EXHIBIT E

MUNICIPAL STORM WATER AND URBAN RUNOFF DISCHARGES

&

LOW IMPACT DEVELOPMENT STANDARDS MANUAL

2015

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

The provisions of this manual contain requirements for construction activities and facility operations of development projects to comply with Order R4-2012-0175 to lessen the water quality impacts of development by using smart growth practices, and integrate LID design principles to mimic predevelopment hydrology through infiltration, evapotranspiration and rainfall harvest and use. LID shall include the previously adopted SUSMP requirements.

Table of Contents

Section I

DEFINITIONS

For a list of additional related definitions see Burbank Municipal Code Section 9-3-313(B).

Automotive Service Facility means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) and North American Industry Classification System (NAICS) codes. For inspection purposes, Permittees need not inspect facilities with SIC codes 5013, 5014, 5541, 5511, provided that these facilities have no outside activities or materials that may be exposed to storm water (Source: Order No. R4-2012-0175).

Biofiltration means a LID BMP that reduces storm water pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration. Incidental infiltration is an important factor in achieving the required pollutant load reduction. Therefore, the term "biofiltration" as used in this Ordinance is defined to include only systems designed to facilitate incidental infiltration or achieve the equivalent pollutant reduction as biofiltration BMPs with an underdrain (subject to approval by the Regional Board's Executive Officer). Biofiltration BMPs include bioretention systems with an underdrain and bioswales (Modified from: Order No. R4-2012-0175).

Bioretention means a LID BMP that reduces storm water runoff by intercepting rainfall on vegetative canopy, and through evapotranspiration and infiltration. The bioretention system typically includes a minimum 2-foot top layer of a specified soil and compost mixture underlain by a gravel-filled temporary storage pit dug into the in-situ soil. As defined in Order R4-2012-0175, a bioretention BMP may be designed with an overflow drain, but may not include an underdrain. When a bioretention BMP is designed or constructed with an underdrain it is regulated by Order R4-2012-0175 as biofiltration (Modified from: Order No. R4-2012-0175).

Bioswale means a LID BMP consisting of a shallow channel lined with grass or other dense, low-growing vegetation. Bioswales are designed to collect storm water runoff and to achieve a uniform sheet flow through the dense vegetation for a period of several minutes (Source: Order No. R4-2012-0175).

Commercial Malls means any development on private land comprised of one or more buildings forming a complex of stores which sells various merchandise, with interconnecting walkways enabling visitors to easily walk from store to store, along with parking area(s). A commercial mall includes, but is not limited to: mini-malls, strip malls, other retail complexes, and enclosed shopping malls or shopping centers (Source: Order No. R4-2012-0175).

Development means 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 (Source: Order No. R4-2012-0175).

Flow-through BMPs means modular, vault type "high flow biotreatment" devices contained within an impervious vault with an underdrain or designed with an impervious liner and an underdrain (Modified from: Order No. R4-2012-0175).

Green Roof means a LID BMP using planter boxes and vegetation to intercept rainfall on the roof surface. Rainfall is intercepted by vegetation leaves and through evapotranspiration. Green roofs may be designed as either a bioretention BMP or as a biofiltration BMP. To receive credit as a bioretention BMP, the green roof system planting medium shall be of sufficient depth to provide capacity within the pore space volume to contain the design storm depth and may not be designed or constructed with an underdrain (Source: Order No. R4-2012-0175).

Hillside means a property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is 25% or greater and where grading contemplates cut or fill slopes (Source: Order No. R4-2012-0175).

Hydromodification means the alteration of the hydrologic characteristics of coastal and non-coastal waters, which in turn could cause degradation of water resources. Hydromodification can cause excessive erosion and/or sedimentation rates, causing excessive turbidity, channel aggradation and/or degradation. (Source: GCASP)

Industrial Park means land development that is set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modalities coincide: highways, railroads, airports, and navigable rivers. It includes office parks, which have offices and light industry (Source: Order No. R4-2012-0175).

Infiltration BMP means a LID BMP that reduces storm water runoff by capturing and infiltrating the runoff into in-situ soils or amended onsite soils. Examples of infiltration BMPs include infiltration basins, dry wells, and pervious pavement (Source: Order No. R4-2012-0175).

