



STORM WATER QUALITY ASSESSMENT FOR DISCRETIONARY AND ADMINISTRATIVE PERMIT APPLICATIONS

Development and redevelopment projects applying for discretionary and ministerial permits are required to complete this assessment form and include it as part of the initial permit application. Staff will review the permit application and supporting documents to determine the applicability of the South Orange County Model Water Quality Management Plan (WQMP) requirements, and the San Clemente Local Implementation Plan (LIP). Please note a WQMP Determination cannot be provided without a complete permit application package.

Section 1 – Project Information	
Applicant Name:	Phone Number:
Project Name:	Email Address (Optional):
Project Address:	Total Parcel Area (acres/sq ft):
Assessor Parcel Number(s):	Existing Project Impervious Area (acres/sq ft):
Project Description:	Proposed Project Impervious Area (acres/sq ft):
Section 2 – Identify Project Type	
<input type="checkbox"/>	New development Project – go to Section 3
<input type="checkbox"/>	Re-Development Project – go to Section 3
<input type="checkbox"/>	None of the above – go to Section 4
Section 3 – Identify Applicable Priority Development Project Categories	
<input type="checkbox"/>	New development – Projects that create or add 10,000 square feet or more of impervious surface. This category includes commercial, industrial, residential housing subdivisions, mixed-use, and public projects, on private or public property that falls under the planning and building authority of the Permittee.
<input type="checkbox"/>	Automotive repair shops – This applies to facilities that are categorized in any one of the following Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, and 7536-7539.
<input type="checkbox"/>	Restaurants – Where the land area of development is 5,000 square feet or more including parking area. This category is defined as facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet.
<input type="checkbox"/>	Hillside development greater than 5,000 square feet – Hillside development is defined as any development which is located in an area with known erosive soil conditions or where the natural slope is 25 percent or greater.
<input type="checkbox"/>	Environmentally Sensitive Areas (ESAs) – All development located within or directly to or discharging to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the are of imperviousness of a proposed project site to 10 percent or more of its naturally occurring condition. “Directly adjacent” means situated within 200 feet of the ESA. “Discharging directly to” 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.
<input type="checkbox"/>	Parking Lots – 5,000 square feet or more, or parking lots with 15 parking spaces or more, including associated drive isle, and potentially exposed to urban stormwater runoff. A parking lot is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business or for commerce.
<input type="checkbox"/>	Streets, Roads, Highways, and Freeways – This category includes any public or private paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
<input type="checkbox"/>	Redevelopment – Redevelopment projects that create, add, or replace at least 5,000 square feet of impervious surface on an already developed site and the existing development or redevelopment project falls under another priority category. Where redevelopment results in the addition or replacement of less than 50 percent of the impervious surfaces of a previously existing development site, and the existing development was not subject to WQMP requirements, the numeric sizing criteria discussed below only applies to the addition or replacement, and not the entire development. Where redevelopment results in an addition or replacement of more than 50 percent of the impervious surfaces, the Project WQMP requirements apply to the entire development.
<input type="checkbox"/>	Retail Gasoline Outlets (RGOs) – This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.



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<input type="checkbox"/>	Development Projects that result in the disturbance of one acre or more of land – All pollutant generating development or redevelopment projects that result in the disturbance of one acre or more of land are considered a Priority Development Project	
Section 4 – Applicable Standard Development Project Categories		
<input type="checkbox"/>	Discretionary Permit Application: Specific Plan, adoption and Amendments, Zoning Amendments, Site Plan Permit, Minor Site Plan Permit, Conditional Use Permit (CUP), Minor CUP, Variances, Minor Exception Permit, Architectural/Cultural Heritage Permit, Minor Architectural/Cultural Heritage Permit, Regular Coastal Permit, Planning Commission Approval of Plans, Tentative Maps, Tentative Parcel Maps, Tentative Map Amendments to Conditions of Approval or Time Extension.	
<input type="checkbox"/>	Administrative Permit Application: Lot Line Adjustment, Final Map Modification, Grading Plan, Improvement Plan, Landscape Plan, Building Permit, Construction Right-of-Way Permit, Encroachment Permit, On-site Wastewater System Permit, Underground Tank Permit, Well Permit, or etc.	
<input type="checkbox"/>	Project includes exterior construction beyond installation of signs, façade work, or other incidental construction to an existing structure.	
Section 5 – Application Certification		
Name of Responsible Party:		Phone Number:
Email Address (optional)		Fax Number:
<p>I understand and acknowledge the City of San Clemente has adopted minimum requirements for managing urban runoff, including storm water from construction and land development activities. I certify this assessment has been accurately completed to the best of my knowledge and is consistent with the proposed project. I acknowledge that non-compliance with the City of San Clemente’s Local Implementation Plan (LIP), Grading Ordinance, and Erosion Control Ordinance may result in enforcement action by the City, the State Water Resources Board, and /or the San Diego Regional Water Quality Control Board. Enforcement action may include stop work orders, notice of violation, fines or other actions.</p>		
Applicant Signature:		Date: