RECORDING REQUESTED BY
AND MAIL TO:

CITY OF EL MONTE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
11333 VALLEY BOULEVARD
EL MONTE, CA 91731

Space above this line is for Recorder's use

COVENANT AND AGREEMENT
REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) & NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPs

The undersigned,_____("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the City of El Monte, County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID #__ _TRACT NO._ _LOT NO._

ADDRESS: _____

_____

Owner is aware of the requirements of the adopted Low Impact Development Ordinance 2840, and National Pollutant Discharge Elimination System (NPDES) permit. The following post-construction BMP features have been installed on the Subject Property:

- ☐ Porous pavement
- ☐ Cistern/rain barrel
- ☐ Infiltration trench/pit
- ☐ Bioretention or biofiltration
- ☐ Rain garden/planter box
- ☐ Disconnect impervious surfaces
- ☐ Dry Well
- ☐ Storage containers
- ☐ Landscaping and landscape irrigation
- ☐ Green roof
- ☐ Other _____

_____

The location, including GPS x-y coordinates, and type of each post-construction BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described post-construction BMP features in a good and operable condition at all times, and in accordance with the LID/NPDES Maintenance Guidelines, attached hereto as Exhibit 2.

Owner further covenants and agrees that the above-described post-construction BMP features shall not be removed from the Subject Property unless and until they have been replaced with other post-construction BMP features in accordance with Low Impact Development Ordinance 2840 and NPDES permit.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the post-construction BMP features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon owner, future owners, and their/heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the City of El Monte, in its sole discretion

Owner(s):

By:_____ Date:_____

By:_____ Date:_____

(PLEASE ATTACH NOTARY)

REFERENCE

GRADING PERMIT NO.:_____

ATTACHMENTS