



Low Impact Development (LID) Plan Determination Form – Planning Design Review

Committee Review

Public Works Department – Environmental Services Division

125 East College Street Covina, CA 91723 • (626) 384-5480 Fax: (626) 384-5479

The LID Plan Determination Form is a tool to review a proposed project prior Pre-Application Review to determine if the applicant will need to include a Low Impact Development Plan as part of their project submittal prior to receiving Building Permits. Although this Form is not required, it is recommended that applicants submit a brief narrative and site-plan addressing LID to the Planning staff prior to the submittal of formal application. This will allow the City’s stormwater consultant to review and provide input to the applicant or their representative on any potential concerns. This early review process may save the applicant possible delay and expensive plan revisions later in the development review process. Please direct questions regarding this form to Environmental Services at (626) 384-5480. Technical question (LID calculations, BMP selection, etc.) will be referred to City’s stormwater consultant and responded to within **30 days** of inquiry.

Contact Information:

Project name:	Owner name:	Developer name:
Project address:	Owner address:	Developer address:
MUNIS ID No. (if assigned):	Owner phone:	Developer phone:
Total Project Area in Square Feet:	Owner email:	Developer email:

REDEVELOPMENT PROJECTS. Complete this section if the project will redevelop an existing development.

The redevelopment will:

1. Create and/or replace 5,000 square feet or more of impervious surface and will be a restaurant (SIC 5812)	Yes <input type="checkbox"/>
2. Create and/or replace 5,000 square feet or more of impervious surface and will be a parking lot	Yes <input type="checkbox"/>
3. Create and/or replace 5,000 square feet or more of impervious surface and will be an automotive service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539)	Yes <input type="checkbox"/>
4. Create and/or replace 5,000 square feet or more of impervious surface and will be a retail gasoline outlet	Yes <input type="checkbox"/>
5. Create and/or replace 5,000 square feet or more of impervious surface and will be on an existing site of 10,000 square feet or more of impervious surface area	Yes <input type="checkbox"/>
6. Create and/or replace 5,000 square feet or more of impervious surface and will be within an industrial park of 10,000 square feet or more of surface area	Yes <input type="checkbox"/>
7. Create and/or replace 5,000 square feet or more of impervious surface and will be within a commercial mall (including strip malls) of 10,000 square feet or more of surface area	Yes <input type="checkbox"/>
8. Create and/or replace 2,500 square feet or more of impervious area; discharge stormwater likely to impact sensitive biological species or habitat; and be in, directly adjacent to, or discharge directly to an ASBS or “Sensitive Ecological Area”	

NEW DEVELOPMENT PROJECTS. Complete this section if the existing project site is undeveloped.

The new development project will:

9. Create 5,000 square feet or more of impervious surface and will be either a restaurant, parking lot, auto service facility (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539), or retail gasoline outlet	Yes <input type="checkbox"/>
10. Disturb 1 acre or more and add 10,000 square feet or more of impervious surface area	Yes <input type="checkbox"/>
11. Be an industrial park of 10,000 square feet or more of surface area	Yes <input type="checkbox"/>
12. Be a commercial mall (including strip mall) of 10,000 square feet or more of surface area	Yes <input type="checkbox"/>

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13. Create 2,500 square feet or more of impervious area; discharge stormwater likely to impact sensitive biological species or habitat; and be in, directly adjacent to, or discharge directly to an ASBS or "Sensitive Ecological Area"	Yes <input type="checkbox"/>
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STREET OR ROAD CONSTRUCTION PROJECTS. Complete this section if the project is a street or road.

14. The street or road project will construct 10,000 square feet or more of impervious surface area	Yes <input type="checkbox"/>
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LID DETERMINATION

If any of the boxes from 1 to 13 are checked, I understand the project will require a LID Plan. If box 14 is checked, I understand the project will also require a Green Streets Plan. I acknowledge that I will need to follow the City of Covina's Low Impact Development Requirements and submit a Conceptual LID Plan for Planning "Design Review Committee (DRC) review.

Applicant name

Applicant Signature

Applicant Title

Date

FOR STAFF USE:

Date LID Plan Determination Form Received: _____ Reviewed by (staff initials): _____

Was Site Plan(s) or Brief Narrative Provided by Applicant? Yes No

Forwarded to City Consultant on: _____ Date Response provided back to Applicant: _____ By (staff initials): _____

Comments: _____

Has pre-application technical review been requested by applicant? Yes No By Planning/Building? Yes No

Final LID Determination: LID Plan Required LID Plan is Not Required

ES Staff, please confirm a copy of this Form was sent to Planning and Building Staff. Yes By (staff initials): _____

Definitions

Areas of Special Biological Significance (ASBS). As defined in the Water Quality Control Plan for Ocean Waters of California (California Ocean Plan), ASBS are all those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that maintenance of natural water quality is assured.

Best Management Practices (BMPs): Practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters.

Development: Any construction, rehabilitation, redevelopment or reconstruction of any public or private residential project (whether single-family, multi-unit or planned unit development); industrial, commercial, retail and other non-residential projects, including public agency projects; or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

Directly Adjacent: Projects situated within 200 feet of the contiguous zone required for the continued maintenance, function, and structural stability of an environmentally sensitive area.

Green Streets Plan: A plan that follows U.S. EPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable. Street and road construction applies to standalone streets, roads, highways, and freeway projects. Temporary access roads are not subject to this requirement. Projects under this category are exempt from the BMP Performance Requirements of a LID Plan.

Impervious: Surfaces that do not allow stormwater runoff to percolate into the ground. Impervious surfaces include but are not limited to concrete, asphalt, and roofing materials.

Low Impact Development (LID): The implementation of systems and practices that use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire and/or 3) harvest and use precipitation near to where it falls to earth.

LID Plan: A plan that meets the Priority Development Project requirements in Part VIII.F of the MS4 NPDES Permit, Order No. R4-2021-0105, Permit No. CAS004004.

Maintenance Agreement and Transfer: Developments subject to post-construction BMP requirements, with the exception of simple LID BMPs implemented on single family residences, must provide an operation and maintenance plan, monitoring plan, where required, and verification of ongoing maintenance provisions for LID practices, Treatment Control BMPs, and Hydromodification Control BMPs including but not limited to: final map conditions, legal agreements, covenants, conditions or restrictions, CEQA mitigation requirements, conditional use permits, and/or other legally binding maintenance agreements. Maintenance records must be kept on site for treatment BMPs implemented on single family residences. Verification must include the developer's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either: (a) A signed statement from the public entity assuming responsibility for BMP maintenance; or (b) written conditions in the sales or lease agreement, which require the property owner or tenant to assume responsibility for BMP maintenance and conduct a maintenance inspection at least once a year; or (c) written text in project covenants, conditions, and restrictions for residential properties assigning BMP maintenance responsibilities to the Homeowners Association; or (d) any other legally enforceable agreement or mechanism that assigns responsibility for the maintenance of BMPs.

Sensitive Ecological Area: Sensitive Ecological Areas are identified by the County of Los Angeles' Significant Ecological Areas Program. See <http://planning.lacounty.gov/site/sea/home/>

Surface Area: The surface area is the total footprint, not to include the cumulative area above or below the ground surface.