



TRI-CITY WATER SAVERS H2O FOR HOAs



What HOAs need to know about Stormwater Regulations March 22, 2012

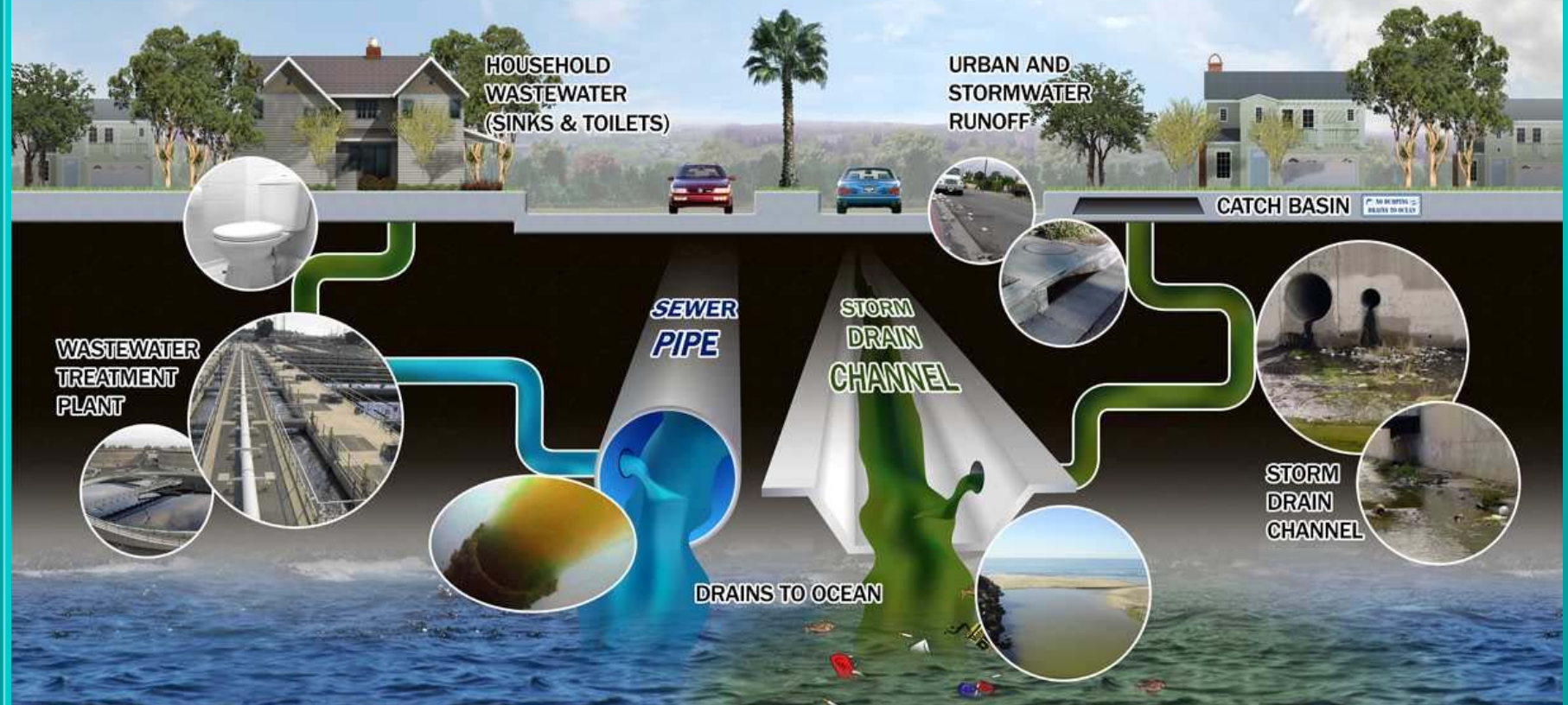
Lisa Zawaski, City of Dana Point
Mary Vondrak, City of San Clemente
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Two Separate Systems

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

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!
- Numeric Actions Levels (NALs) – Trigger investigations to find source
- 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
- 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 materials do not travel off site
- Never dump or pour anything into streets or storm drains
- Use non-toxic products & IPM



NO DUMPING



DRAINS TO OCEAN

Sprinkler Runoff

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



Most significant source of dry weather flow.

Often the source of issues resulting from NAL investigations.

