



For City Staff Use Only	
PA#:	Date Submitted:
Project #(s):	

PLANNING APPLICATION

The Planning Application review process applies to all projects requiring a discretionary action. Discretionary refers to projects that involve a level of judgment and discretion by the decision-maker in taking action to approve, approve with conditions or deny a project, with findings. Depending on the level of review, a decision-maker on a discretionary project is the Director of Community Development, Planning Commission or City Council. Typical types of projects that require a discretionary action include; Conditional Use Permits, Design Review, General Plan Amendments, Tentative Parcel or Tract Maps, Variances, and Zone Change.

PROPERTY INFORMATION

Address:		APN(s):
General Plan Designation:	Zoning Designation:	

Current Use/Description of the property:

PROJECT INFORMATION (CHECK ALL THAT APPLY)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Substantial Conformance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Design Review (Specify Type: _____)	<input type="checkbox"/> Sign Program
<input type="checkbox"/> Extension of Time	<input type="checkbox"/> Surface Mining and Reclamation Plan
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> Public Convenience or Necessity	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Variance
<input type="checkbox"/> Pre-Application Consultation	<input type="checkbox"/> Zone Change

Project Description

CONTACT INFORMATION

Property Owner *	Applicant
Name:	Name:
Mailing Address:	Mailing Address:
City/State/Zip Code:	City/State/Zip Code:
Phone:	Phone:
Email:	Email:
Architect	Engineer
Name:	Name:
Mailing Address:	Mailing Address:
City/State/Zip Code:	City/State/Zip Code:
Phone:	Phone:
Email:	Email:

*For additional property owners, attach a separate page with APN(s), address, contact information, and signatures.

PROPERTY OWNER/APPLICANT SIGNATURE

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief. Please note all correspondence will be directed to the designated applicant.

The property owner further certifies that they are the legal owner of the property, consent to the filing of this application, and have authorized the applicant below to represent them with respect to the processing of this application.

Finally, I understand that incomplete applications cannot be transmitted or processed. To process a case in an expeditious manner, a complete application package is necessary.

Property Owner(s)		
Name (Print):	Signature:	Date:
Name (Print):	Signature:	Date:
Applicant		
Name (Print):	Signature:	Date:

Please check this box if you are willing to receive staff reports via emails

SITE PLAN CONTENT

Scale: *Engineering scale not to exceed 1"=40'.*

The following information shall be included on the plan:

- ❑ Licensed land surveyor or registered civil engineer shall sign, seal and provide their California registration or license number and the date of expiration of such number.
- ❑ List the names, addresses, and telephone numbers of the owners of record, and the surveyor, or engineer preparing the map.
- ❑ List the names, addresses and telephone numbers of all utility companies which will serve the project including, but not limited to, water supply, sewage disposal, telephone, cable, electrical and natural gas.
- ❑ Clearly show the north arrow (directed toward the top of the map), the scale of the plan, the boundary lines, dimensions of the project and the date of preparation of the plan.
- ❑ Provide a vicinity map at a scale of one (1) inch equals eight hundred (800) feet of the area showing the proposed subdivision in relation to the adjacent subdivision, established roads, landmarks, etc., within one –quarter (1/4) mile of the exterior boundaries of the proposed project.
- ❑ List the Assessor’s Parcel Number (s) for the entire project.
- ❑ Provide a legal description of the land included within the proposed project.
- ❑ Provide information demonstrating legal, dedicated access to the subdivision and all proposed lots within the subdivision. Also demonstrate that no adjoining parcels are landlocked subsequent to the proposed project.
- ❑ Show all boundary lines of the proposed project with appropriate bearings and distances.
- ❑ Show the General Plan land use designation, zoning district classification and land use or uses of the adjoining property within one hundred (100) feet of the proposed project, including that which is across any streets. Indicate the distances from all property lines and use of any structures on adjoining property.
- ❑ Show the locations, names and existing rights-of all adjoining highways, streets, alleys and /or ways, roads, etc. If none exist, show access to the property.
- ❑ Show the centerline profile and grade for each proposed highway, street or drainage improvement shown on the plan.
- ❑ Show the width and location of all recorded and/or proposed easements, dedication of streets

or rights-of-way.

