APPENDIX L

DEVELOPMENT PLANNING AND STORMWATER RETRO菲TS
The City of Salinas stormwater program is exploring utilization of a Community-Based Public Private Partnership (CBP3) to revitalize the City and improve water quality.

The City of Salinas is considering the opportunity to create a Community-Based Public-Private Partnership (CBP3) to implement an integrated green stormwater infrastructure (GSI) program. The program will deliver significant environmental, social and economic benefits to the community. Modeled after the successful EPA-designed CBP3 programs implemented in the Mid-Atlantic, the City has initiated the intensive collaborative process with key City departments and partner agencies to develop an outcome-based community-focused vision. The City will solicit Request for Qualifications (RFQ) from qualified teams, which is intended for release in the Fall 2019.

Why choose a Community-based Public Private Partnership (CBP3)?

Increased impervious surfaces, a result of increased urban development, are the fastest growing source of pollution and impairments to US waters. The City faces additional natural climate threats and regulatory pressure through its stormwater permit to implement and achieve significant reductions in urban runoff pollutants to local waters including trash, pesticides, pathogens and nutrients.

A hallmark of the CBP3 approach is the commitment to social and economic goals through the establishment of robust requirements for the creation – and sustainment – of jobs for residents as well as small, minority/woman-owned local businesses and the economic growth and revitalization associated with large-scale GSI investments.

The CBP3 model can accelerate the implementation of solutions by:

- Aligning the interests and benefits of private and public sector partners
- Maximizing economies of scale through large-scale implementation
- Using a fixed fee approach, which efficiently allocates risks between the public and private sector
- Implementing an “availability payment” method to reward successful project implementation and establish performance-based outcomes for GSI investments
- Providing a platform for blended financing (public and/or private sources) that provides the most favorable rates and terms for both the community and investors

For more information, contact Heidi Niggemeyer, NPDES Program Manager (heidi@ci.salinas.ca.us) or David Jacobs, Public Works Director (davjd@ci.salinas.ca.us).
Examples of Successful CBP3 Programs

The CBP3 program approach was first envisioned through a series of workshops led by U.S. EPA Region 3 (Mid-Atlantic) that brought together leading experts in the alternative project delivery, public infrastructure finance, GSI technology, and public sector innovation.

**Prince George’s County, MD**

Since its launch in 2015, the 30-year Clean Water Partnership (CWP) between EPA Region 3 and Prince George’s County Department of Environmental Protection (MD) has already successfully treated 2,000 acres of impervious area for under the target budget of $100M while exceeding community outcomes related to local job creation and disadvantaged business utilization. Phase II of the program plans to treat an additional 2,000 impervious acres.

**City of Chester, PA**

In 2018, the bankrupt City of Chester, PA, initiated a CBP3 program to comply with municipal stormwater requirements and revitalize the local economy. In Phase I of the 30 year program, the City aims to invest $50M in green stormwater infrastructure. The City of Chester’s CBP3 program has helped to develop and establish the City’s stormwater authority and provide optimal value for revenues dedicated to stormwater infrastructure.

How can the Salinas community benefit?

Every inch of rain that falls in the City of Salinas drains to an impaired waterbody, while the entire City sits atop a severely overdrafted groundwater basin. The Salinas Clean Stormwater Program (SCSP) will focus on the delivery and long-term maintenance of GSI assets and urban pollutant control solutions at low cost. A purpose-built CBP3 crafted to address the City’s priorities is an opportunity to build local environmental resilience and empower the Salinas community to contribute and directly benefit.

The CBP3 model puts the community needs at the forefront, which have included local job creation through trainings, local small/minority/woman-owned business assistance, community involvement and participation to improve local stewardship, property owner education programs, and more. Residents become the trained workforce to execute the program vision and in turn, residents become stewards that benefit socially and economically from the improvements they implement and maintain.

For more information, contact Heidi Niggemeyer, NPDES Program Manager [heidin@ci.salinas.ca.us](mailto:heidin@ci.salinas.ca.us) or David Jacobs, Public Works Director [david@ci.salinas.ca.us](mailto:david@ci.salinas.ca.us).