



# TRI-CITY WATER SAVERS H2O FOR HOAs



## What HOAs need to know about Stormwater Regulations April 29, 2014



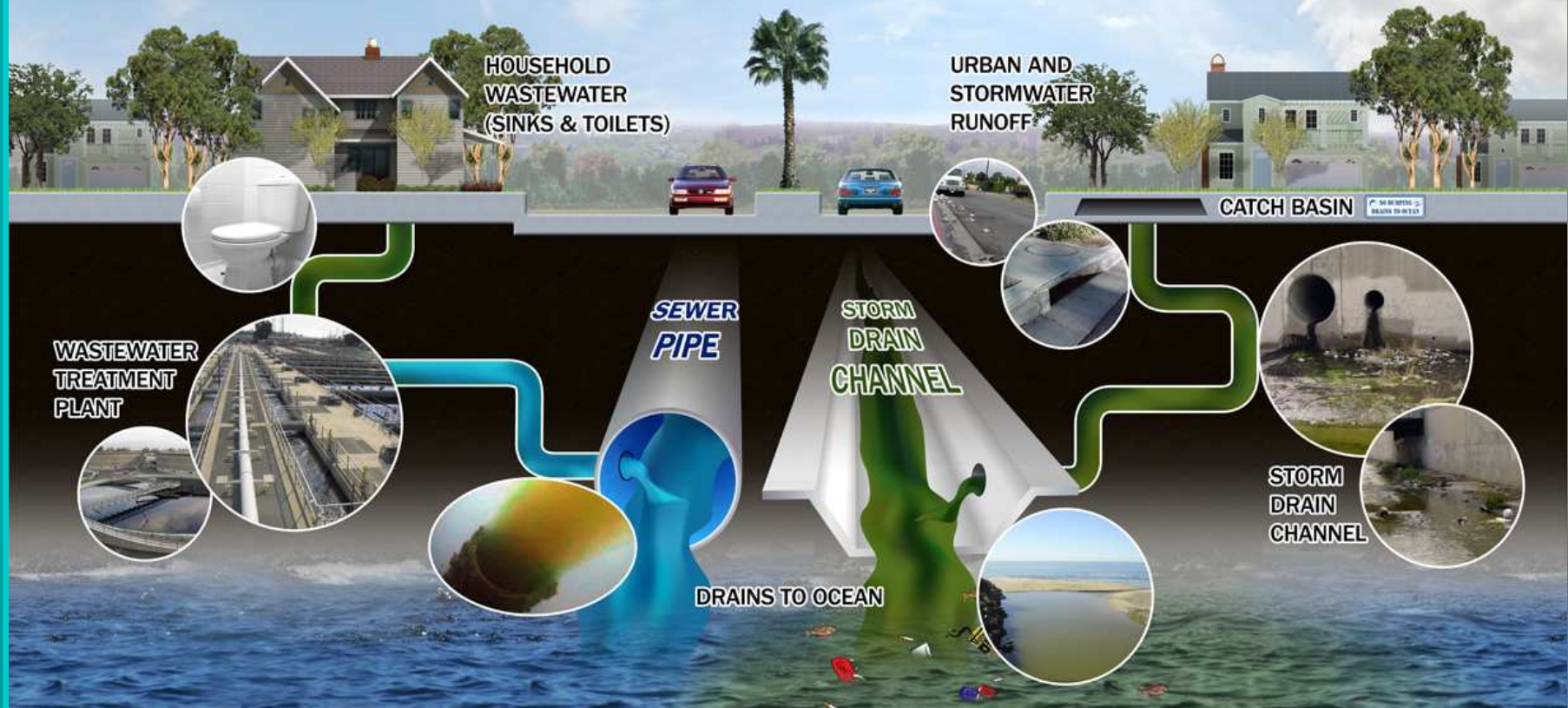
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# Two Separate Systems

## Orange County Stormwater Program

www.ocwatersheds.com



# Path of Pollutants

- Surface runoff from rain or nuisance flows carries fertilizers, pesticides, motor oil, trash, brake dust, leaves, dirt, pet waste, etc. off lawns, slopes, landscaped areas driveways, streets and gutters into storm drains.
- The storm drains lead to creeks & rivers, where pollutants can flow untreated into the ocean causing water pollution & beach postings.





# Runoff Pollution in Action – Not Good

wash water & suds



left over paint



stucco residual



oil from car leak



sprinkler  
runoff



# Many Complimentary Regulations

- Stricter requirements mandated by EPA, RWQCB
- Sprinkler runoff is illegal!
- Monitoring requirements – Trigger investigations to find source of pollutants
- AB 1881 efficient landscape requirements for new remodeled landscaped areas of 2,500 sq. ft. or more (5,000 for single family residential – check w/ Planning Dept.)
- Water conservation ordinances – Declared Drought
- Specific programs to address runoff from HOAs and potential existing development retrofits

The good news.... All the rules work together to help us all protect our earth & ocean and save our resources.