- ❑ Show the radius of all curves on highways and streets.
- ❑ Show the location and outline, to scale, of each existing building, utility pole or other above ground structure. Note on the map whether such building, pole or structure is to be removed from, or remain within the project.
- ❑ Show the location of existing and proposed water lines, sewers, culverts, bridges, drain pipes, fire hydrants and water wells within the project.
- ❑ Show the location of existing and proposed easements for water, sewers, culverts, bridges, drain pipes, and fire hydrants within the project.
- ❑ Total square footage of each building, number of stories, number and size of dwelling units and number of bedrooms, if applicable.
- ❑ Number of parking and loading spaces required and provided.
- ❑ Square footage and percent of the site devoted to building, landscaping, and paved areas for parking and circulation.
- ❑ Property lines, dimensions, and net lot area (lot coverage).
- ❑ Footprint of all structures and any overhangs or projections.
- ❑ Location of all entrances and loading doors.
- ❑ All setbacks and distances between buildings and/or structures.
- ❑ Location, typical dimensions, and type of surfacing for all driveways, parking spaces and loading areas.
- ❑ Location of all trash enclosures, transformers and any equipment outside of building.
- ❑ Location, height, and materials of all walls and fences.
- ❑ Location of all existing fire hydrants.
- ❑ Proposed phases of project (if any).

PRELIMINARY GRADING AND DRAINAGE PLAN CONTENT

Scale: Engineering scale not to exceed 1"=40'.

The following information shall be included on the plan:

- ❑ Name, address, phone and fax number of applicant, architect and/or engineer
- ❑ Graphic scale (with bar scale) and north arrow
- ❑ Vicinity map
- ❑ Estimated quantities of earth to be moved

- ❑ Direction of drainage flow with slope in percentage
- ❑ Location of onsite and offsite drainage and utility facilities
- ❑ Location and width of adjacent right-of-ways and onsite easements
- ❑ Location of existing and proposed improvements
- ❑ Proposed grades and elevations
- ❑ All existing contours and structures within 25' of the boundaries of the site
- ❑ Location and elevation of all existing and proposed circulation and drainage improvements and drainage courses within 100' of the boundaries of the site

BUILDING ELEVATION (S) CONTENT

Scale: Architectural No less than 1/4" (large projects no less than 1/8" with 1/4" details).

Building elevations showing all sides of the proposed buildings and enhanced rear and side elevations for buildings visible to the public. All building elevations shall be in color. Provide building elevations for each architectural style. All floor plan options that require changes to the exterior elevations shall be provided.

The following information shall be included on the elevation plans:

- ❑ Name, address and phone number, of the applicant, architect and/or engineer
- ❑ Location of building address
- ❑ Shading, as applicable, to give the elevations some graphic dimension
- ❑ A schedule for colors and materials (which corresponds to the color and material board) and specific location of their use for all building types
- ❑ Height of buildings with dimensions
- ❑ Locations of sign envelopes on applicable elevations (**Commercial, Industrial**)
- ❑ Show spandrel glass locations (**Commercial, Industrial**)
- ❑ Show all sides of proposed structures
- ❑ Show cross-sections of all proposed buildings
- ❑ Type of stucco finish proposed, if applicable
- ❑ Label specific type of architectural style proposed for the building(s) onsite
- ❑ Show location of all exterior wall mounted light fixtures
- ❑ Provide details of all exterior wall mounted light fixtures. Fixtures must compliment/enhance architectural style

FLOOR PLAN/ROOF PLAN CONTENTS

Scale: Architectural The scale used on the floor and roof plans shall be no less than 1/4" per foot. Large

projects shall be no less than 1/8" per foot with 1/4" per foot details. The following information shall be included on the floor plans:

