

# H<sub>2</sub>O for HOAs Workshop:

## *PIPE DREAMS....* Private Stormwater Management to Protect Our Watersheds

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Presented by Lisa Zawaski, City of Dana Point  
at the Laguna Hills Community Center

October 17, 2024





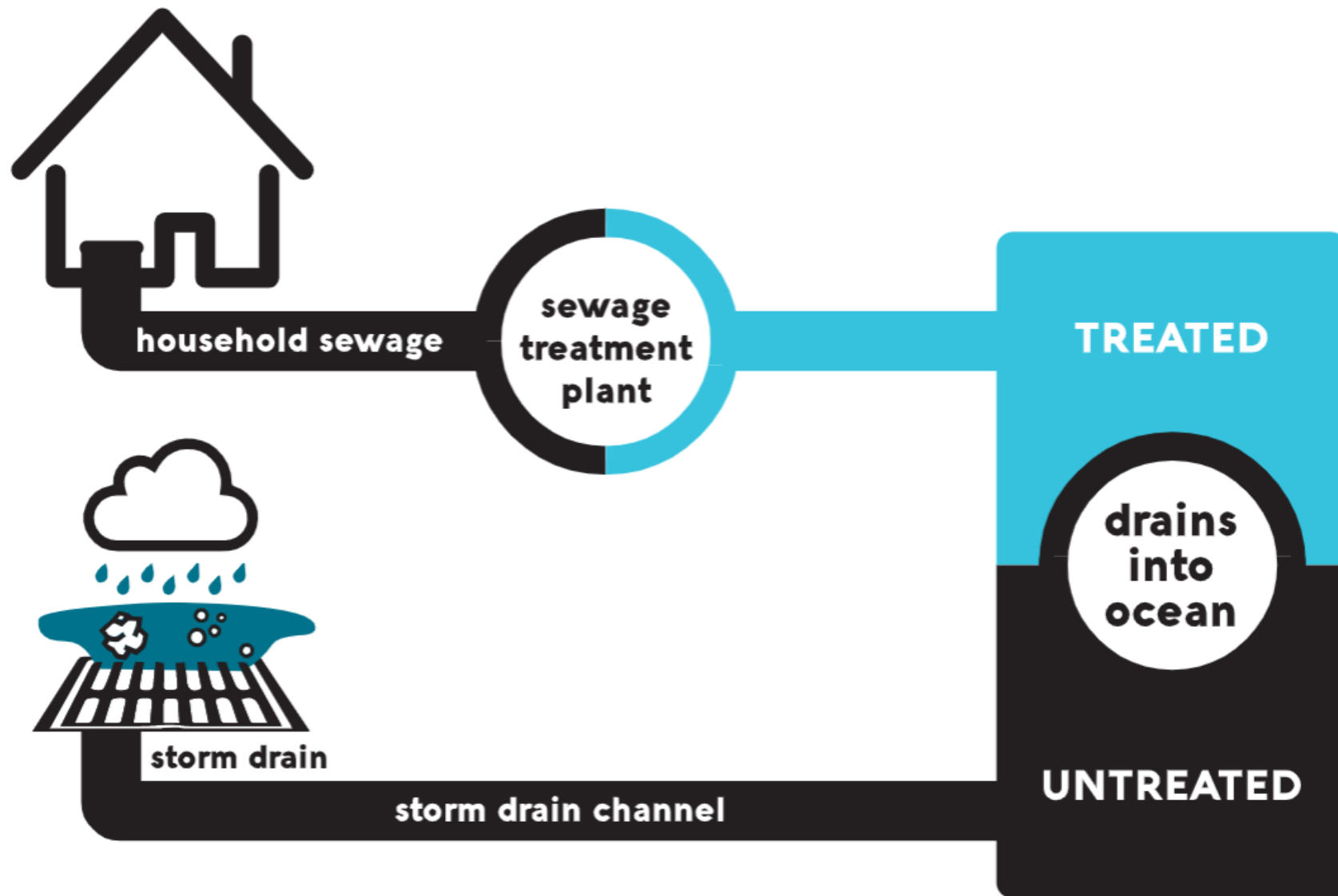
# How do we make our Pipe Dreams come true to protect our watersheds?



