

Recording requested by and mail to:

Name: City of Norwalk
Public Works Department

Address: 12700 Norwalk Blvd.
Norwalk, CA 90651-1030

***** Space Above This Line For Recorder's Use *****

**MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE BMP MAINTENANCE**

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Norwalk, County of Los Angeles, State of California (please give legal description: assessor's ID, tract no, lot not, etc.):

Site Address _____

I (we) do hereby covenant and agree to and with the City of Norwalk to maintain according to the O&M Plan (attachment 1), all on-site structural stormwater pollution removal devices including but not limited to: Detention/Sedimentation System, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells. The specific structural BMPs are listed as follows:

That owner(s) shall maintain the listed drainage devices above on the property indicated and as shown on plans permitted by the City of Norwalk in a good and functional condition to safeguard the property owners and adjoining properties from damage and pollution.

That owner(s) shall provide printed educational materials with any sale of the property which provide information on what stormwater management facilities are present, the type(s) and location(s) of maintenance signs that are required, and how the necessary maintenance can be performed.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the Engineering Division of the City of Norwalk approves its termination.

(Print Name of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

(Signature of Property Owner)

Dated this _____ day of _____ 20 _____.

***** Space Below This Line For Notary's Use *****

ALL PURPOSE ACKNOWLEDGEMENT

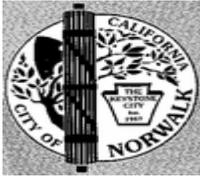
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On _____ before me, _____ (name and title of officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (SEAL)



OWNER'S CERTIFICATION

MINIMUM BMPs FOR ALL CONSTRUCTION SITES



Project Name _____ Project Location _____	BUILDING/GRADING PERMIT NUMBER _____
Owner Name _____ Address _____ Phone _____ FAX/Email _____	Contractor Name _____ Address _____ Phone _____ FAX/Email _____

The National Pollutant Discharge Elimination System (NPDES) is the portion of the Clean Water Act that applies to the protection of receiving waters. Under permits from the Los Angeles Regional Water Quality Control Board (RWQCB), certain activities are subject to RWQCB enforcement. To meet the requirements of the Los Angeles County Municipal Stormwater Permit (CAS004001), minimum requirements for sediment control, erosion control and construction activities must be implemented on each project site. Minimum requirements include:

- **SEDIMENT CONTROL:** Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on site to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind.
- **WET WEATHER EROSION CONTROL PLAN (WWECP):** Is required for projects one acre or more that will have construction occur during the wet season (October 1st – April 15th)
- **HILLSIDE:** Construction upon slopes 25% or more requires the implementation of additional BMPs to protect slopes and prevent erosion and sediment runoff.
- **CONSTRUCTION MATERIALS CONTROL:** Construction related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants.
- **NON-STORMWATER RUNOFF:** Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- **EROSION:** Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading schedule during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

Minimum BMPs include: (1) Soil piles must be covered with tarps or plastic, (2) leaking equipment must be repaired immediately, (3) refueling must be conducted away from catch basins, (4) catch basins must be protected when working nearby, (5) vacuum all concrete saw cutting, (6) never wash concrete wastes into the street, (7) keep the site clean, sweep the gutters at the end of each working day and keep a trash receptacle on site.

As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs shall be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity.

Architect/Engineer of Record Name

Title

Architect/Engineer of Record Signature

Date

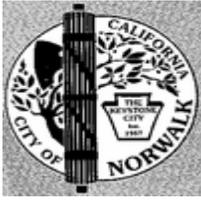
I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person(s) who manage the system or those person(s) directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the BMPs or LSWPPP to reflect conditions, or failing to properly and/or adequately implement the BMPs may result in revocation of grading and/or other permits or other sanctions provided by law.

Landowner or Agent Name

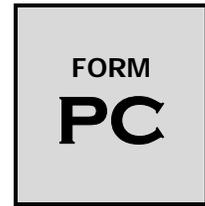
Title

Landowner or Agent Signature

Date



STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST



Project Name	Owner Name	Developer Name
Project Address	Owner Address	Developer Address
Check/Track Number	Owner Phone	Developer Phone

PART 1 – TYPE OF PROJECT

Does the proposed project fall into one of the following categories?	YES	NO
1. A new development of 10 or more unit homes, including single and multiple family homes, condominiums, apartments, etc.		
2. A new industrial or commercial development with 1 acre or more of impervious surface.		
3. A new automotive service facility.		
4. A new retail gasoline outlet.		
5. A new restaurant.		
6. A new parking lot with either 5,000 ft ² of impervious surface or with 25 or more parking spaces.		
7. A new hillside project (1 acre or more of surface area).		
8. Redevelopment projects*		
9. Project located in, adjacent to or discharging directly to an ESA* <u>AND</u> creates 2,500 ft ² or more of impervious surface area.		