- ❑ Proposed use for each room
- ❑ Proposed square footage for each room
- ❑ Bathrooms
- ❑ Exits
- ❑ Provide the interior dimensions of the garage (Code requires a minimum of 20 feet X 20 feet clear) **(Residential)**
- ❑ Patios
- ❑ Elevators
- ❑ Fire sprinkler riser room (with direct exterior access), **(Multi-Family, Commercial, Industrial)**
- ❑ Location of Knox Box **(Multi-Family, Commercial, Industrial)**
- ❑ Location of Fire Department connection (If wall mounted) **(Multi-Family, Commercial, Industrial)**
- ❑ Location(s), dimensions and total square footage of private open space areas required by the Zoning Ordinance **(Multi-Family Residential)**
- ❑ Location, number and type of laundry facilities required by the Zoning Ordinance **(Multi-Family Residential)**
- ❑ Location, dimensions and total footage of exterior storage spaces required by Zoning Ordinance **(Multi-Family Residential)**

The following information shall be included on the roof plan:

- ❑ All roof pitches and direction of fall
- ❑ Location and detail of all mechanical equipment **(Multi-Family, Commercial, Industrial)**
- ❑ Spot elevations or other cross-sections necessary to verify that mechanical equipment is fully screened **(Multi-Family, Commercial, Industrial)**

Colors and Materials Information

Size: 8 ½" X 11". The colors and materials information is intended to provide a fair representation of the major exterior materials to be used on the project together with colors and stains. The list shall show the following:

- ❑ Sample of all roofing materials

- ❑ Sample of window glazing
- ❑ Sample of all wall materials including texture(s) (i.e. Santa Barbara stucco finish, wood, tile, rock, etc.
- ❑ Samples of all paint and stain colors to be used on the buildings applied to the surface of actual exterior building material samples
- ❑ Manufacturers name and identification numbers of paint colors that correspond to the proposed materials

CONCEPTUAL LANDSCAPE PLAN CONTENT

Scale: Engineering scale not to exceed 1"=40'.

- ❑ Plant palette and sizes of materials.
- ❑ Locations and numbers of trees, shrubs and acres of ground covering, including spacing of ground cover. Identify slope areas.
- ❑ Proposed wall & fences and their materials.
- ❑ For Tentative Tract Maps landscape plans should address streetscapes, entry statements, and public spaces such as detention basins.

FENCE AND WALL PLANS CONTENT

Scale: Engineering scale not to exceed 1"=40'.

- ❑ Legend (indicating all existing and proposed walls fences and gates
- ❑ Location of all types of fencing being proposed with dimensions from building and property lines
- ❑ Dimensioned elevation drawings with details of all types of fencing, walls and gates proposed including colors and materials
- ❑ Identify location of all proposed entry statements and elevations **(Multi-Family Residential, Commercial, Industrial)**
- ❑ Show dimensioned details of all proposed entry statements and gates including colors and materials, sign envelope areas and dimensions **(Multi-Family Residential, Commercial, Industrial)**

TENTATIVE TRACT MAP CONTENT

Scale: Engineering scale not to exceed 1"=40'.

- ❑ Name, address, and telephone number of owner and developer of subject property

- ❑ Name, address, and telephone number of person preparing plan
- ❑ The words "Tentative Tract Map" shall be printed conspicuously on the map
- ❑ North arrow and scale
- ❑ Tract Map Number assigned by County Surveyor/Engineer
- ❑ Sufficient legal description of the land included on the map to define the boundaries of the tentative map
- ❑ Scale of map (preferred scale is 1" = 40'. Maximum scale is 1" = 100'.)
- ❑ Date map was prepared
- ❑ Provide a lot summary table which identifies the total lot size and pad area for each proposed lot along with the overall average lot size, minimum lot size and maximum lot size
- ❑ Name and address of utility companies, including water, sewer, electric, gas, cable, and telephone companies
- ❑ A vicinity or area map showing the existing major street pattern and major watercourses, and flood control channels within one-half mile of exterior boundaries of the subdivision.
- ❑ All boundary lines of the subdivision with appropriate bearings and distances described with identifying tree rows, dikes, or channels
- ❑ Existing buildings or structures identified by use, including those within 100' of tract boundary, noting if they are to remain or be removed
- ❑ All watercourses, if applicable
- ❑ Identify the 100-year floor plain (Base Flood Level), if applicable
- ❑ Existing and future adjacent streets with widths of right-of-way and proposed connections to existing streets
- ❑ Proposed street grades
- ❑ Proposed street cross-sections
- ❑ Centerline radii of all street curves
- ❑ Adjoining property lines and land uses, including adjacent tract numbers, if any
- ❑ The drainage areas tributary to the land division and a preliminary plan of proposed on-site and off-site drainage system
- ❑ All proposed lot lines and dimensions
- ❑ The width and approximate locations of all existing and proposed easements for railroads, flood-control channels, public utilities, or other easements of right-of-way
- ❑ Grading pattern including adjacent land
- ❑ Existing trees having a trunk diameter of 4 inches or more