1. Take care of your pipes.

2. Control what gets in your pipes.

# Sanitary Sewer vs. Storm Drain Pipes

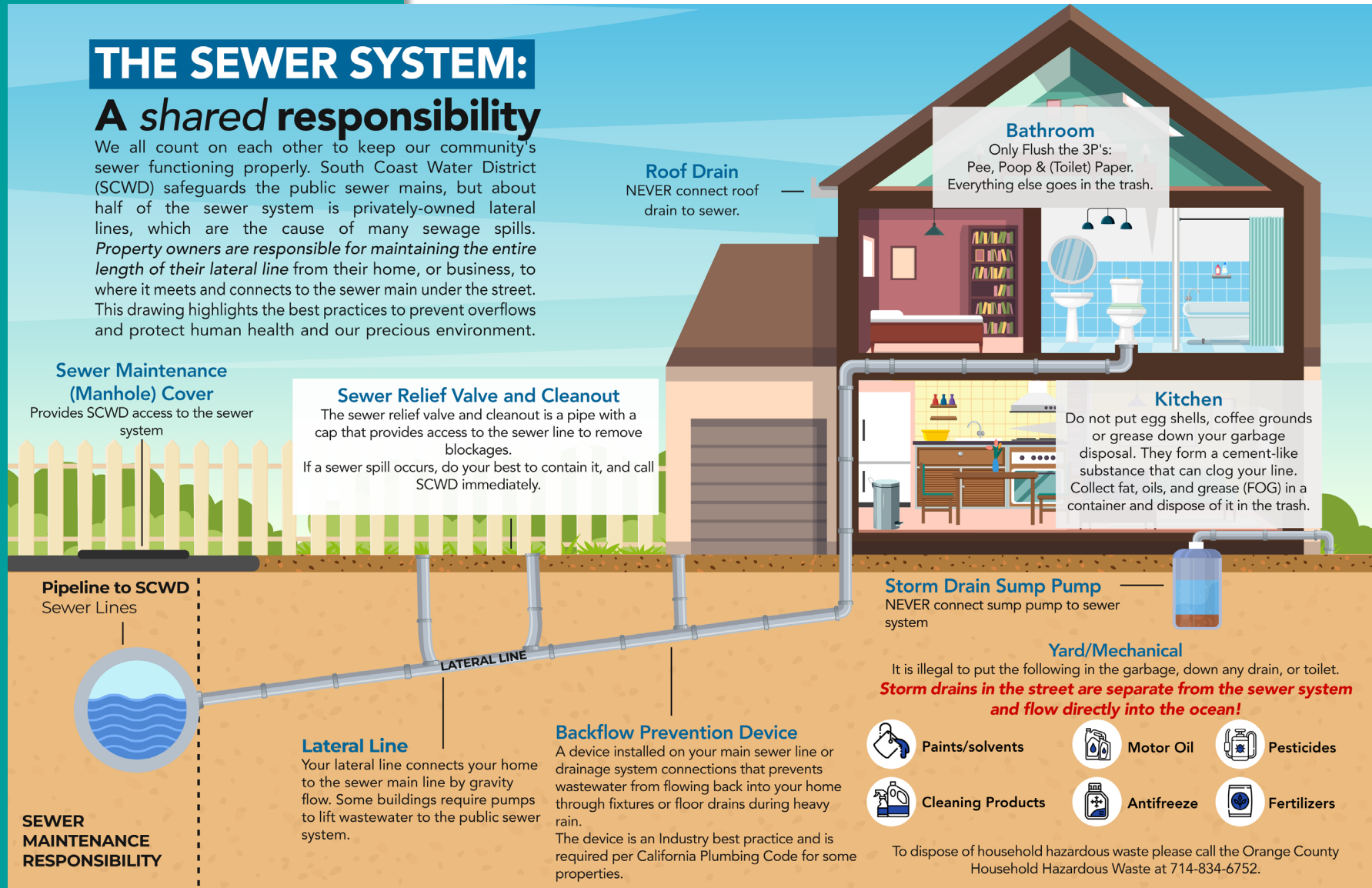


# Private Sanitary Sewer Pipes

## THE SEWER SYSTEM:

### A shared responsibility

We all count on each other to keep our community's sewer functioning properly. South Coast Water District (SCWD) safeguards the public sewer mains, but about half of the sewer system is privately-owned lateral lines, which are the cause of many sewage spills. *Property owners are responsible for maintaining the entire length of their lateral line from their home, or business, to where it meets and connects to the sewer main under the street.* This drawing highlights the best practices to prevent overflows and protect human health and our precious environment.



