

**Existing Development Program**

**Module B-9.V**

**Audience: Home Owner Associations**

**Time: +/- 40 minutes**

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**Existing Development Program Training**

**Common Interest Areas / Homeowner Associations (CIA/HOAs)**

HOA Name


Name

Affiliation

Location

Date

PROJECT Pollution PREVENTION



*Program Introduction*

**Training Outline**

- Introduction – water quality issues
- Municipal permits
- CIA/HOA Program
  - Pollutant Generating Activities
  - Pollution Prevention
  - Best Management Practice (BMP) Fact Sheets
  - Education, Training and Compliance
- Conclusions
- Resources

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**Introduction**

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*Introduction*

**Water Resources are Crucial to Orange County**



Water provides recreation for Orange County residents.




It attracts tourists, boosting the local economy.

It is home to many types of wildlife.

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*Introduction*

**Potential Impacts**




- Urban runoff and stormwater pollution can impact the ocean, beaches and creeks, harming wildlife and impairing peoples' ability to enjoy the water.

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Introduction

## Sources of Pollution

- Homes
- Businesses
- Construction sites
- Municipal facilities




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Introduction

## Path of Pollutants

- Potential pollutants may run off driveways, streets and gutters into stormdrains.
- The stormdrains lead to creeks and rivers, where pollutants can flow untreated into the ocean.




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Introduction

## It's Everyone's Responsibility

- Urban runoff and stormwater pollution is not just a coastal issue-it starts in all regions of the community and affects water quality from the mountains to the ocean.



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Introduction

## It's Your Responsibility

- Everyone must help to reduce urban runoff and stormwater pollution.
- This training will help explain what your HOA can do while conducting its day to day business to meet the requirements under the Orange County Stormwater Program.

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## Municipal Permits

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Municipal Permits

## Clean Water Act

- **Objective**
  - "To restore and maintain the chemical, physical and biological integrity of the Nation's waters"
  - "Fishable"                      "Swimmable"*
- **Permitting of Discharges**
  - The CWA established the National Pollutant Discharge Elimination System (NPDES) program to regulate discharges, including urban runoff and stormwater

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Municipal Permits

## Regional Board Boundaries within Orange County



The Watersheds of Orange County

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Municipal Permits

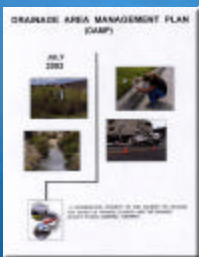
## Municipal Permits

- **5 Year Permit Terms 2002-07**
  - Order No. R8-2002-0010 adopted by the Santa Ana Board on January 18, 2002
  - Order No. R9-2002-0001 adopted by the San Diego Board on February 13, 2002

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Municipal Permits

## Compliance Approach



**DAMP - Model Programs**  
Program history and model countywide programs

1. Introduction
2. Program Management
3. Plan Development
4. Legal Authority
5. Municipal Activities
6. Public Education
7. New Development
8. Construction
9. Existing Development
10. Illegal Discharges/Illicit Connections
11. Water Quality Monitoring - SDR/ SAR
12. Watershed Chapters

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Municipal Permits

## Programs for Existing Development



Industrial Program




Commercial Program

Residential Program

Common Interest Areas and Homeowners Association Program

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## Questions ?



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## CIA/HOA Program

**Program Goal**

Increase understanding and implementation of appropriate practices for reducing pollutants from Common Interest Areas/Homeowners Associations

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HOA - Pollutant Generating Activities

## CIA/HOA Activities That Generate Pollutants

- Automobile parking and washing
- Landscaping and Irrigation
- Community Center O&M
- Recreation Area O&M
- Maintenance Yard Operation
- Sidewalk, Plaza and Entry Monument, and Fountain Maintenance
- Privately owned street and storm drain maintenance

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HOA - Pollutant Generating Activities

## CIA/HOA Pollutants and Activities/Sources

Activity	Potential Pollutants									
	Sediments	Nutrients	Pathogens/Coliform	Foaming Agents	Metals	Hydrocarbons	Hazardous Materials	Pesticides and herbicides	Other	
Automobile parking	X				X	X	X			
Automobile washing	X	X			X	X	X			
Household Hazardous Waste (HHW) disposal				X	X	X	X	X	X	X
Sidewalk, plaza and fountain cleaning	X	X	X	X			X			
Landscape maintenance	X	X	X					X	X	
Community pool O&M	X	X	X							X

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HOA - Pollutant Generating Activities

## CIA/HOA Pollutants and Activities/Sources (continued)

Activity	Potential Pollutants									
	Sediments	Nutrients	Pathogens/Coliform	Foaming Agents	Metals	Hydrocarbons	Hazardous Materials	Pesticides and herbicides	Other	
Recreation/common area O&M	X	X	X					X		
Pet waste disposal	X	X	X							
Garden waste disposal	X	X	X					X	X	
Automobile repair and maintenance	X				X	X	X			
Maintenance yard operation	X	X	X	X	X	X	X	X	X	X

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## What Can You Do To Help?