LID means Low Impact Development. LID consists of building and landscape features designed to retain or filter storm water runoff (Source: Order No. R4-2012-0175).

Natural Drainage System means a drainage system that has not been improved (e.g., channelized or armored). The clearing or dredging of a natural drainage system does not cause the system to be classified as an improved drainage system (Source: Order No. R4-2012-0175).

New Development means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision (Source: Order No. R4-2012-0175).

Parking Lot means land area or facility for the parking or storage of motor vehicles used for businesses, commerce, industry, or personal use, with a lot size of 5,000 square feet or more of surface area, or with 25 or more parking spaces (Source: Order No. R4-2012-0175).

Rainfall Harvest and Use means a LID BMP system designed to capture runoff, typically from a roof but can also include runoff capture from elsewhere within the site, and to provide for temporary storage until the harvested water can be used for irrigation or non-potable uses. The harvested water may also be used for potable water uses if the system includes disinfection treatment and is approved for such use by the local building department (Source: Order No. R4-2012-0175).

Redevelopment means land-disturbing activity that results in the creation, addition, or replacement of 5,000 square feet 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 routine maintenance activity; and land disturbing activity related to structural or impervious surfaces. Redevelopment does not include:

(1) Routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility.

(a) Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity.

(2) Emergency redevelopment activity required to protect public health and safety.

(3) Redevelopment does not include the repaving of existing roads to maintain original line and grade. (Source: Order No. R4-2012-0175).

Restaurant means a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC Code 5812) (Source: Order No. R4-2012-0175).

Retail Gasoline Outlet means any facility engaged in selling gasoline and lubricating oils (Source: Order No. R4-2012-0175).

Significant Ecological Areas (SEAs) means an area that is determined to possess an example of biotic resources that cumulatively represent biological diversity, for the purposes of protecting biotic diversity, as

part of the Los Angeles County General Plan. Areas are designated as SEAs, if they possess one or more of the following criteria:

(1) The habitat of rare, endangered, and threatened plant and animal species.

(2) Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution on a regional basis.

(3) Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind or are restricted in distribution in Los Angeles County.

(4) Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, migrating grounds and is limited in availability either regionally or within Los Angeles County.

(5) Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent an unusual variation in a population or community.

(6) Areas important as game species habitat or as fisheries.

(7) Areas that would provide for the preservation of relatively undisturbed examples of natural biotic communities in Los Angeles County.

(8) Special areas (Source: Order No. R4-2012-0175).

Section II

PLANNING AND LAND DEVELOPMENT PROGRAM

A. SCOPE

Unless otherwise exempt, all new development and redevelopment projects shall meet the minimum post-construction storm water quality control requirements established by the California Regional Water Quality Control Board, Los Angeles Region to:

1. Lessen the water quality impacts of development by using smart growth practices.
2. Minimize the adverse impacts of storm water runoff on biological integrity of Natural Drainage Systems and the beneficial uses of water bodies.
3. Minimize the percentage of impervious surfaces on land developments by minimizing soil compaction during construction, designing projects to minimize impervious area footprint, and employing Low Impact Development (LID) design principals.
4. Maintain existing riparian buffers and enhance riparian buffers.
5. Minimize pollutant loadings from impervious surfaces.
6. Properly select, design and maintain LID and Hydromodification Control BMPs.
7. Prioritize the selection of BMPs to reduce storm water pollutants, reduce storm water runoff volume, and beneficially use storm water by prioritizing water resources management.

B. DEVELOPMENT PROJECT CATEGORIES

New Development and Redevelopment project categories subject to the design and implementation of post-construction controls are:

1. All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area.
2. Industrial parks 10,000 square feet or more of surface area.
3. Commercial malls 10,000 square feet or more of surface area.
4. Retail gasoline outlets 5,000 square feet or more of surface area.
5. Restaurants (SIC 5812) with 5,000 square feet or more of surface area.
6. Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
7. Street and road construction of 10,000 square feet or more of impervious surface area. (See City of Burbank Green Street Policy)
8. Automotive service facilities (SIC 5013, 5014, 5511, 5541, 7532-7534, or 7536-7539) with 5,000 square feet or more of surface area.
9. Redevelopment projects: Land disturbing activity resulting in the creation or addition or replacement of 5,000 square feet or more of impervious surface on an already developed site, or the creation or addition or replacement of 10,000 square feet or more of impervious surface on a single-family dwelling site.
    a. Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, the entire site project must be mitigated.
    b. Where Redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, only the alteration must be mitigated, and not the entire site.
10. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will:
    a. Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
    b. Create 2,500 square feet or more of impervious surface area.
11. Single-family hillside homes to:
    a. Conserve natural areas.