**SCWD**

**Property Owner's Responsibility (Includes Connection)**

QUESTIONS: Call SCWD at (949) 342-1140

AFTER HOURS: (949) 499-4555 Ext. 0

EMAIL: [CustServ@SCWD.org](mailto:CustServ@SCWD.org)

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# Private Sanitary Sewer Pipe Maintenance

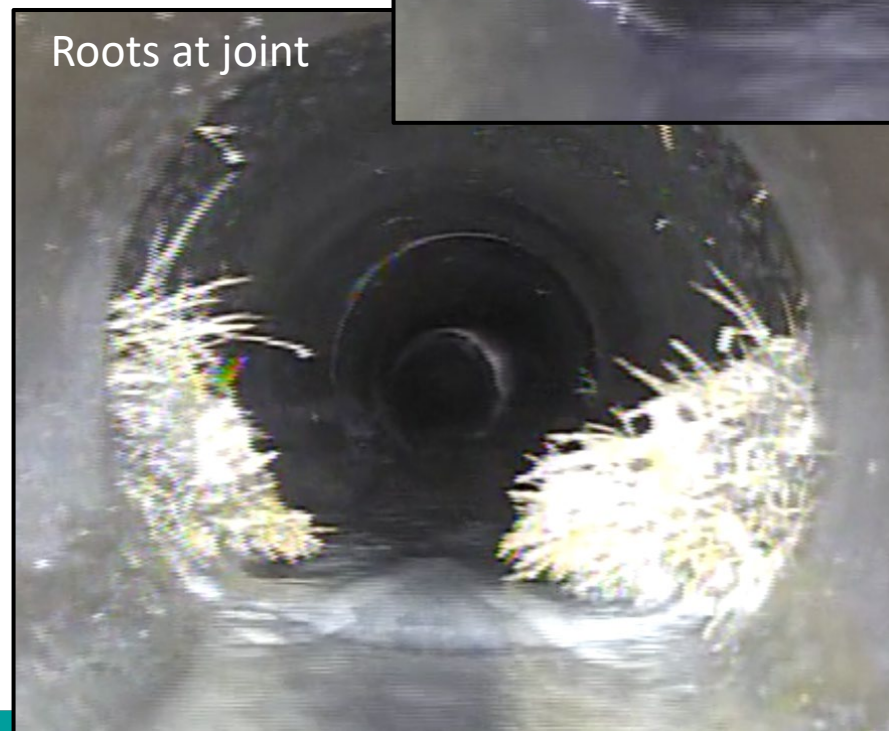
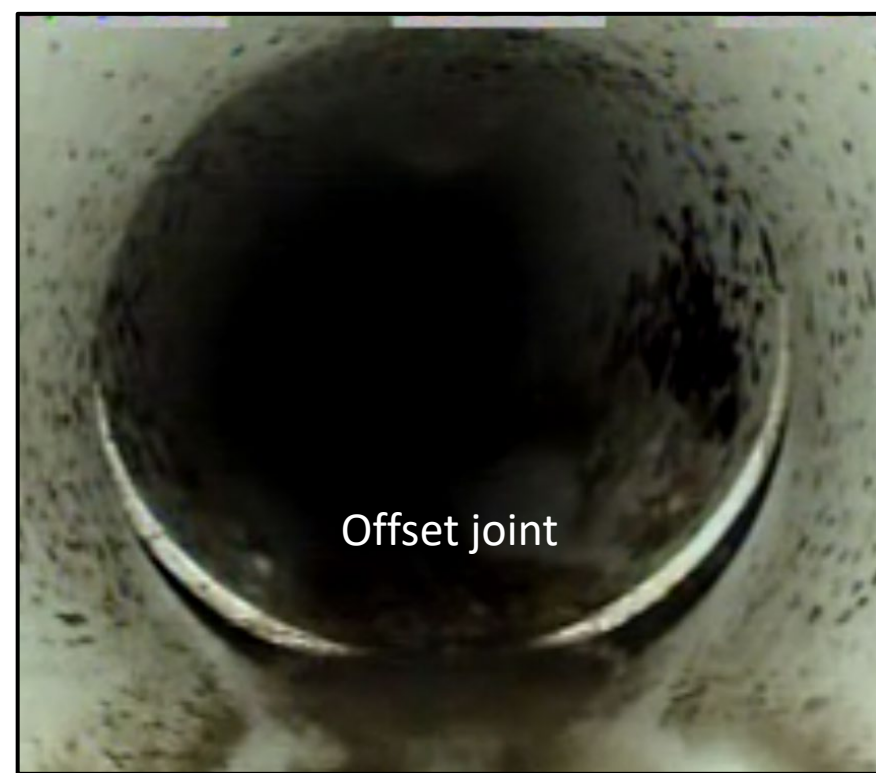
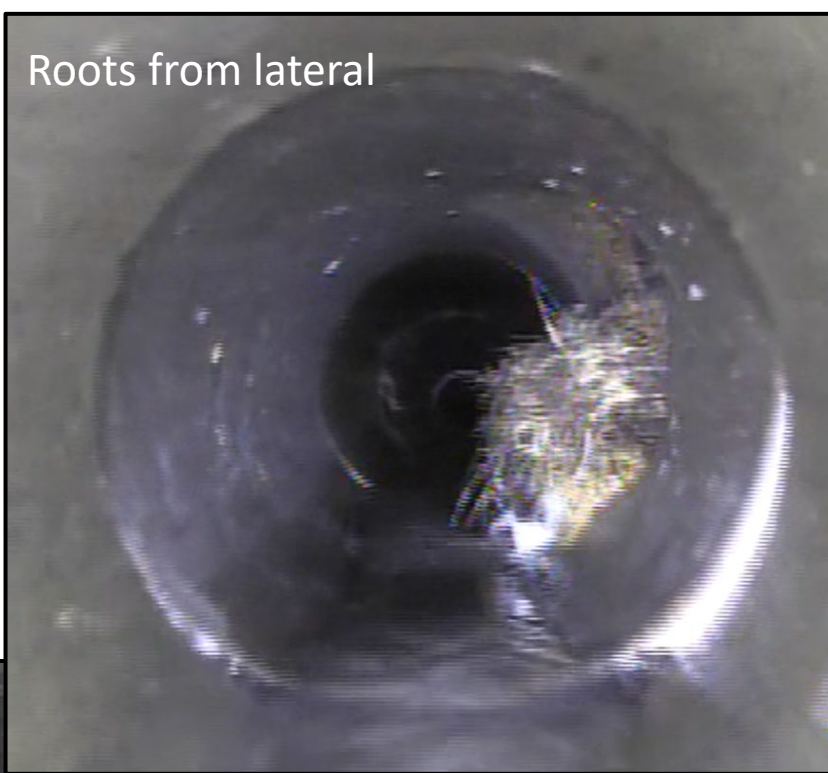


## Potential Problems:

Clogs caused by roots, grease, blockages or broken, cracked pipes can cause sewer back-ups and spills. Sewer spills can result in beach closures.

## How to take care of your private sewer lateral and sanitary sewer system:

- Inspect via camera inspection (CCTV) private lines every 5 years.
- If you receive a letter from your water and sewer district – take it seriously. Property owners will receive notices when the sewer agency becomes aware of potential problems with their private lateral. These problems are commonly identified when the sewer agency is videoing public sewer lines and roots, cracks, or separations in private sewer lateral pipes are visible from inside the public pipe.
- If you observe slow draining in your home – get your system checked out.
- If you are purchasing home, especially an older home before 1990 – you may want the private lateral inspected as part of the home inspection.
- Avoid planting trees over lateral pipe.