- ❑ Locations of all streets, easements, pedestrian ways, trails, and other lands, whether for public or private purposes, to be dedicated or offered for dedication
- ❑ Location of lands intended to be dedicated for park purposes and/or statement as to whether fees are proposed to be paid in-lieu therefore
- ❑ The location of existing wells, water lines, cesspools, sewers, culverts, drainpipes, underground structures, or sand, gravel, or other excavations within the land division and within 200 feet of any portion of the subdivision noting thereon whether or not they are to be abandoned, removed, or used
- ❑ The contour of the land at intervals of not more than 2' if the general slope of the land is less than 10% or if not more than 5' if the general slope of the land is more than 10%. All elevations shall be based on U.S.G.S. datum, or other datum acceptable to the City Engineer. Copies of U.S.G.S. maps are not acceptable
- ❑ Type of improvement, including but not limited to streets, drainage, water, sewer, grading, utilities, pedestrian ways, streetlights, and tree planting, which are proposed to be installed, and the time at which such improvements are proposed to be completed
- ❑ Proposed method of sewage disposal and sewer connection point
- ❑ Existing and proposed zoning and general plan designation of property to be divided
- ❑ Appropriate net acreage of each lot containing an area of one acre or more
- ❑ Proposed use of all lots
- ❑ If private streets are proposed, the method by which their maintenance will be accomplished and financed
- ❑ Such other information as the City Engineer, Community Development Director, Planning Commission, or City Council determines is necessary to properly consider the proposed division, including, but not limited to, proposed grading
- ❑ Provision of future passive or natural heating or cooling opportunities. Refer to Government Code Section 66473.1 (Subdivision Map Act)
- ❑ Copies of grant deeds for the existing parcel(s)
- ❑ If the required information cannot be placed on the tentative map, then a report containing the material shall be submitted with the map
- ❑ If the proposed map is not being submitted in conjunction with a proposed development or previously approved development, an illustrative plan shall be submitted demonstrating that the property can be developed in accordance with City Standards

TRACT MAINTENANCE PLAN

Scale: Engineering scale not to exceed 1"=40'.

Provide a Tract Maintenance Plan (including a map and written summary table) which identifies the responsible parties for the construction, ownership and maintenance of the following improvements

- Public and/or private streets
- Public and private parks
- Public and private trails
- Common landscape areas
- Maintained and/or natural common slope areas
- Public and private walls fences and entry monumentation and signage
- Flow control and drainage facilities and structures
- Other onsite utilities

DEVELOPMENT PHASING PLAN CONTENT

Scale: Engineering scale not to exceed 1"=40'.

- Name, address, and phone number of applicant, architect and/or engineer, and property owner(s)
- Graphic scale (with bar scale) and north arrow
- Location of all proposed lots, streets, parks and common areas within the development
- Location and labeling of proposed development phase lines
- Onsite pedestrian and vehicular circulation patterns associated with each development phase
- Demonstrate how onsite parking requirements will be complied with in association with each development phase
- Show emergency vehicle access patterns and turn around areas associated with each development phase
- Show construction traffic circulation patterns associated with each development phase
- Show infrastructure connections associated with each development phase
- Show location and type of interim landscaping improvements and/or other screening methods on undeveloped phase areas
- Demonstrate compliance with N.P.D.E.S. requirements in association with each development phase



CITY OF LAKE ELSINORE
PLANNING DEPARTMENT
AGREEMENT FOR COST RECOVERY

Project Name: _____

Planning Application Number(s): _____

CRS Number(s): _____

The application(s) for the above referenced project may generate processing costs in excess of the amount of the filing fee. If applicable, your initial deposit amount of \$_____ will be applied toward your application. Draws against this deposit will be made based on staff time and materials needed to process your application. Statements will be sent to you documenting the draws against your deposit. If the deposit reaches a balance of \$500.00 or less, you will be asked to make a subsequent deposit. You will be expected to pay these bills within 30 days of invoice date. The remaining \$500.00 or less will be used to reconcile your final bill. If there is a balance remaining after reconciling the final bill, a refund check will be mailed to you.