If checked YES, numerical criteria will apply to items 1,2,6-9 and items 3-5 with project areas of 5,000 ft² or more of surface area. If any of the boxes in Part 1 are checked YES, this project will require the preparation of a Standard Urban Stormwater Mitigation Plan.

* Defined on back.

PART 2 – PROJECT SPECIFIC CONCERNS

Does the proposed project include any of the following elements?	YES	NO
1. Vehicle or equipment fueling areas (retail or private)		
2. Vehicle or equipment maintenance areas, including repair or washing		
3. Commercial or industrial waste handling or storage		
4. Outdoor handling or storage of hazardous materials		
5. Outdoor manufacturing areas		
6. Outdoor food handling or processing		
7. Outdoor animal care, confinement, or slaughter		
8. Outdoor horticulture activities		

If any of the boxes in Part 2 are checked YES, this project will require the preparation of a Site Specific Stormwater Mitigation Plan. If boxes in Parts 1 and 2 are both checked YES, a combined Standard Urban Stormwater Mitigation Plan will need to be submitted.

_____ Applicant Name

_____ Applicant Signature

_____ Applicant Title

_____ Date

DEFINITIONS:

Pervious surfaces are those that allow storm water runoff to percolate through. Typical pervious surfaces include: grass, gravel, concrete pavers, and some specially designed asphalts.

Hillside means property where the slope is 25% or greater and where grading contemplates cut or fill slopes.

Redevelopment means land-disturbing activity that result in the creation, addition, or replacement of 5,000 ft² or more of impervious surface area on an already developed site. Redevelopment includes, but is not limited to:

- The expansion of a building footprint;
- Addition or replacement of a structure;
- Replacement of impervious surface area that is not part of a routine maintenance activity; and
- Land disturbing activities related to structural or impervious surfaces

It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

Environmentally Sensitive Areas (ESAs) means an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and would be disturbed or degraded by human activities and developments. Also, an area designated by the City as approved by the Regional Water Quality Control Board.

Maintenance Agreement and Transfer: All developments subject to SUSMP and site specific plan requirements provide verification of maintenance provisions for Structural and Treatment Control BMPs, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and/or conditional use permits. Verification at a minimum shall include:

- The developer's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and either
- A signed statement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance and conduct a maintenance inspection at least once a year; or
- Written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; or
- Written text in project conditions, covenants and restrictions (CCRs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; or
- Any other legally enforceable agreement that assigns responsibility for the maintenance of post-construction Structural or Treatment Control BMPs.



STORM WATER PLANNING PROGRAM

PRIORITY DEVELOPMENT & REDEVELOPMENT PROJECTS

FORM
P1

Project Name _____ Project Location _____ <hr/> Company Name _____ Address _____ Contact Name / Title _____ Phone / FAX / Email _____	<h3 style="margin: 0;">GENERAL PROJECT CERTIFICATION</h3> <p style="font-style: italic; margin-top: 10px;">A completed original of this form must accompany all SUSMP submittals.</p>
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Best Management Practices (BMPs) have been incorporated into the design of this project to accomplish the following:

1. Minimize impacts from storm water runoff on the biological integrity of Natural Drainage Systems and water bodies in accordance with requirements under CEQA (Cal. Pub. Resources Code § 21100), CWC § 13369, CWA § 319, CWA § 402(p), CWA § 404, CZARA § 6217(g), ESA § 7, and local government ordinances.
2. Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
3. Minimize the amount of storm water directed to impermeable surfaces and to the MS4.
4. Minimize pollution emanating from parking lots through the use of appropriate Treatment Control BMPs and good housekeeping practices.
5. Properly design and maintain Treatment Control BMPs in a manner that does not promote breeding of vectors.
6. Provide for appropriate permanent measures to reduce storm water pollutant loads in stormwater from the development site.

I certify that this Standard Urban Storm Water Mitigation Plan and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted.

Post Construction / Maintenance Certification

As the responsible party, I certify that the BMPs will be implemented, monitored and maintained to ensure their continued effectiveness. In the event of a property transfer, the new owner will be notified of the BMPs in use at this site and must include written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year. The information contained herein is, to the best of my knowledge and belief, true, accurate, and complete.

