CONTRA COSTA COUNTY
REGIONAL ALTERNATIVE COMPLIANCE SYSTEM FACT SHEET

AN ALTERNATIVE PATH TO MEET MRP STORMWATER REQUIREMENTS

Use the RAC System when on-site solutions are limited or costly

Regional Alternative Compliance (RAC) is an optional compliance pathway under the Municipal Regional Stormwater Permit (MRP) that allows certain projects to meet post-construction stormwater treatment (C.3) requirements through approved off-site green stormwater infrastructure (GSI), instead of constructing all treatment on-site.

IS RAC A GOOD FIT FOR YOUR PROJECT?

RAC may be a strong option if your project:

- Has limited space for on-site stormwater treatment
- Would face high costs or design constraints meeting C.3 requirements
- Needs a more streamlined or predictable compliance pathway
- Is located in a jurisdiction that allows RAC participation

Talk with your city or county early to determine eligibility.*

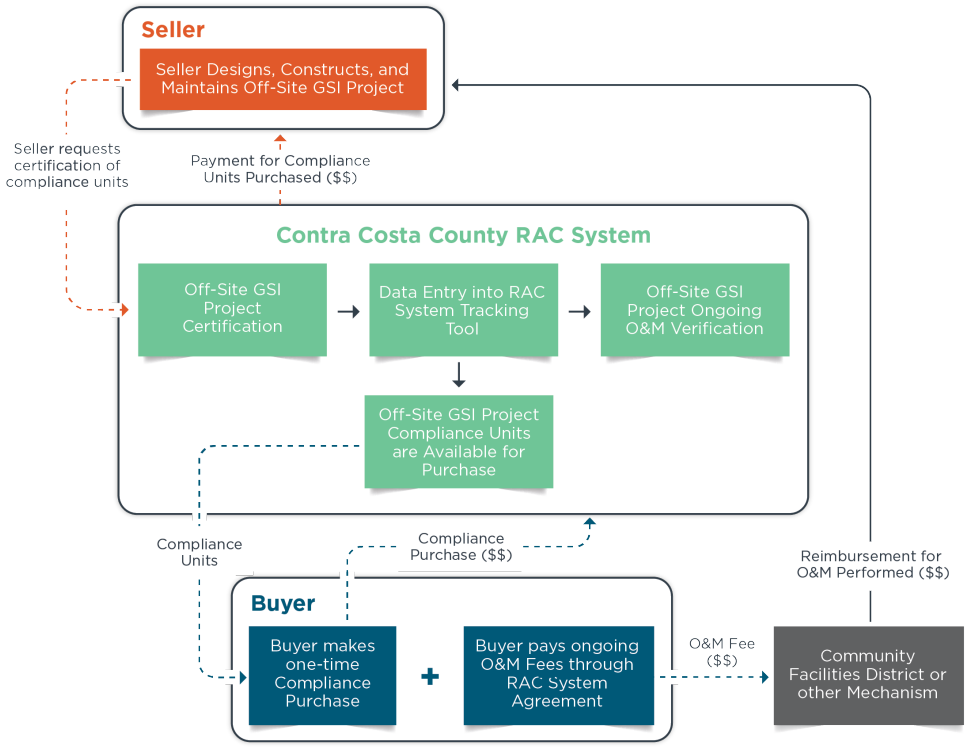
What is the RAC

Unlike traditional in-lieu fee programs, RAC uses project-specific compliance units tied to approved off-site facilities and a Community Facilities District (CFD) to support ongoing maintenance and long-term performance.

The Regional Alternative Compliance (RAC) System gives developers a flexible option to meet stormwater (C.3) requirements through approved off-site green stormwater infrastructure (GSI), instead of constructing all treatment on-site.

Use of RAC is optional and must be approved by your local jurisdiction.

How the RAC System Works



*Eligibility and Timing

RAC eligibility and approval are determined by the local jurisdiction. Developers should discuss RAC early in the project review process, as projects that advance too far in design may no longer be eligible. Talk with your city or county early to determine eligibility.

AT A GLANCE

1. **Confirm Eligibility**
   Discuss RAC with your local jurisdiction during project review
2. **Determine Requirements**
   Required compliance units are calculated for your project
3. **Select a Project**
   Choose from available approved off-site GSI projects
4. **Purchase Units**
   Make a one-time purchase of compliance units
5. **Annex into CFD**
   Your property is enrolled in a Community Facilities District (CFD) to fund long-term maintenance

What You Need to Do

If you choose RAC, you will:

- Coordinate early with your local jurisdiction.
- Confirm eligibility and compliance unit requirements.
- Review available off-site GSI projects and understand both upfront and ongoing costs.
- Complete required RAC agreements.
- Purchase compliance units.
- Formally opt into and annex your property in the CFD for ongoing maintenance funding.

What Costs Should You Expect?

UPFRONT COST

- One-time purchase of compliance units to fund design and construction of off-site GSI Projects
- Covers off-site facility and administrative expenses
- Based on project size, requirements, and available

ONGOING COST

- Annual CFD special tax (included in property tax bill in perpetuity)
- Covers long-term operation and maintenance of off-site GSI facilities

Costs vary depending on project specifics and available compliance units.

Why Developers Choose RAC

- **Flexibility** – Meet requirements when on-site solutions are not feasible
- **Efficiency** – Simplify site design and approvals
- **Predictability** – Clear compliance pathway through your jurisdiction
- **Reduced Long-Term Responsibility** – Maintenance handled through regional facilities
- **Regional Benefit** – Supports larger, more effective stormwater projects

What Is the CFD (and Why It Matters)?

The Community Facilities District (CFD) is a required financing mechanism that funds the ongoing operation and maintenance of the specific off-site GSI facilities providing your project's compliance units.

If you use RAC you must agree to:

- Formally opt in and annex your project in the CFD
- Pay an annual Operation and Maintenance (O&M) special tax in perpetuity. The CFD ensures that off-site facilities continue to perform and meet permit requirements over time, even as property ownership changes. The ongoing CFD obligation is tied to the property, not the original developer.

Key Things to Know

- ✓ RAC is optional and must be approved by the local jurisdiction
- ✓ RAC may be used to meet all or part of a project's stormwater treatment requirements
- ✓ Availability of compliance units may be limited based on approved off-site GSI projects
- ✓ Early coordination with your local jurisdiction is critical to avoid delays

GET STARTED

Contact your local jurisdiction early in the development process to discuss whether RAC is a good fit for your project.

This fact sheet funded by a grant from the San Francisco Bay Water Quality Improvement Fund, issued by the US Environmental Protection Agency.