I _____* (as responsible party), agree that actual recorded costs plus overhead, incurred in the processing of this application(s) will be paid to City of Lake Elsinore, c/o Lake Elsinore Planning Department, 130 S. Main Street, Lake Elsinore, CA 92530. Additionally, I understand that, in the event that my account is not paid within 30 days of the invoice date, processing will be suspended until such time that payment is made.

In order to implement the cost recovery provisions, please sign this statement indicating your agreement to the cost recovery procedure. The signed agreement is required for your application to be accepted for processing.

Responsible Party's Signature: _____

Date: _____



**ENVIRONMENTAL
INFORMATION FORM**

Date Filed:	
Planning Application No.	

GENERAL INFORMATION

Developer or Applicant	
Contact Person	
Address	
Telephone	
Email	
Address of Project:	
Proposed Use of Site:	
Assessors Parcel Numbers:	
For Residential Development	
Number of Units	
Unit Sizes	
Units per Acre	
Lot Sizes:	
Number of Parking Spaces	
For Commercial and Other Development	
Type of Development:	
Number of Buildings:	
Size of Buildings:	
Number of Parking Spaces:	

ENVIRONMENTAL INFORMATION

PLEASE PROVIDE A SEPARATE WRITTEN RESPONSE FOR QUESTIONS #1-4, IT IS RECOMMENDED THAT PHOTOGRAPHS BE PROVIDED IN SUPPORT OF SUBMITTED ANSWERS.

1. Describe the project site and any existing structures as they exist before the project, including information on topography, soil stability, plants and animals, and any cultural or scenic aspects.
2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects.
3. Describe the type of surrounding land use, intensity of land use, and sale of development.

4. Identify any other related permits and other public approvals required for this project including those required by the City, regional, State, Federal agencies, not including approvals from the City, fire department, sheriff's department, and Elsinore Valley Municipal Water District.

Is any part of the Project, on- or off-site, located within a Criteria Cell pursuant to the Multiple Species Habitat Conservation Plan (MSHCP)? If so, what are the Criteria Cell #(s)? If not known, please enter all APNs at the following website to run a report, and **include the report** with submittal of this form: http://www.rctlma.org/online/content/rcip_report_generator.aspx

The City is a Lead Agency under CEQA, and is required under State law to ensure compliance. All projects are subject to a review under the California Environmental Quality Act (CEQA) and will consist of one (1) or more of the following:

- If not exempt, preparation of technical studies will be required to support determination of appropriate CEQA process, as described below.
- Determination by Planning Division that all project impacts are less than significant, or can be mitigated to less than significant. As such, the City will direct preparation of a Negative Declaration (ND) or Mitigated Negative Declaration (MND).
- Determination by Planning Division that at least one (1) project impact cannot be mitigated to less than significant levels. As such, the City will direct preparation of an Environmental Impact Report (EIR).

All CEQA documents must be prepared either by City Staff OR by a qualified, City-approved consultant under direct contract with the City, but funded by the Applicant.

Depending on the environmental impacts potentially resulting from your project, technical studies that may be required, but are not be limited, include:

- Air Quality Analysis
- Noise Study
- Traffic Impact Analysis
- Geotechnical Study
- Phase I Environmental Site Assessment (Hazardous Materials)
- Hydrology Study or Conceptual Drainage Plan
- Conceptual Water Quality Management Plan
- Biological Resources Study (also used to support MSHCP consistency work)
- Cultural Resources Study

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

SIGNATURE: _____ DATE: _____



HAZARDOUS WASTE SITE & PUBLIC WELL SITE INFORMATION

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without the signed statement.