# Bottom Line:

## Only Rain in the Storm drain!

- Prevent runoff from sprinklers
- Ensure mobile detailers & power washers contain washwater
- Sweep instead of hose
- Maintain car – fix leaks
- Ensure construction & building materials do not travel off site
- Never dump or pour anything into streets or storm drains
- Use non-toxic products & Integrated Pest Management (IPM)





# Sprinkler Runoff

Sprinkler runoff is prohibited from entering the streets, gutters and storm drains, just like carwash water and other pollutants.



# Sprinkler Runoff – What the Big Deal?

- It's a waste of water!
- Even though its “clean” (most of the time it's the same potable water that we drink), it does contain chlorine which is harmful to fish & other creatures & habitat
- The BIGGEST runoff concern is that sprinkler runoff acts as a pollution “taxi-cab” and takes whatever is in its path to our stormdrains, creeks and beaches – this includes fertilizers and pesticides, brake dust, oils and other vehicle pollutants in the street, vegetation debris, etc.
- Most significant source of dry weather flow = more “taxi cabs”



Hey fertilizer,  
do you want  
a ride?



It is a simple concept:

The more we control dry weather flows, the less amount of pollutants will reach our creeks and beaches

=

**BETTER WATER QUALITY**

&

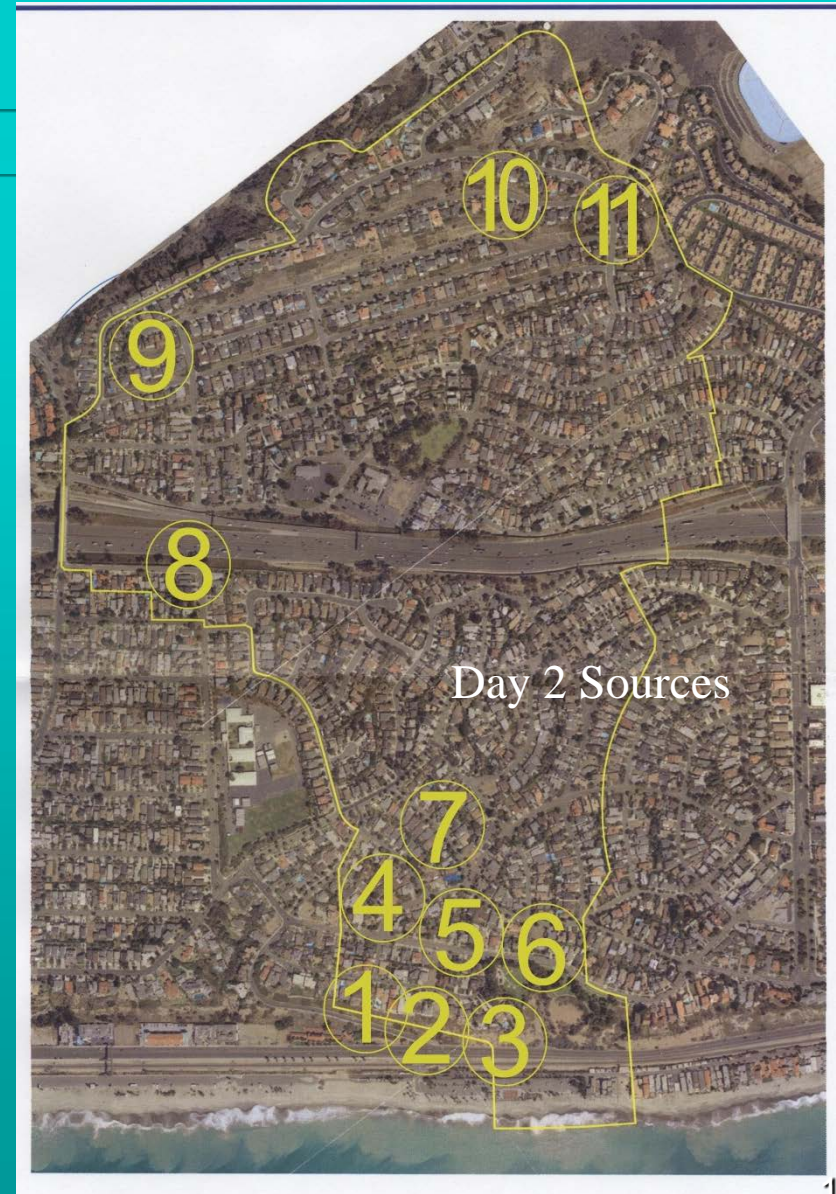
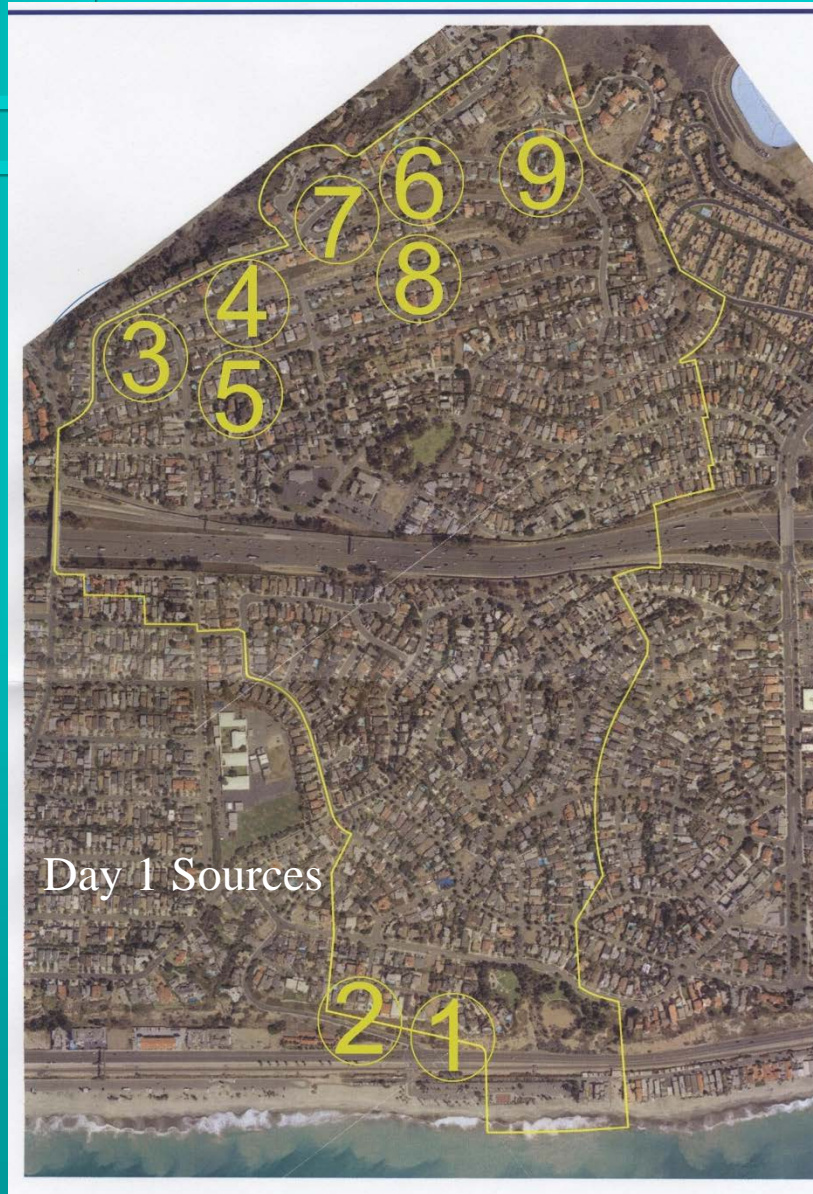
**LESS WATER WASTE!**