Photos courtesy of SCWD



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# Private Sanitary Sewer Pipe Care & Use



## What to keep from entering sewer pipes:

- Do not dump paints, chemicals, or motor oils into sewer (and storm drain). Contact your City or Waste Hauler for options to dispose of HHW.
- Flushable wipes are not flushable. Same with feminine products.
- Minimize use of garbage disposal. State organic waste regulations (SB1383) allow (require) organic waste to be disposed in organics cart with green waste.
- Collect fats, oils and grease in container and dispose in trash or in your organic waste – check with your City/Waste Hauler.

If you have sewer back-up or spill – stop all water use, do your best to contain the spill, call your water/sewer district and your plumber.

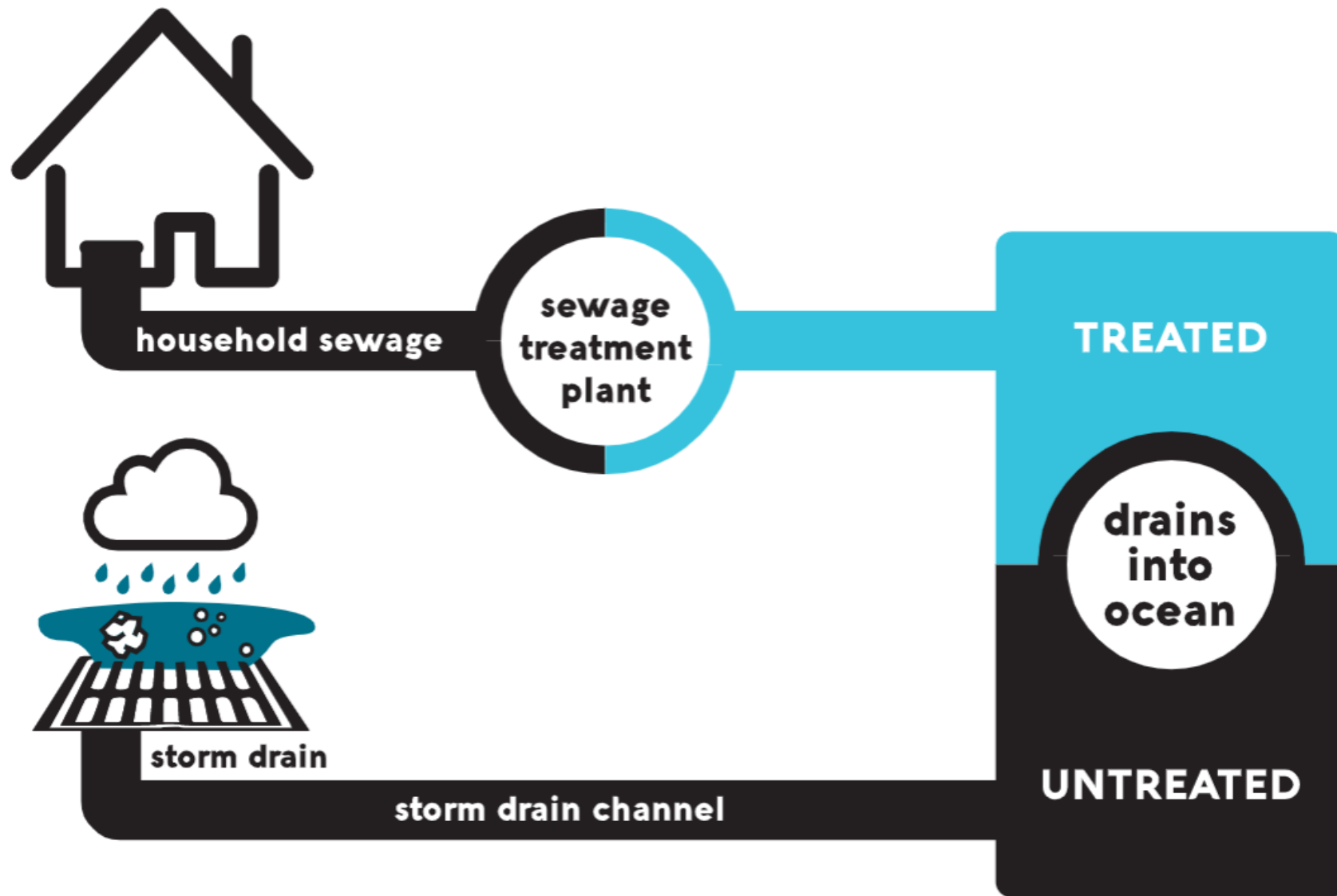
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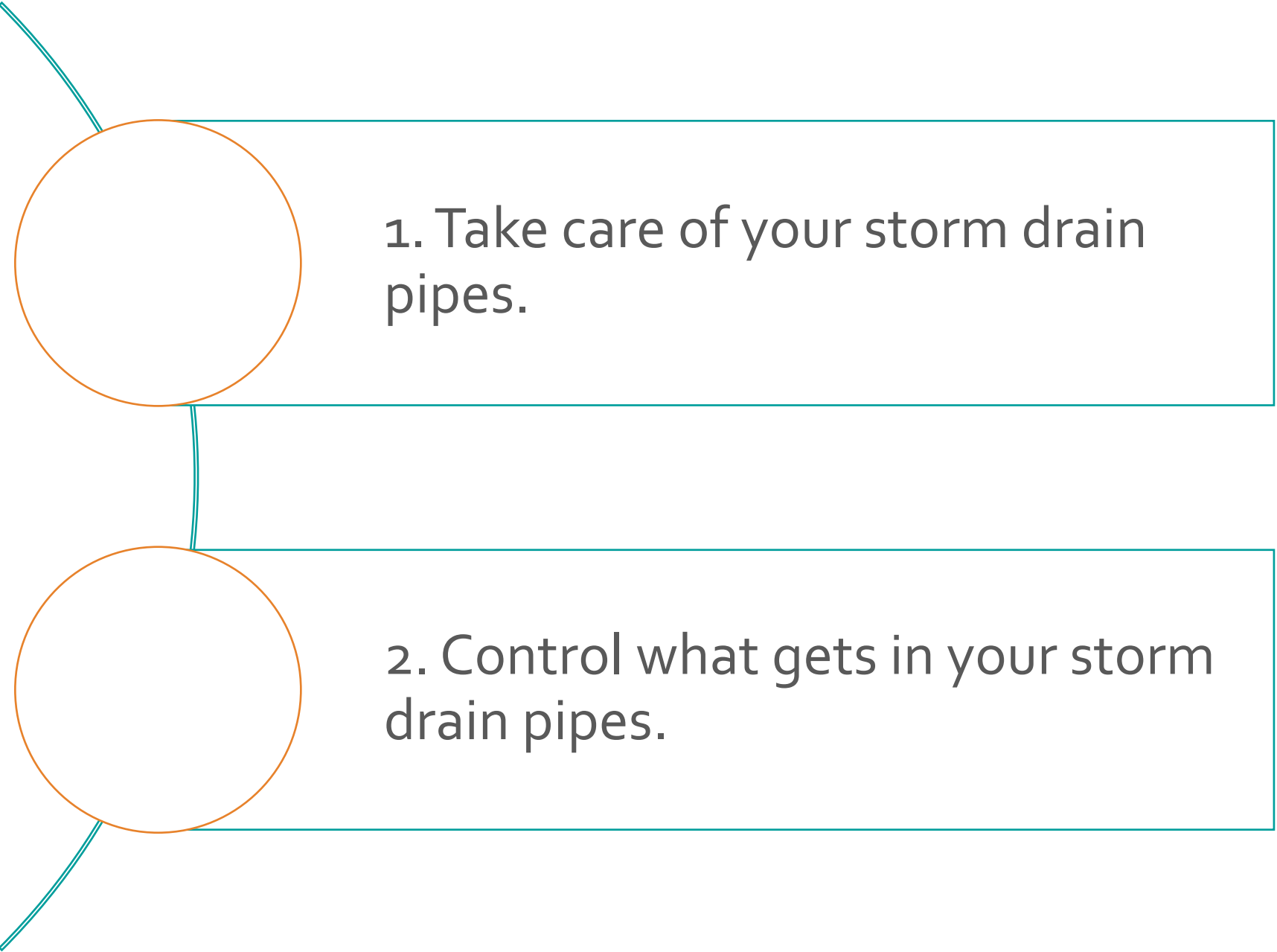
2. Control what gets in your sewer pipes.



