

*Recording requested by
and when recorded return to:*

CITY OF SALINAS
Permit Center
65 West Alisal Street, Suite 101
Salinas, CA 93901
Attn: Development Engineering

APN NUMBER Above space for Recorder's use



**STORMWATER TREATMENT FACILITY MAINTENANCE DECLARATION
(Device Maintenance and Access)**

THIS STORMWATER TREATMENT FACILITY MAINTENANCE DECLARATION

("Declaration") is executed as of [redacted] by property owner(s) name as listed in Title (hereafter the "Declarant") with reference to the following facts:

- A. The Declarant is the owner of that certain property, located within the City of Salinas, California (hereinafter, "Salinas"), commonly referred to as property address, Monterey County, California APN number and more particularly described in Exhibit A and the plat thereof on Exhibit B, attached hereto and incorporated herein by reference (hereinafter the "Subject Property").
- B. At the time of Salinas's initial approval of the development project known as Project Name wherein the Subject Property is located, Salinas required installation of onsite control measures to minimize pollutants in urban runoff.
- C. The Declarant has chosen to install LID Facility(ies) Name(s), hereinafter referred to as the "Device(s)," as the onsite control measure to minimize pollutants in urban runoff.
- D. The Device(s) have been installed in accordance with plans and specifications accepted by Salinas.
- E. The maintenance of the Device(s) is essential to its ability to function as it was designed.
- F. The Device(s), being installed on private property and draining only private property, is/are private facility/ies, and all maintenance or replacement of the Device(s) is the sole responsibility of the Declarant in accordance with the terms of this Declaration.
- G. The Declarant is aware that periodic and continuous maintenance, including, but not necessarily limited to, filter material replacement and sediment removal, is required to ensure peak performance of the Device(s) in accordance with the maintenance procedures prepared for each Device, which are attached hereto as Exhibit C and incorporated herein.

H. Maintenance of the Device(s) will require compliance with all local, state, or federal regulations, including those pertaining to confined space and waste disposal methods, in effect at the time such maintenance occurs.

NOW, THEREFORE, in consideration of the foregoing benefits, as well as the benefits obtained by the Declarant and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Declarant hereby declares, covenants, and agrees as follows:

1. **Covenant Running with Land**. The Declarant does hereby covenant that the burdens and benefits herein made and undertaken shall constitute covenants running with the Subject Property and constitute an encumbrance on said Subject Property that shall bind all successors, heirs, and assigns and Salinas is hereby specifically given the right to enforce this Declaration.

2. **Declarant Responsibility to Maintain**. The Declarant, its successors and assigns, shall at all times maintain the Device(s) in accordance with the requirements stated in Exhibit C and the Declarant shall use its best efforts to maintain the Device(s) to operate and function in the manner in which it/they/was/were intended. All reasonable precautions shall be exercised by the Declarant and the Declarant's representatives in a manner consistent with all relevant laws and regulations in effect at the time of removal and consistent with the direction of the City Engineer. The Declarant shall not destroy, remove, or otherwise modify the Device(s) in a manner that lessens its/their effectiveness and shall, at its sole cost and expense, adequately maintain the Device(s) in good working order and repair acceptable to Salinas. At its sole expense, the Declarant shall make changes or modifications to the Device(s) as may be determined as reasonably necessary by Salinas to ensure that the Device(s) are properly maintained and continue to operate as originally designed and approved.

a. **Routine and Preventative Maintenance**. The Declarant shall be responsible for all routine and preventive maintenance necessary to ensure the Device(s) operate and function in the manner in which it/they/was/were intended, in accordance with all applicable federal, state, and local laws and regulations. The Declarant's obligations under this section shall include the removal of all litter and debris within the Device(s) and the regular mowing and seeding of the Device(s) to promote growth and pollutant uptake. The Declarant shall properly dispose of any cuttings or vegetative waste that result from such maintenance or repair.

The Declarant shall be responsible for the management of any erosion or slope failure that occurs within the Device(s). The Declarant shall provide for the repair of any areas of erosion or slope failure as soon as possible after discovery. Any damage to the vegetation within the Device(s) shall be promptly repaired by the Declarant and any invasive species or weeds shall be promptly removed by the Declarant to ensure the proper operation and functioning of the Device(s). If necessary, flow through the Device(s) shall be redirected to avoid deterioration or erosion while such maintenance or repair is being completed. An inspection report stating when the Device(s) was/were inspected and an itemization of what maintenance was performed is required to be sent to the City, NPDES Division, by September 1 of each year. Maintenance needs to be complete prior to the start of rainy season, 1 October.

b. **Vector Control**. The Device(s) shall be properly inspected, maintained, and repaired by the Declarant to ensure uniform percolation throughout and to prevent the accumulation of standing water or debris or other harborages for vectors. The Declarant shall promptly abate any vectors

or potential vectors that occur within the Device(s). The Northern Salinas Valley Mosquito Abatement District shall be contacted, as needed, for assistance should any mosquito issues arise.

c. **Sediment Management.** Sediment accumulation from the normal operation of the Device(s) will be managed appropriately by the Declarant. The Declarant will provide for the removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Subject Property. Any disposal or removal of accumulated sediments or debris shall be in compliance with federal, state, and local laws and regulations.

d. **Pesticide and Herbicide Use.** Application of any pesticides or herbicides by the Declarant to meet the obligations of this Declaration shall be minimal and in accordance with all applicable federal, state, and local laws and regulations and in accordance with any restrictions imposed upon such use or application by the City Engineer or his designee. Pyrethroid pesticides may not be used.