**Implement Best Management Practices (BMPs):**

Practical and economically achievable measures such as good housekeeping, education and maintenance practices to reduce or eliminate discharges of pollutants.

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HOA - BMPs

## BMP Implementation

- CIA/HOAs with Publicly-Owned and Maintained Streets and Storm Drains
- CIA/HOAs with Maintenance Yards
- CIA/HOAs with Privately-Owned and Maintained Streets and Storm Drains

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HOA - BMPs

## BMP Fact Sheets



- Fact sheets have been developed to provide more detailed guidance
- Fact sheets include:
  - Pollution prevention
  - BMPs
  - Training
  - References

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HOA - BMPs

## Pollution Prevention

- Use Safer Products
- Recycle and Reuse
- Reduce Exposure
- Use Dry Cleanup Methods (e.g., Sweeping)
- Properly Store and Label Materials

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HOA - BMPs

## BMPs for HOAs with Publicly-Owned and Maintained Streets and Stormdrains

Activity	BMP	Fact Sheet
Parking vehicles on residential streets, driveways, or in common area parking lots	Automobile parking BMPs	R-3
Washing Vehicles in residential driveways or street	Automobile washing BMPs	R-2
Disposal of household hazardous wastes such as paint, bleach, etc.	Household Hazardous Waste BMPs	R-7
Cleaning of CIA/HOA sidewalks. Plaza, and entry monuments and fountains	Sidewalk, plaza, and entry monument and fountain maintenance BMPs	FP-4

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HOA - BMPs

## BMPs for HOAs with Publicly-Owned and Maintained Streets and Storm Drains

(Continued)


Activity	BMP	Fact Sheet
Landscape maintenance including irrigation and fertilization	Landscape maintenance BMPs	FP-2 IC-7
Operation and maintenance of community pools	Pool cleaning BMPs	IC-16
Operations and maintenance of recreation/common areas such as greenbelts, parks, golf courses, and stables	Disposal of Pet Waste BMPs	R-5
	Landscape Maintenance BMPs	FP-2
	Disposal of Green Waste BMPs	R-6

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HOA - BMPs

## Vehicle Parking

- Remove vehicles from street during street sweeping/cleaning times
- Perform routine maintenance on vehicles to minimize leaks
- Place drip pans underneath leaking vehicles
- Use dry cleaning methods to remove material deposited by vehicles




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HOA - BMPs

## Vehicle Washing

- Use commercial wash facilities
- Wash vehicles over pervious surfaces
- Direct wash water onto pervious surface to allow infiltration
- Minimize water and soap use




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HOA - BMPs

## Household Hazardous Waste Disposal

- Use non-hazardous or less-hazardous products
- Never dispose in the storm drain or in areas that may drain to the storm drain
- Store properly:
  - Indoors or under cover
  - In closed and labeled containers, in accordance with manufacturer instructions





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HOA - BMPs

## Sidewalk, Plaza, and Entry Monument Cleaning

- Use dry methods (e.g. sweeping) to clean sidewalks etc.
- Pick up material – don't sweep into gutter
- If water must be used, block storm drain inlets and discharge wash water to landscaping or sanitary sewer (if permitted)
- Schedule cleaning and repair activities during dry weather

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HOA - BMPs

## Landscaping and Irrigation

- Install native vegetation or other low water use plants
- Collect and dispose trimmings etc. – don't leave on walks and streets
- Minimize excess irrigation runoff
- Use pesticides, fertilizers, etc. properly:
  - Follow label instructions
  - Don't use before rain event or when windy





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HOA - BMPs

## Community Pool Operation & Maintenance

- Conduct regular cleaning and filtration/circulation system maintenance
- Discharge pool water properly:
  - To sanitary sewer (with permission)
  - To landscaped areas (must dechlorinate)
  - Last resort to storm drain (must dechlorinate and remove other pollutants)



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HOA - BMPs

## Recreation/Common Area Operation & Maintenance Disposal of Pet Waste

- Properly dispose of pet waste (includes stabled animals)
- Implement pet stations
- Restrict animal access to creeks and streams



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HOA - BMPs

## Recreation/Common Area Operation & Maintenance Disposal of Green Waste

- Do not dispose of wastes in streets, waterways, etc.
- Use a green waste collection service (if available)
- Place temporary stockpiles away from storm drains and watercourses