PART A

To determine if your project is on or near an identified Hazardous Waste Site please refer to any State identified Hazardous Waste Sites as listed by the County of Riverside Department of Environmental Health.

Is the project located on or near a State identified Hazardous Waste Site? Yes No

(If you answered yes to the above question, please fill out the information below. If you answered no, please sign and date the certification below).

Name of Applicant:	
Address	
Phone Number	
Address of Site	
Local Agency (City/County)	
APN(s)	
Specify any list pursuant to Section 65962.5 of the Government Code	
Regulatory ID Number	
Date of List	

PART B

To determine if your project is within one (1) mile radius of a public well site, which could potentially be affected by a hazardous waste generator, please refer to the State identified Public Well Sites.

Is your project within a one-mile radius of an identified public well? Yes No

If yes, please identify: _____

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge.

SIGNATURE: _____ **DATE:** _____



ENGINEERING DIVISION

130 South Main Street, Lake Elsinore, CA 92530, P 951.674.3124, F 951.674.8761
www.lake-elsinore.org

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP) PLAN CHECK SUBMITTAL APPLICATION

Instructions

1. Complete Checklist on reverse side. If any question is answered "YES", a project-specific WQMP is required.
2. Complete form below and submit with land use application. If WQMP is required, submit, below-listed documents & fees

NOTE: THE PROJECT APPLICATION CANNOT BE DEEMED COMPLETE UNTIL SUCH TIME THAT THE PRELIMINARY WQMP IS APPROVED

PROJECT LOCATION	APN (S): _____		DECIMAL DEGREES: (ex, 33.0000/-117.0000)	
	PARCEL/TRACT NO: _____		WATERSHED: _____	
	PROJECT STREET ADDRESS: _____			
	CROSS STREETS: _____		PROJECT AREA (to 0.1 acre) :	
	LIST PROPOSED BMPS: _____			
CONTACT INFORMATION	SUBMITTED BY: _____		COMPANY: _____	
	STREET ADDRESS _____ CITY/STATE/ZIP: _____			
	PHONE: _____		EMAIL: _____	
	ENGINEER: _____		COMPANY: _____	
	STREET ADDRESS _____ CITY/STATE/ZIP: _____			
	PHONE: _____		EMAIL: _____	
	OWNER/APPLICANT: _____		COMPANY: _____	
	STREET ADDRESS _____ CITY/STATE/ZIP: _____			
	PHONE: _____		EMAIL: _____	
SUBMITTAL CHECKLIST	SUBMIT THE FOLLOWING ITEMS WITH THIS APPLICATION			
		1 Copy Preliminary WQMP in approved format. - FORMAT: Use WQMP Guidance Document and Template for Santa Ana Region 8, Riverside County		
		1 Copy of Proposed Tentative Map and/or Site Plan		
		\$1,850.00 Application Fee (\$1,750.00 Plan Check Fee + \$100 Administrative Fee)		
	NOTES: Plan Check Fee covers 3 reviews/plan checks. If more plan checks are required, then additional charges based on time and material will be assessed and due City Plan Check Turnaround Standard: 3 weeks 1 st submittal / 2 weeks each subsequent submittal. Expedited plan check of 2 weeks/1 week available at additional charge of 50% of original plan check fee (\$875.00)			



Checklist for Identifying Projects Requiring a Project-Specific WQMP within the Santa Ana Region

Project File No.:	
Project Name:	
Project Location:	
Project Description:	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.		
Residential developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivisions requiring a Final Map (i.e., detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).		
New industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.		
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).		
Automotive repair shops [Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, and 7539].		
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.		
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where the natural slope is 25 percent or more.		
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESAs. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.		
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.		
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.		
Condition of Approval requires preparation of a WQMP.		

1 Land area is based on acreage disturbed.

2 Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Circle appropriate determination

Any question answered "YES" Project requires a project-specific WQMP.

All questions are answered "NO" Project requires incorporation of Site Design BMPs and Source Control BMPs imposed through Conditions of Approval or permit conditions.

Contact the City NPDES Coordinator for more information or visit the City's Stormwater/NPDES webpage at www.lake-elsinore.org.