3. **Retention of Records.** For a time period of the most recent three (3) years, the Declarant shall maintain written documentation verifying all material(s) removed from the Device(s), including identifying the material(s) removed, quantity, and manner and place of disposal thereof. The Declarant shall also retain records of all periodic maintenance and inspection of the Device for a time period of the most recent three (3) years (twice yearly minimum inspections, one immediately prior to the beginning of rainfall). Such documentation is subject to review by Salinas from time to time upon request.

4. **Failure to Maintain.** In the event the Declarant, or its successors or assigns, fails to maintain and repair the Device(s) as required by this Declaration, after thirty (30) days written notice thereof, Salinas may and is hereby authorized to cause, at the Declarant's sole cost and expense, any and all maintenance to the Device(s) necessary under the requirements specified in Exhibit C. In addition to the actual costs of such maintenance, the Declarant shall reimburse Salinas for an additional fifteen percent (15%) thereof to cover costs of administration. All such actual and administrative costs shall accrue interest from the date incurred by Salinas at the maximum rate authorized by law until paid in full. The notice provided herein shall be effective on the date sent by U.S. Mail, first class postage prepaid to the record owner of the Subject Property as shown on the most recent tax roll. If such costs are not paid within the time frame established by Salinas, the unpaid costs shall be assessed against the Subject Property. Said assessment shall be a lien against the Subject Property and may be collected as ordinary taxes by Salinas. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to Salinas as a result of the Declarant's failure to maintain the Device(s).

5. **Security.** The Declarant, at the Declarant's sole cost and expense, shall post a security in a form and manner satisfactory to Salinas to guarantee the Declarant's performance of the obligations set forth herein. Should the Declarant fail to perform the obligations under this Declaration, then Salinas may realize against said security, and in the case of a cash bond, act for the Declarant using the proceeds from it, or in the case of a surety bond, require the sureties to perform the obligations of this Declaration. Said security shall be available to Salinas to satisfy the Declarant's reimbursement obligation under paragraph 4 hereof.

6. **Access by Salinas.** The Declarant grants Salinas or Salinas’s designee and all other responsible government agencies and their agents or designees the unrestricted right of access to the Device(s), including its immediate vicinity, and including ingress and egress to and from said Device(s), at any time of any duration for the purpose of inspection, sampling, and testing of the Device(s). Salinas personnel with proper identification will be permitted to enter the Subject Property without delay for the purpose of performing their duties. Salinas shall indemnify and hold the Declarant harmless from anything arising from their agents being on the above said property. Salinas shall make reasonable efforts at all times to maintain or avoid interference with the Declarant’s use of the Subject Property. It is specifically understood and agreed that Salinas is under no obligation to maintain or repair the Device(s) and in no event shall the Devices be considered to impose any such obligation on Salinas.

7. **Indemnification.** The Declarant and its successors, heirs, and assigns shall indemnify, defend, and hold Salinas, its officers, employees, agents, and representatives, harmless from and against any and all liability, claims, demands, suits, damages, loss, and causes of action arising out of or asserted against Salinas by reason of the Declarant’s design, construction, maintenance, repair, and care of the Device(s). The Declarant shall also have the obligation to indemnify, defend against any claims, demands, causes of action, liability, or loss arising from, connected with, caused by or claimed to be caused by the active or passive negligence of Salinas, its officers, employees, agents, or representatives that may be in combination with the negligence of the Declarant, its employees, agents or officers, or any third party. It is understood that the duty of the Declarant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code, and that the Declarant shall at its own expense, upon written request by Salinas, defend any such suit or action brought against Salinas, its officers, agents, employees, or representatives.

The Declarant shall reimburse the Salinas for all costs and expenses (including, but not limited to, reasonable fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by Salinas in enforcing the provisions of this section.

8. **Successors and Assigns Bound.** The Declarant hereby agrees and acknowledges that maintenance of the Device(s) as herein above set forth and the costs of maintenance, Salinas’s access to the device(s), and Salinas’s right of ingress and egress to the Device(s) and recovery of costs if the Declarant fails to maintain the Device(s) as herein set forth, are a burden and restriction on the use of the Subject Property. The provisions of this Declaration shall be enforceable as an equitable servitude and as conditions, restrictions and covenants running with the land, and shall be binding upon the Declarant and upon each and all of its respective heirs, devisees, successors, and assigns, officers, directors, employees, agents, representatives, executors, trustees, successor trustees, beneficiaries, and administrators, and upon any future owners of the Subject Property and each of them. Whenever the Subject Property is sold, conveyed or otherwise transferred, the Declarant shall provide Salinas with no less than thirty (30) days written notice identifying the new owner who shall be subject to this Declaration which shall apply to, bind and be obligatory to all present and subsequent owners of the Subject Property.