b. Protect slopes and channels.
c. Provide storm drain system stenciling and signage.
d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability.
e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

C. PROJECT ACTIVITIES

New development and redevelopment projects not included in the Development Project Categories, but having the following activities shall provide post-construction storm water quality source control measures as a part of the project design:

1. Vehicle or equipment fueling areas:
    a. Pave with Portland cement concrete, or equivalent smooth, impervious surface. The use of asphalt concrete shall be prohibited.
    b. Cover with an overhanging roof structure or canopy to prohibit storm water runon or contact with storm water runoff. The minimum dimensions of the canopy shall be equal to or greater than the area within the grade break. The canopy shall not drain onto the fuel dispensing area, and the canopy downspouts shall be routed to prevent drainage across the fueling area.
    c. Have a 2% to 4% slope to prevent ponding. The dispensing area shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable.
    d. Extend a minimum of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.

2. Vehicle or equipment maintenance areas, including washing and repair:
    a. Pave with impervious surface material, such as Portland cement concrete.
    b. Locate indoors or cover and design to prohibit storm water runon or contact with storm water runoff.
    c. Design to capture all wash-water, leaks and spills in the bay drainage system. All drains shall be prohibited from connection to the storm drain or sanitary sewer systems.

3. Outdoor trash and waste handling or storage:
   Where trash receptacles or other receptacles are located for use as a repository for solid wastes, the following structural or treatment BMPs are required:
    a. Pave with impervious surface material, such as Portland cement concrete.
    b. Design to prohibit storm water runon or contact with storm water runoff.
    c. Trash containers shall have drainage from adjoining roofs and pavement diverted around the area.
    d. Trash container areas shall be screened or walled to prevent off-site transport of trash.

4. Outdoor handling or storage of materials:
   Where developments include outdoor areas for storage of materials that may contribute pollutants, such as toxic compounds, oil and grease, heavy metals, nutrients, and suspended solids, to the storm water conveyance system, the following structural or treatment BMPs are required:
    a. Materials with the potential to contaminate storm water shall be:
        i. Placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or
        ii. Protected by secondary containment structures such as berms, dikes, or curbs.
    b. The storage area shall be paved with Portland cement concrete or other material sufficiently impervious to contain leaks and spills.
    c. The storage area shall have a roof or awning to minimize collection of storm water within the secondary containment area.

5. Outdoor loading/unloading areas:
    a. Be covered or designed to minimize run-off and run-on of storm water.
    b. Not be directly connected to storm drains.

6. Outdoor building materials;
   Building materials exposed to the weather can contribute pollutants to storm water run-off. These types of materials should be limited through the use of alternative materials, including:
    a. Use cement-fiber, vinyl, or other materials for exposed decks and fencing as alternatives to pressure-treated wood.
    b. Minimize use of copper or galvanized materials on buildings and fencing.

7. Landscaping irrigation practices:
    a. Design landscaped areas sufficiently to prevent run-off and prevent irrigation run-off from entering the storm drain system.
    b. Install weather sensors to control system during storms.
    c. Use appropriate landscaping materials to limit evaporation and erosion.

8. Outdoor animal care and confinement:
    a. Corral areas should drain away from the storm drain system.
    b. Install berms or vegetated swales to divert storm water run-off away from animal areas.
    c. Cover animal enclosures.
    d. Collect manure and store to reduce contact with storm water run-off.
    e. Remove or compost accumulated manure regularly.

9. Outdoor horticulture activities;
   Prevent water, leaves and debris from entering the storm drain system.

10. Messaging and signage on all storm drains:
    Storm drain stencils and signs, containing a brief statement that prohibits the dumping of improper materials into the storm water conveyance system, shall be placed directly adjacent to all storm drain inlets and public access points.
    a. Stencils shall:
        i. Use prohibitive language, such as “NO DUMPING- DRAINS TO OCEAN”, and/or graphical icons to discourage illegal dumping.
        ii. Be legible and properly maintained.
    b. Signs shall:
        i. Use prohibitive language and/or graphical icons to discourage illegal dumping.
        ii. Be posted at public access points along channels and creeks within the project area.