# Sanitary Sewer vs. Storm Drain Pipes



# How do we make our Pipe Dreams come true to protect our watersheds?



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# Private Storm Drain Pipe Maintenance

## Potential Problems:

Storm drains pipes, catch basins and v-ditches collect litter, trash and organics and anything that gets into the streets and gutter. Blocked conveyances can cause flooding and the conveyance of pollutants causes water pollution downstream.

## How to take care of the storm drain system:

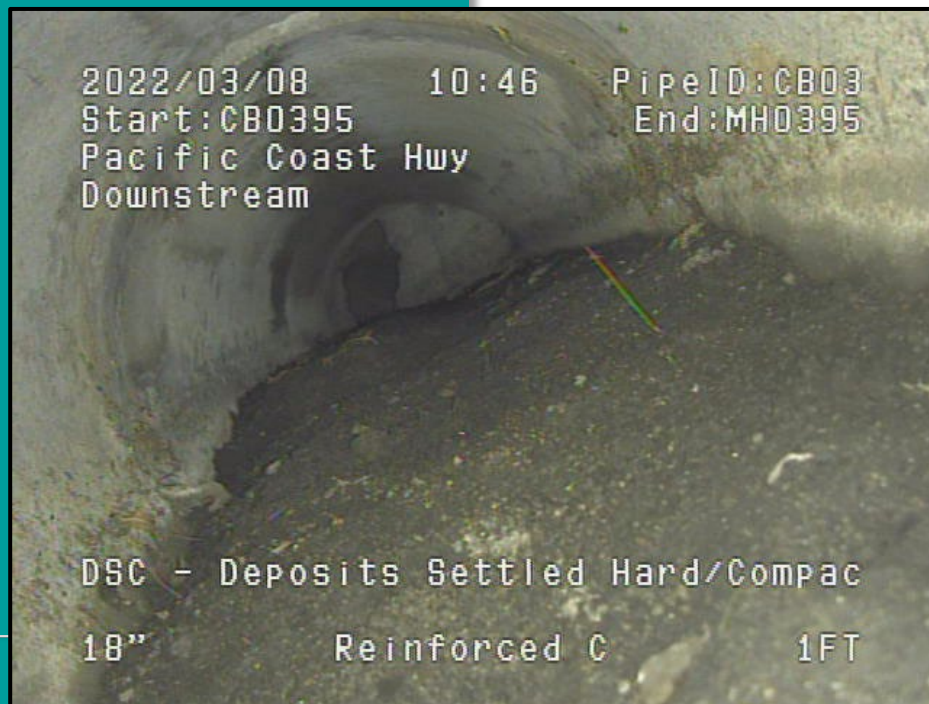
- Annually inspect and clean drainage facilities, including pipes, v-ditches, catch basins, detention ponds, etc.
- BMPs such as swales, bioretention, biofilters require specific maintenance
- Catch Basin Inlet Filters may require more maintenance
- Eliminate any discharges that may occur while maintaining drainage facilities
- Implement a storm drain stenciling program
- Camera inspect (CCTV) the underground system

Helps with water quality but also helps to prevent flooding and property damage

**V-ditches and  
catch basin in  
need of some  
maintenance.**



Maintenance needs encountered during routine camera inspection of underground storm drain pipes.





# How do we make our Pipe Dreams come true & protect our watersheds?

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# POLLUTANTS FROM RUNOFF



paint



engine oil



home solvents



detergents



pet waste



yard debris



fertilizers



trash



pesticides



rain,  
hoses  
& sprinklers



curbs/gutters



drain inlet



yard drain



storm  
drain  
channel



OCEAN

# Trash Areas



## Potential Problems:

Unmaintained trash areas can allow litter and liquids to discharge to storm drain causing water quality pollution.