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HOA - BMPs

### BMPs for HOAs with Maintenance Yards (In addition to those already detailed)

Activity	BMP	Fact Sheet
Vehicle maintenance and repair	Equipment maintenance and repair BMPs	FF-3
Vehicle fueling	Vehicle fueling BMPs	FF-4
Storage of vehicles and equipment	Vehicle and equipment storage BMPs	FF-12
Cleaning of vehicles and equipment	Vehicle and equipment cleaning BMPs	FF-11
Storage, handling, and disposal of various materials such as cleaners	Material storage, handling, and disposal BMPs	FF-13
Loading and unloading of materials	Material loading and unloading BMPs	FF-6

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## Equipment Maintenance and Repair HOA - BMPs


- Regularly inspect vehicles and equipment for leaks
- Move activity indoors or cover repair area with a permanent roof if feasible
- Minimize contact of stormwater with outside operations through berming and drainage routing



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## Vehicle Fueling HOA - BMPs

- Use dry methods to clean the fueling area if possible
- If washing fuel area, collect and properly dispose of washwater
- Use absorbents to clean small spills
- Have spill cleanup materials readily accessible



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## Vehicle and Equipment Storage HOA - BMPs


- Place drip pans or absorbent materials
- Inspect the storage area regularly
- Train employees on procedures for storage and inspection items.
- Dry sweep parking lots, storage areas, and driveways – don't hose down
- Provide secondary containment for damaged batteries



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## Vehicle and Equipment Cleaning HOA - BMPs

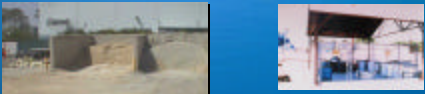
- Use designated, covered, and bermed wash areas to prevent contact with stormwater and contain wash water
- Discharge wash water to sanitary sewer
- Do not permit steam cleaning or engine degreasing at the wash out area



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## Material Storage, Handling and Disposal HOA - BMPs

- Store materials indoors or under cover if possible
- Keep storage areas clean and dry
- Cover pressure-treated wood products or store indoors
- Provide secondary containment for stored liquids
- Regularly inspect storage areas for spills or leaks



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## BMPs for HOAs with Privately-Owned and Maintained Streets and Storm Drains HOA - BMPs (In addition to those already detailed)


Activity	BMP	Fact Sheet
Street Sweeping	Street sweeping BMPs	FP-3
Trash collection, recycling, and disposal	Solid waste handling BMPs	FP-5
Inspection and cleaning of stormdrains	Drainage system operation and maintenance BMPs	DF-1
Operation and maintenance of water and sewer lines (not controlled by utility company)	Water and sewer utility operation and maintenance BMPs	FP-6

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HOA - BMPs

## Street Sweeping

- Maintain a consistent sweeping schedule
- Sweep streets at least once per month (recommended minimum)
- Avoid street cleaning during wet weather
- Avoid wet cleaning or flushing of streets



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HOA - BMPs

## Trash Collection, Recycling and Disposal



- Regularly inspect trash containers for damage and repair or replace as needed
- Secure trash containers and provide secured covers
- Remove all debris from containers prior to cleaning -- only clean out containers in a designated area that drains to a landscaped area or a sanitary sewer connection
- Minimize spillage/leaking from trash containers

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HOA - BMPs

## Drainage System Operation and Maintenance

- Annually inspect and clean drainage facilities
- Eliminate any discharges that may occur while maintaining and cleaning drainage facilities
- Implement a storm drain stenciling program
- Report all observed illicit connections and discharges to the 24-hour water pollution problem reporting hotline (714) 567-6363






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HOA - BMPs

## Utility Services Operation and Maintenance

- Planned discharges:
  - Reuse/contain
  - Discharge to sewer (with approval)
  - Provide controls to reduce/eliminate pollutants such as sediment, chlorine etc.
- Contain, stop and repair main break as soon as possible
- Provide routine inspection and maintenance

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## Training & Education by CIA/HOAs

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

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## Education by City

- In 2003, letter to be mailed to all association governing boards explaining program
- Information being distributed locally via:
  - City newsletter
  - City general mailers

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## Compliance

- Education and training are the primary approaches
- Administrative and criminal remedies are also available



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## Questions ?



PROJECT  
Pollution  
PREVENTION



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## Conclusions

Conclusion

- Countywide program has been developed to improve water quality
- CIA/HOA maintenance activities can **IMPACT** water quality
- CIAs/HOAs should implement BMPs to reduce pollutants
- BMP fact sheets provide guidance

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## Remember

Conclusion

- Everyone benefits from clean water, and everyone has a responsibility to protect it by reducing urban runoff and stormwater pollution.



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## Resources

For more information:  
Visit [www.ocwatersheds.com](http://www.ocwatersheds.com)  
or  
Call the Orange County Stormwater  
Program at 714-567-6363.

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Pollution  
PREVENTION



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## List of Handouts

- Hard Copy of This Presentation
- BMP Fact Sheets
- Brochures and Other Outreach Materials (for Residents)

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