over time that could also expand to a regulated projects or private developers.

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01:48:06.150 --> 01:48:12.250

Susanne Heim: and there's a follow up on the same Matteo County question. Are we addressing lessons learned from the same Mateo rack?

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01:48:15.300 --> 01:48:25.950

Kelly Havens: I I would say so. Yeah, there's been coordination between Amanda and Reid. I've been engaged in both processes as well, and so we are applying lessons learned from both to the other

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01:48:30.800 --> 01:48:38.540

Susanne Heim: is the land use layer. Tony is referring to the same land use layer in the current AgI or our Gis online system.

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01:48:41.900 --> 01:48:50.650

Tony Hale: It is the a bag 2,005, with the recognition that the the Mtc. Will be issuing a new update

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01:48:50.680 --> 01:48:53.960

Tony Hale: within reportedly within this next calendar year.

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01:48:58.880 --> 01:49:04.800

Tony Hale: But I don't know what's what's in the contra cost? I assume it's contrary to a gl system.

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01:49:09.660 --> 01:49:21.200

Kelly Havens: Yeah, that's the same. There's been some corrections to the Agl, so we'll confirm that those are captured. But as Tony mentioned, there is this updated land. Use layer that we're hoping to

614

01:49:21.690 --> 01:49:25.340

Kelly Havens: to be able to implement as well. Soon.

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01:49:31.110 --> 01:49:39.260

Susanne Heim: Kelly, for example, one Would John DOE be able to do some lid treatment on site, and purchase eags for the remainder of the treatment?

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01:49:39.640 --> 01:49:48.950

Susanne Heim: If so, could he use site design measures such as self-treating and self retaining areas, and only purchase eags for any purpose area Not treated?

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01:49:49.490 --> 01:49:56.430

Susanne Heim: It was unclear. Why is the 3D required treatment area. You need to include 10% of previous area on the site.

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01:49:57.500 --> 01:50:02.700

Kelly Havens: Yeah, that's a great question. And it does get into. You know how this

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01:50:02.710 --> 01:50:21.330

Kelly Havens: would actually be implemented during an exchange. So certainly, if a developer is using self-treating and self retaining areas to treat their previous areas, they would not need to purchase compliance units for those areas. Similarly, if they're treating some of their impervious area, they would not be

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01:50:21.330 --> 01:50:30.050

Kelly Havens: required to purchase compliance units for those areas. They would just be purchasing compliance units for the areas that are not treated on site.

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01:50:30.890 --> 01:50:31.480

Yes.

622

01:50:35.560 --> 01:50:40.700

Susanne Heim: how many fts full-time employees are dedicated to maintaining the rack system.

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01:50:45.290 --> 01:50:46.130

Amanda Booth: So

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01:50:47.300 --> 01:50:51.190

Amanda Booth: it's kind of an interesting question to point like fts. But

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01:50:51.570 --> 01:51:00.130

Amanda Booth: the full administrative cost that will be determined as we go through the the full cost analysis, and through the Cfd. On M analysis, because that's really

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01:51:00.520 --> 01:51:10.510

Amanda Booth: where the majority, I believe, of the fts would be to maintain this. So we haven't. We we've estimated number hours per project, but not necessarily number of fts.

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01:51:10.520 --> 01:51:22.990

Amanda Booth: Now the other side of that, though, is the maintenance of the systems themselves, and so that will be determined as we build the projects. So there's kind of the administrative aspect, and then the actual projects that need to get maintained.

628

01:51:30.010 --> 01:51:34.950

Susanne Heim: Our O. And M. Panic, too, are they committed to in perpetuity?

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01:51:35.400 --> 01:51:39.890

Amanda Booth: So on, and costs are in perpetuity, and, as far as static

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01:51:40.290 --> 01:51:47.770

Amanda Booth: know, with the caveat that the the Cfd. You know, and that whole estimate aspect is still under development. But

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01:51:47.870 --> 01:52:05.600

Amanda Booth: you can build CD. So that there is an increase in cost over time. You can also build it so that there's multiple tiers of costs, and so that will all be determined as we go through the Cfd process and go through that, Rna. So but yes, more than likely we will build into the system and increase in cost over time.

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01:52:05.600 --> 01:52:09.430

Amanda Booth: you know, recognizing the fact that O. And M. Costs will increase over time.

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01:52:13.490 --> 01:52:20.790

Susanne Heim: All right. I see a hand raised. Helen Jew. I'm going to unmute your lines that you're able to talk.

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01:52:31.380 --> 01:52:33.640

Amanda Booth: Sorry, I think I just like

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01:52:35.380 --> 01:52:42.290

Helen Zhou: hit the the button unconsciously, and I don't currently have a question.

636

01:52:42.380 --> 01:52:50.420

Susanne Heim: Thank you. We do have one more question here in the Q. A.

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01:52:50.540 --> 01:52:58.390

Susanne Heim: It seems like buyers who want to know that there is a cap on how much the Om costs can increase per year. Is that expected.

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01:52:59.230 --> 01:53:09.590

Amanda Booth: Yeah. So the the way it really any Cfd works is that that Rma has to show what how how the cost would work over time, and so as part of

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01:53:09.660 --> 01:53:19.890

Amanda Booth: getting involved in the system that that information would be provided to the buyers. So they know, hey, it's expected to be a 5% increase each year, and I'm. Throwing random numbers out there. But that will all be 250,

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01:53:19.950 --> 01:53:31.450

Amanda Booth: you know, clearly laid out in the the Cfd documents, so that buyers will know what kind of increases they will be getting over time, and that that can be built into their their analysis on whether they want to use the direct system or not.

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01:53:36.910 --> 01:53:54.680

Susanne Heim: Right? So it looks like that is all the questions that we have at this time. If anyone has any questions that they would like to you to enter, either raise your hand if you want to ask to get orally, or you can Push Star 9 if you're on the phone.

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01:53:58.520 --> 01:54:06.110

Susanne Heim: And one more question coming in through the Q. A. If you consider rack contracts that have a limited lifespan like 5 years.

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01:54:07.620 --> 01:54:14.820

Amanda Booth: We did discuss that initially. There are some some systems and other areas that counties that kind of have credits at sunset

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01:54:14.900 --> 01:54:19.900

Amanda Booth: that didn't really work with the way our permit does. So we did not

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01:54:20.080 --> 01:54:22.280

Amanda Booth: really involved in the system.

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01:54:31.860 --> 01:54:41.540

Susanne Heim: All right. Well, I think that for Q. A. Maybe we can just move into closing. Is there any final posing comments that we have for team?

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01:54:42.820 --> 01:54:55.580

Amanda Booth: I just one more time. Thank you for everybody that worked on this, whether you are on an advisory committee or heavily involved in the project, or one of our project partners. Thank you so much. Thank you to EPA, who funded the grant portion of this project.

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01:54:55.780 --> 01:55:06.150

Amanda Booth: and for anybody that wants to see the full system, summary documents, those are on the project website. And, like. I said this, this presentation, and the

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01:55:06.190 --> 01:55:17.760

Amanda Booth: the questions will be uploaded to that site shortly. So thanks everybody. Today we'll end a few minutes early and hopefully. This all makes sense, and people are excited for this potentially flexible option in the future.

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01:55:19.760 --> 01:55:23.410

Susanne Heim: Thank you so much for joining us. We will stop the recording.

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01:55:25.860 --> 01:55:26.890

Kelly Havens: Thank you.