Section III

STORM WATER QUALITY DESIGN VOLUME CALCULATION

Each project shall retain on-site the Storm Water Quality Design Volume (SWQDv) defined as the greater of the runoff from:

1. The 0.75-inch, 24-hour rain or event, or
2. The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map.

The calculated volume of storm water runoff that must be retained shall comply with the SWQDv calculation method developed by the Los Angeles County Department of Public Works (LACDPW) as described in the LACDPW Low Impact Development Standards Manual, Section 6 (February 2014).

Section IV

BEST MANAGEMENT PRACTICES AND CONTROL MEASURES

A. SCOPE

Post-construction Best Management Practices (BMPs) and control measures shall apply to all Development and Redevelopment Project categories and shall be required to be installed, functional, and maintained from the time of a certificate of occupancy.

Best Management Practices and control measures shall be prioritized to remove storm water pollutants, reduce storm water runoff volume, and beneficially use storm water to support an integrated approach to protecting water quality and managing water resources in the following order:

1. On-site infiltration, bioretention, and/or rainfall harvest and use.
2. On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.

B. STORM WATER CONTROL MEASURE TYPES

For a detailed description of control measure types refer to
County of Los Angeles Low Impact Development Standards Manual (February 2014)

SOURCE CONTROL MEASURES
Retention-based
• Bioretention
• Infiltration Basin
• Infiltration Trench
• Dry Well
• Permeable Pavement
• Cistern
• Green Roof
Biofiltration-based
• Biofiltration
Vegetation-based
• Storm Water Planter
• Tree-well Filter
• Vegetated Filter Strips
• Vegetated Swales
Treatment-based
• Sand Filter
• Constructed Wetland
• Extended Detention Basin
• Wet Pond
• Permeable Pavement
Proprietary Treatment-based
• Hydrodynamic Separation
• Catch Basin Inserts
• Cartridge Filters
• Biotreatment Devices

Section V

TECHNICAL INFEASIBILITY

A. SCOPE

A project site which cannot reliably retain 100 percent of the Storm Water Quality Design Volume (SWQDv) on-site, even with the maximum application of green roofs and rain water harvest and use, may be an instance of technical infeasibility. Technical infeasibility may result from conditions including the following:

1. The infiltration rate of saturated in-situ soils is less than 0.3 inch per hour and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of infiltration or bioretention BMPs in retaining the SWQDv on-site.
2. Locations where seasonal high ground water is within 5 to 10 feet of the surface.
3. Locations within 100 feet of a ground water well used for drinking water.
4. Brownfield development sites where infiltration poses a risk of causing pollutant mobilization.
5. Other locations where pollutant mobilization is a documented concern.
6. Locations with potential geotechnical hazards.
7. Smart growth and infill or redevelopment locations where the density and/or nature of the project would create significant difficulty for compliance with the on-site volume retention requirement.

B. BIOFILTRATION, OFF-SITE INFILTRATION AND OFF-SITE BIORETENTION

For projects where it is technically infeasible to retain 100 percent of the SWQDv on-site, the following alternatives may be implemented:

1. On-site biofiltration of 1.5 times the volume of SWQDv not retained on site;
2. On-site treatment and off-site infiltration or bioretention of the volume SWQDv not retained on site. (See City of Burbank Green Streets Policy published by the Public Works Department)

C. ON-SITE BIOFILTRATION

On-site biofiltration due to demonstrated technical infeasibility must biofiltrate 1.5 times the volume of SWQDv that is not retained on-site. The system shall be designed to:

1. Meet the design specifications in the Bioretention/Biofiltration Design Criteria attachment.
2. Comply with the following calculation:
    a. Bv = 1.5 * (SWQDv – Rv)
    b. Bv = biofiltration volume
    c. Rv = volume retained on-site
    d. SWQDv = storm water runoff from a 0.75 inch, 24-hour storm, or the 85^{th} percentile storm, whichever is greater.
3. Comply with the design criteria for underdrain placement to achieve enhanced nitrogen removal, if discharging to a receiving water that is included in the Clean Water Act section 303(d) list of impaired water quality-limited water bodies due to nitrogen compounds or related effects.