9. **Enforcement.** It is the express intent of the Declarant that the terms and provisions of this Declaration shall be enforceable as an equitable servitude by the Declarant. To the extent necessary to do so, Declarant and its successors and assigns hereby confer and assign rights to enforce the terms and conditions of this Declaration to Salinas and this Declaration may be enforced by any proceedings at law or in equity by or against the Declarant and its successors and assigns.

10. **Recording of Declaration.** This Declaration shall be recorded in the Office of the Recorder of Monterey County, California, and shall constitute notice to all successors and assigns of the title to the Subject Property of the rights and obligations herein set forth.

11. **Amendment.** This Declaration may be amended by the Declarant, but only if in writing, and only after written approval of Salinas.

12. **Attorney's Fees.** In case suit shall be brought to interpret or to enforce this Declaration, or because of the breach of any other covenant or provision herein contained, the prevailing party in such action shall be entitled to recover their reasonable attorneys' fees in addition to such costs as may be allowed by the Court. City's attorneys' fees, if awarded, shall be calculated at the market rate.

13. **Taxes.** The Declarant shall pay all real estate taxes and any other charges or fees that may be assessed against the Subject Property and the Device(s).

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the day and year written above.

DECLARANT

By: Name of property owner or other person(s) signing
for property owner

Date

Its: Title of person signing document/how do/does the
person represent property owner?

For: Property owner name as listed in Title (add more lines
if more than one owner listed)

GENERAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 20[] before me, Notary Public, 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.

(Seal) Signature

EXHIBIT A

[Legal description of project property boundaries - as per County record information (e.g. record map, record deed(s), certificate of compliance, etc.) - to be provided by developer/architect/engineer]

EXHIBIT B

[Site Plan identifying LID/IMP device(s) to be provided by developer/architect/engineer]

EXHIBIT C

STORMWATER TREATMENT FACILITY NAME MAINTENANCE PLAN

[to be provided by developer/architect/engineer, as per the engineer's/manufacturer's recommendations]

Facility maintenance personnel in responsible charge for the following maintenance activities:

By: Name of property owner or other person(s) signing for property owner

Its: Title of person signing document and relationship to property owner

For: Property owner name as listed in Title (add more lines if more than one owner listed)

At a minimum, provide an O&M plan listing the activities that must occur to properly maintain the stormwater treatment facility. Include a schedule of the activity as number of occurrences per year (e.g., inspect outlet structure after each rainfall event or once per month, whichever is more frequent). Example O&M Plans are included in Appendix H for non-proprietary stormwater BMPs. Manufacturer's recommended maintenance activities and intervals shall be provided for all proprietary BMPs. For more information, see Section 5, Operation and Maintenance.

Exhibit D

O&M Plan Contact Information

Operation and Maintenance Plan
Contact Information Form

Designation of Individuals Responsible for Stormwater Treatment BMP Operation and Maintenance	
Date Completed	
Facility Name	
Facility Address	
Designated Contact for Operation and Maintenance	
Name:	Title or Position
Telephone:	Alternate Telephone:
Email:	
Off-Hours or Emergency Contact	
Name:	Title or Position
Telephone:	Alternate Telephone:
Email:	
Corporate Officer (authorized to execute contracts with the City)	
Name:	Title or Position
Address	
Telephone:	Alternate Telephone:
Email:	

Exhibit E

Annual SCM Inspection Report Format

- I. General
 - a. Date and time of site visit
 - b. Reason for inspection (routine/annual, follow-up, by City request, or response to complaint)
 - c. Weather and rainfall
 - d. Personnel participating
 - e. Ability to obtain access to site
- II. Review of Operation and Maintenance Plan
 - a. Ability to obtain and review on-site copy of O&M Plan
 - b. Date of last update to plan
 - c. Information required to be updated
 - i. Contact information for site personnel
 - ii. Information on SCMs
 - iii. Records of previous inspections
 - iv. Maintenance schedule
 - d. Review of maintenance logs
 - i. Comparison to maintenance schedule
- III. Results of Site Inspection
 - a. Overall condition of site and any exceptional circumstances
 - b. For SCMs listed in the O&M Plan
 - i. Items inspected
 - ii. Exceptions noted
 - iii. Deficiencies notes
 1. Identify deficiencies that affect SCM performance
 2. Identify deficiencies that do not affect SCM performance
 - iv. Corrective actions needed
 - v. When corrective actions will be implemented
- IV. Compliance Status
 - a. In compliance – no corrective action required
 - b. Minor non-compliant – implement corrective actions and re-inspect in one year
 - c. Non-compliant – Implement corrective actions and re-inspect
- V. Summary and Recommendations
 - a. Note any required follow-ups and schedule re-inspection if necessary