# Water Quality Responsibilities for Cities

- Ongoing monitoring for pollution
- Investigations to find source of pollution in our storm drain and receiving waters, when identified by monitoring
- Elimination of controllable sources
- We partner with our water providers to help us address waste water and other water restrictions
- Enforcement & reporting required
- We need to continue to show progress and water quality improvements over time



# Finding the source is very challenging





# Why We Need YOU and HOAs on Our Team:

- HOAs own a significant portion of landscaped areas = more potential for runoff (water waste) and water usage
- HOAs have professional management & Boards and committees who have a vested interest
- HOAs can lead by example and inspire residents too
- Monitoring and investigations required so we need to work together to control the source

# What HOAs Need To Do:

- Make sure landscaping contractors are aware of the environmental regulations by updating your contract language. You are responsible for their actions, including violations!
- Must address runoff – it is an ongoing inspection maintenance responsibility.
- Implementing & maintaining BMPs to stay in compliance, for example construction and maintenance BMPs
- Act in accordance with applicable water restrictions

# What HOAs Need To Do, Cont'd.

- Train and Retrain Employees & Contractors
  - BMPs
  - Water Prohibitions and Requirements
  - Chemical Management
- Educate Residents
  - Association Newsletter
  - Association Webpage
  - Meetings
  - Other Mailings

# What HOAs Can Do to Address Runoff & Water Waste

- Take advantage of existing programs & rebates to update irrigation system – controllers, nozzles, etc.
- Change plant palette to water efficient landscaping
- Efficient fertilizing – soil test, plant needs, following directions, etc.
- Incorporate Integrated Pest Management to help decrease pesticide use
- Use Water Budgeting
- Update Landscape Contract

**REMEMBER: We are here to help!**



# BMPs for Other Activities

- Construction & Building BMPs
- Automobile parking and washing
- Pool O&M
- Common Area O&M
- Sidewalk, Plaza, and Fountain Maintenance
- Privately owned street and storm drain maintenance

Visit [www.ocwatersheds.com](http://www.ocwatersheds.com) for details

# Compliance

- Effective education and training resulting in expedient & cooperative compliance is preferred approach
- Administrative and criminal remedies are also available
- Update your CC&R to include Stormwater regulations for enforcement.



# Working Together We Can Prevent Ocean Pollution



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# Questions?