D. OFF-SITE INFILTRATION

Off-site infiltration or bioretention due to demonstrated technical infeasibility must intercept the volume of SWQDv not retained on-site and provide pollutant reduction (treatment) of the storm water runoff discharged from the project site. The system shall be designed to:

1. Meet the design specifications in the Bioretention/Biofiltration Design Criteria attachment.
2. Comply with the following calculation:
    a. Mv = 1.0 * (SWQDv – Rv)
    b. Mv = Mitigation volume

c. Rv = volume retained on-site
d. SWQDv = storm water runoff from a 0.75 inch, 24-hour storm, or the 85th percentile storm, whichever is greater.

3. Mitigate pollutants to the benchmark levels specified in the Conventional Pollutant Benchmark table.

E. POLLUTANTS

For off-site mitigation, post-construction storm water BMPs and control measures must reduce pollutant loading by:

1. Meeting the pollutant specific benchmarks in the following table, and
2. Ensuring that the discharge does not cause or contribute to an exceedance of water quality standards.

CONVENTIONAL POLLUTANT BENCHMARKS

Pollutant	Effluent Concentration
Suspended Solids	14 mg/L
Total Phosphorous	0.13 mg/L
Total Nitrogen	1.28 mg/L
Total Kjehdahl Nitrogen (TKN)	1.09 mg/L
Total Cadmium	0.3 µg/L
Total Copper	6 µg/L
Total Chromium	2.8 µg/L
Total Lead	2.5 µg/L
Total Zinc	23 µg/L

Section VI

HYDROMODIFICATION

A. SCOPE

New Development and Redevelopment projects located within a natural drainage system shall implement hydrologic control measures to prevent accelerated downstream erosion and protect stream habitat in natural drainage systems. The hydrologic controls shall minimize changes in the post-development hydrologic storm water runoff discharge rates, velocities and duration. The project's pre-project storm water runoff flow rates and durations shall be maintained.

B. HYDROMODIFICATION CONTROL REQUIREMENTS

Each New Development and Redevelopment project required to provide hydromodification controls shall comply with the hydromodification requirements in the County of Los Angeles Low Impact Development Manual (February 2014).

C. EXEMPTIONS TO HYDROMODIFICATION CONTROLS

The following New Development and Redevelopment projects may be exempt from implementation of hydromodification controls where assessments of downstream channel conditions and proposed discharge hydrology indicate that adverse hydromodification effects to beneficial uses of Natural Drainage Systems are unlikely.

1. Projects that are replacement, maintenance or repair of an existing flood control facility, storm drain, or transportation network.
2. Redevelopment projects in an urbanized area that do not increase the effective impervious area or decrease the infiltration capacity of pervious area compared to the pre-project conditions.
3. Projects that have any increased discharge directly or via a storm drain to a sump, lake, area under tidal influence, into a waterway that has a 100-year peak flow of 25,000 cfs or more, or other receiving water that is not susceptible to hydromodification impacts.
4. Projects that discharge directly or via a storm drain into concrete or otherwise engineered channels, which, in turn, discharge into receiving water that is not susceptible to hydromodification impacts.
5. LID BMPs implemented on single family homes.

Section VII

MAINTENANCE

A. MAINTENANCE PLAN

A maintenance plan shall be submitted for approval for New Development and Redevelopment projects subject to post-construction BMPs. The maintenance plan shall include:

1. Site plan indicating the locations and types of the storm water control measures.
2. An operation and maintenance plan for the installed measures, including the required scheduled maintenance.
3. A maintenance log to be retained on-site.
4. A checklist of the information required on the maintenance certification by the project owner on a biannual basis.

    a. Project address
    b. State WDID No.
    c. Project acreage
    d. BMP Types and descriptions
    e. BMP locations (on site plan)
    f. Date of maintenance plan approval
    g. Date of maintenance agreement
    h. Copy of maintenance logs for the reporting period
    i. Date of inspection and a summary of conditions
    j. Date of certificate of occupancy or final permit
    k. Date of replacement or repair of BMP.

B. MAINTENANCE COVENANT

Prior to a certificate of occupancy or a final building permit, a covenant, signed by the project owner, shall be recorded documenting acceptance of responsibility for maintenance of the post-construction BMPs. Maintenance responsibility shall be transferred to a new project owner upon sale of the property. See sample of Agreement and Covenant for SUSMP Maintenance in the Appendix.

