



2025

Regulatory Program Report

Andrew Hartmann, Regulatory Program Coordinator

rpbcwd.org/regulatory-program

Overview

Regulation plays an important role in preventing and mitigating water resource issues. The regulatory program sets standards that must be met by entities that develop or otherwise disturb land within the District. The regulatory program is intended to provide consistent application of resource protection from impacts related to land use change throughout the watershed.

The District’s Board of Managers adopted the regulatory program on November 5, 2014, and implementation of the regulatory program went into effect in January 2015. In response to stakeholder comments, the District modified the regulatory program in 2018 and 2019. The regulatory program includes thirteen rules, A - N (rule I was eliminated in 2018 revisions). The rules and summary of modifications are available on the District’s website at rpbcwd.org/permits.

In 2025, the District was responsible for administration of regulations **throughout the District** as no municipalities *adopted ordinances equally protective of the resources*.

Permitting

The District Regulatory Program requires individuals and entities desiring to take certain actions to obtain a permit from the District before commencing any work covered by District rules. Since the District reinstated its regulatory program in 2015, 832 permit applications have been submitted to the District, including 83 for the 2025 calendar year. In 2021, District staff began using MS4Front permit management software and database which allows staff to easily view and track permits, escrows, fees, inspections, and violations.

In 2025, 47 permits were executed, including 10 which required approved by the Board of Managers. These included 23 permits for work on existing single-family lots of record, 13 permits were issued to government or public entities, and 11 permits were issued for commercial projects.

Variations

In 2025, three requests for variances from District rules were submitted to and approved by the Board of Managers:

Table 1. Variances approved by the Board of Managers in 2025.

Permit Number	Project	Rule	Criteria
2024-078	<i>Avienda SW Master Plan</i>	Rule B: Floodplain and Drainage Alterations Rule J: Stormwater Management	Variance for compensatory storage and abstraction
2024-084	<i>Dell Road Reconstruction</i>	Rule G: Waterbody Crossings and Structures	Variance for flood elevation
2024-088	<i>Marshall Gardens</i>	Rule J: Stormwater Management	Variance for rate control

Permit Violations

During 2025, unpermitted work was found at one new location within the District. District staff continue to work with the property owners to rectify these conditions and, as such, the Board of Managers has not pursued formal violation notices or enforcement action as indicated in Rule N.

Benefits to Water Resources

The District Regulatory Program sets standards to regulate the management of stormwater runoff to limit the runoff quality and rate on receiving waterbodies. The intent of these standards is to improve water quality to support environmental health and recreational usability of waterbodies within the District. In pursuit of these goals, the District requires that permittees limit the rate and volume of stormwater leaving their site, as well as managing stormwater runoff for total phosphorus (TP) and total suspended solids (TSS).



Each year, erosion control measures required by the ***Regulatory Program*** prevents an estimated **FOUR DUMP TRUCKS** of **SEDIMENT** from ending up in ***our lakes and streams.***

This number grows each year.