In consideration of the execution of the City approval of the proposed Standard Urban Stormwater Mitigation Plan (SUSMP) including any proposed treatment system, the applicant hereby agrees to indemnify, save and keep the City of Norwalk, its officers, agents and employees free and harmless from and against any and all claims for injury, damage, loss, liability, cost and expense of any nature whatsoever, which the City of Norwalk, its officer, agents, or employees may suffer, sustain, incur, pay out as a result of any and all actions, suits, proceedings, claims and demands which may be brought, made, or filed against the City of Norwalk, its officers, agents or employees by reason of or arising out of, or in any manner connected with any and all operations permitted by this approval. This indemnification extends to further agree that the City of Norwalk is not responsible for any additional requirements or restrictions due to changes in regulations, policies or enforcement practices of the California Regional Water Quality Control Board, or any other applicable regulatory agencies.

Property Owner Name

Property Owner Signature

Applicant Title

Date

PLANNING BEST MANAGEMENT PRACTICES

BMP Name	BMP Identification Number and Name	✓ if to be used
Car Wash Facility	SC-21 : Vehicle and Equipment Cleaning	
Constructed Wetlands	MP-20 : Wetlands	
Control of Impervious Runoff	-N/A-	
Efficient Irrigation	-N/A-	
Energy Dissipaters	EC-10 : Velocity Dissipation Devices	
Extended Detention Basins	TC-22 : Extended Detention Basin	
Infiltration Basins	TC-11 : Infiltration Basins	
Infiltration Trenches	TC-10 : Infiltration Trenches	
Inlet Trash Racks	-N/A-	
Landscape Design	EC-2 : Preservation of Existing Vegetation EC-4 : Hydro seeding EC-6 & EC-8 : Straw & Wood Mulching	
Linings for Urban Runoff Conveyance Channels	-N/A-	
Materials Management	SC-30 : Outdoor Loading/Unloading	
Media Filtration	TC-40 : Media Filter	
Motor Fuel Concrete Dispensing Areas	SC-20 : Vehicle and Equipment Fueling	
Motor Fuel Dispensing Area Canopy	SC-20 : Vehicle and Equipment Fueling	
Water Quality Inlets	TC-50 : Water Quality Inlet	
Outdoor Storage	SC-31 : Outdoor Liquid Container Storage SC-33 : Outdoor Storage of Raw Materials	
Porous Pavement and/or Alternative Surfaces	-N/A-	
Protect Slopes and Channels	EC-11 : Slope Drains EC-12 : Streambank Stabilization	
Self-Contained Areas for Vehicle or Equipment Washing, Steam Cleaning, Maintenance, Repair, or Material Processing	SC-21 : Vehicle and Equipment Cleaning SC-22 : Vehicle and Equipment Repair SC-32 : Outdoor Equipment Operations	
Storm Drain System Stenciling and Signage	SC-34 : Waste Handling and Disposal (Signage Section)	
Trash Container Areas	SC-34 : Waste Handling and Disposal	
Vegetated Swales and Strips	TC-32 : Bioretention	
Wet Ponds	TC-20 : Wet Ponds	
Other:	<ul style="list-style-type: none"> • • • • • 	

Please refer to the California Storm Water Best Management Practice Handbooks for more information.



STORM WATER TREATMENT CERTIFICATION

FORM
P2

SITE NAME and ADDRESS

APPROXIMATE PROJECT CHARACTERISTICS

	Roofed Area		ft ²
	Roadway/Parking Area (exposed)		ft ²
	Landscaped/Vegetation		ft ²
	Other Ground Level Impervious Areas (Ex: Outdoor work or storage areas)		ft ²
	Other: _____		ft ²
	TOTAL		ft ²

STRUCTURAL/TREATMENT BMPs

(attach additional sheets as necessary)

Area Designation (must correspond on plans)	Area (ft ²)	Average Impervious Factor	Estimated Flow Rates or Volume*	Anticipated Potential Pollutants	Type of BMP (include model number if any)	BMP Location (briefly describe)	Design Treatment Capacity

By stamping this form, I acknowledge that each treatment BMP is provided with adequate bypass or overflow so as not to contribute to localized flooding or soil instability.

*Flow rates and volumes based on 0.75 inches of rainfall, include detailed calculations.

I certify that I am a Professional Engineer or Licensed Architect registered in the State of California, and that the treatment methods and capacities herein comply with the requirements established by the California Regional Water Quality Control Board, Los Angeles Region, and the State Water Resources Control Board for Standard Urban Stormwater Mitigation Plans (SUSMP).

**Affix Registered Engineer
Wet Ink Stamp Here:**



Print NameSignatureDate