APPENDIX

SAMPLE AGREEMENT AND COVENANT FOR SUSMP MAINTENANCE

This agreement for SUSMP Maintenance, dated this _____ day of _____, 20___ ("Effective Date") is executed between _____ and the City of Burbank, a municipal corporation (the "City").

1.) _____ ("Owner") is the owner of real property within the City of Burbank described in attached Exhibit A (*attach legal description*) and is developing a project known as _____ (the "Project") at _____, Burbank, California, situated on real property.

2.) The City desires that under the provisions of City Ordinance No. 3522, adopted September 5, 2000, relating to storm water discharge and urban runoff (the "Ordinance"), that certain storm water treatment devices are to be properly maintained on a regular basis. Said Ordinance incorporates the "Standard Urban Storm Water Mitigation Plan for Los Angeles County and Cities in Los Angeles County", adopted by the regional Water Quality Control Board, Los Angeles Region, on March 8, 2000 ("SUSMP").

3) In compliance with said Ordinance and the approved Project plans filed with the City, _____ will be installing storm water treatment devices as specified on the approved drawings for Building Permit _____.

4) _____ hereby agrees to maintain the installed storm water treatment devices in accordance with the maintenance schedule supplied by the device manufacturer, or at a level necessary to ensure continuing function and operability of the devices to ensure compliance with SUSMP as determined by the City Engineer, in his or her reasonable discretion and in accordance with industry standards, at no cost to the City. _____'s obligation to maintain the installed storm water treatment devices shall include the obligation to replace or repair the devices as to be operable and functioning in compliance with SUSMP in the event said devices become defective or in a state of disrepair.

5) This agreement shall run in perpetuity with the land, or for the operating life of the Project, and shall be binding on the property owner, their heirs, successors, agents, or assigns. This Agreement may be released if, in the City's reasonable discretion and in accordance with industry standards, alternative storm water treatment devices are substituted into the Project, or are otherwise no longer necessary.

"CITY" City of Burbank, a Municipal Corporation

By:_____

Its: _____

"OWNER" _____

By: _____

Its: _____

APPROVED this _____ day of _____, 20_____, Office of the City Attorney

By: _____

Name: _____

Title: _____

TABLE A BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

Best Management Practices	BMP Number* *California Best Management Practices Handbook
General Site Management	
Construction Practices	
• Dewatering Operations	CA01
• Paving Operations	CA02
• Structure Construction & Painting	CA03
Vehicle Equipment & Management	
• Vehicle & Equipment Cleaning	CA30
• Vehicle & Equipment Fueling	CA31
• Vehicle & Equipment Maintenance	CA32
Contractor Training	
• Employee/ Subcontractor Training	CA40
Construction Materials & Waste Management	
Material Management	
• Material Delivery & Storage	CA10
• Material Use	CA11
• Spill Prevention & Control	CA12
Waste Management	
• Solid Waste Management	CA020
• Hazardous Waste Management	CA021
• Contaminated Soil Management	CA022
• Concrete Waste Management	CA023
• Sanitary/ Septic Waste Management	CA024
Erosion Control	
Site Planning Considerations	
• Scheduling	ESC01
• Preservation of Existing Vegetation	ESC02
Vegetation Stabilization	
• Temporary Seeding & Planting	ESC10
• Temporary Mulching	ESC11
Physical Stabilization	
• Geotextiles & Mats	ESC20
• Dust Control	ESC21
• Temporary Stream Crossing	ESC22
• Construction Road Stabilization	ESC23
Diversion of Runoff	
• Earth Dike	ESC30
• Temporary Drains & Swales	ESC31
• Slope Drain	ESC32
Velocity Reduction	
• Outlet Protection	ESC40
• Check Dams	ESC41
• Slope Roughening/ Terracing	ESC42
Sediment Control	
• Silt Fence	ESC50
• Straw Bale Barrier	ESC51
• Sand Bag Barrier	ESC52
• Brush or Rock Filter	ESC53
• Storm Drain Inlet Protection	ESC54
• Sediment Trap	ESC55
• Sediment Basin	ESC56
• Stabilized Construction Entrance	ESC24