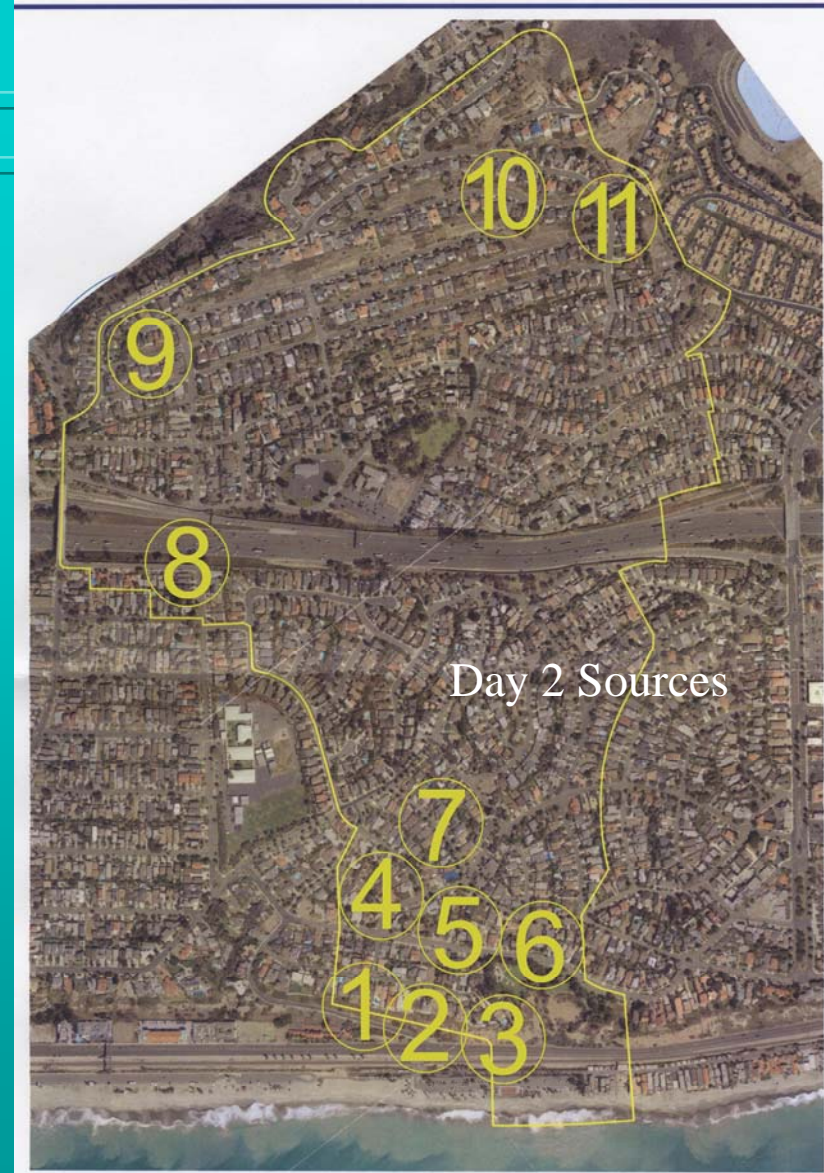
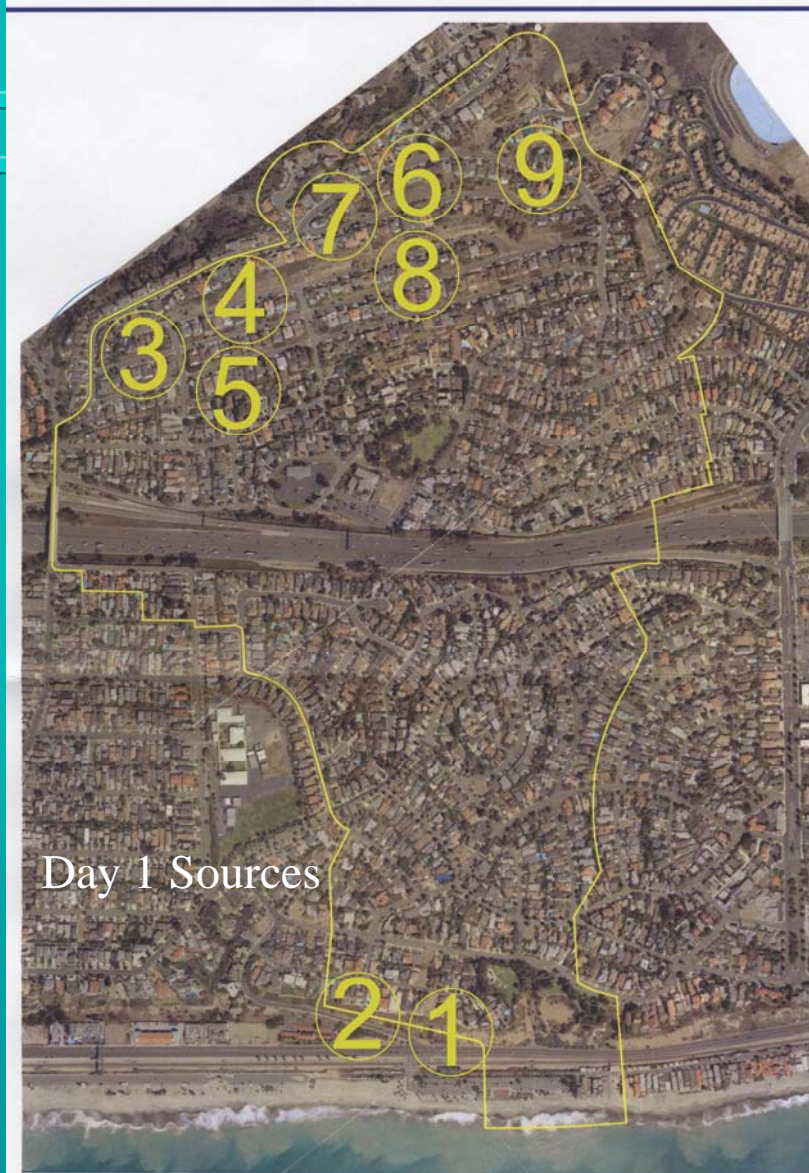
Water Quality Responsibilities for Cities

- Ongoing monitoring for pollution required
- When data shows pollution, Cities need to investigate to find source & abate it
- Enforcement & reporting required

Investigation Example



Find Potential, Sources, Sample & Test



Potential Remedy Actions



- Immediately contact responsible party to turn off system
- Work cooperatively to find solutions
- Coordinate w/ water district, if appropriate
- Repair - adjust, replace, etc.
- Develop short-term/long-term plan – change palette, smart controller, etc.
- Stop watering hydrant!

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 an ongoing inspection maintenance responsibility.
- Implementing & maintaining BMPs to stay in compliance
- 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:

- Take advantage of existing programs 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

BMPs for Other Activities

- 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 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



City Stormwater Contacts

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Questions?