## Solutions:

- Routinely monitor & keep clean and tidy.
- Educate/enforce residents on proper waste practices, including the organic waste rules.
- Call Trash Haulers to replace leaking, rusted out, or broken containers.
- Close lids when not in use

# Trash Areas



- If wet washing (steam cleaning) is needed, ensure that maintenance crew or vendor contains & properly disposes of washwater.
- Homeowner DIY: please note - hosing out your waste carts into the street or storm drain results in an illegal discharge and pollutants into the storm drain.
  - Contain and dispose of washwater in landscaped area or down a sewer cleanout
  - Contact waste hauler – they will replace every so often
  - Use a mobile vendor, but ensure that they contain and dispose of their washwater

# Landscape Maintenance



## Potential Problem:

Certain landscape maintenance activities can discharge pollutants to the storm drain system

## Solutions:

- Utilize drought and insect resistant landscaping to reduce or eliminate the need for fertilizers & pesticides
- Consider using natural fertilizers & pesticides, when needed
- Remove weeds, which require additional irrigation
- Use mulch & compost in your landscaping to decrease water needs
- Promptly pick up pet waste

# Pet Waste



**Potential Problem:** Besides being a general nuisance, bacteria and pathogens from pet waste can wash into our storm drain system creating human and environmental health risks.

## Solutions:

- Always pick up after your pet.
- Ensure bags and trash containers are convenient and available
- Install Signs
- Designate areas for pets
- Restrict animal access to creeks and streams and/or certain areas
- Cameras??
- Friendly reminders in newsletter, email blasts, etc.



# Runoff Prevention



## Potential Problem:

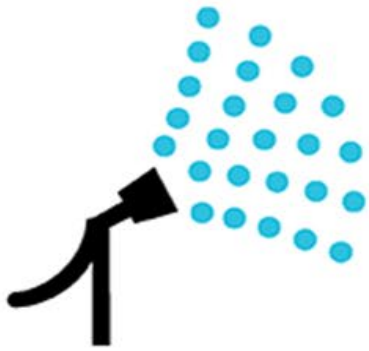
Sprinkler runoff is a prohibited discharge itself & sprinkler runoff can carry fertilizers, pesticides and landscape debris

## Solutions:

- Reduce outdoor water usage by reducing watering time
- Use a “cycle and soak” schedule
- Use a smart irrigation timer
- Adjust sprinkler heads to only water landscaping
- Replace broken heads and fix leaks
- Routinely monitor system for runoff & make changes as necessary
- Convert high maintenance landscaping to drought tolerant

# Irrigation System Maintenance

## SMART IRRIGATION



proper  
aim



set a  
timer



water at  
sunrise



water by  
hand



fix  
leaks

routinely monitor a full sprinkler cycle to check for runoff & prevent water waste



# Community Pool Operation & Maintenance



## Problem:

Pool water and maintenance materials can find its way to the storm drain system if proper controls are not in place.

## Solutions:

- When draining a pool is required, the MS<sub>4</sub> Permit allows it to drain to the storm drain (must dechlorinate and remove other pollutants) & make sure it does not cause erosion downstream
- Do not discharge diatomaceous earth or backwash washwater to street storm drain or back yard drains that outlet to street
- Follow all drought restrictions in place at time

# Vehicle Washing



## Problem:

Washing cars on impervious surfaces can wash chemicals and concentrated metals into the storm drain system

## Solutions:

- Wash your car on permeable surfaces, like your lawn or gravel to allow water to infiltrate instead of running off your property
- Some HOAs prohibit car washing (take car to a car wash)
- Mobile detailers must contain and properly dispose of washwater

# Hardscape Maintenance



## Potential Problem:

Pressure washing/steam cleaning can wash concentrated pollutants into the storm drain system if controls are not in place.

## Solutions:

- Use absorbents to address wet spills
- Sweep, blow, or rake & collect debris
- Block storm drain inlets to contain washwater so it can be collected and properly disposed

# Street Sweeping



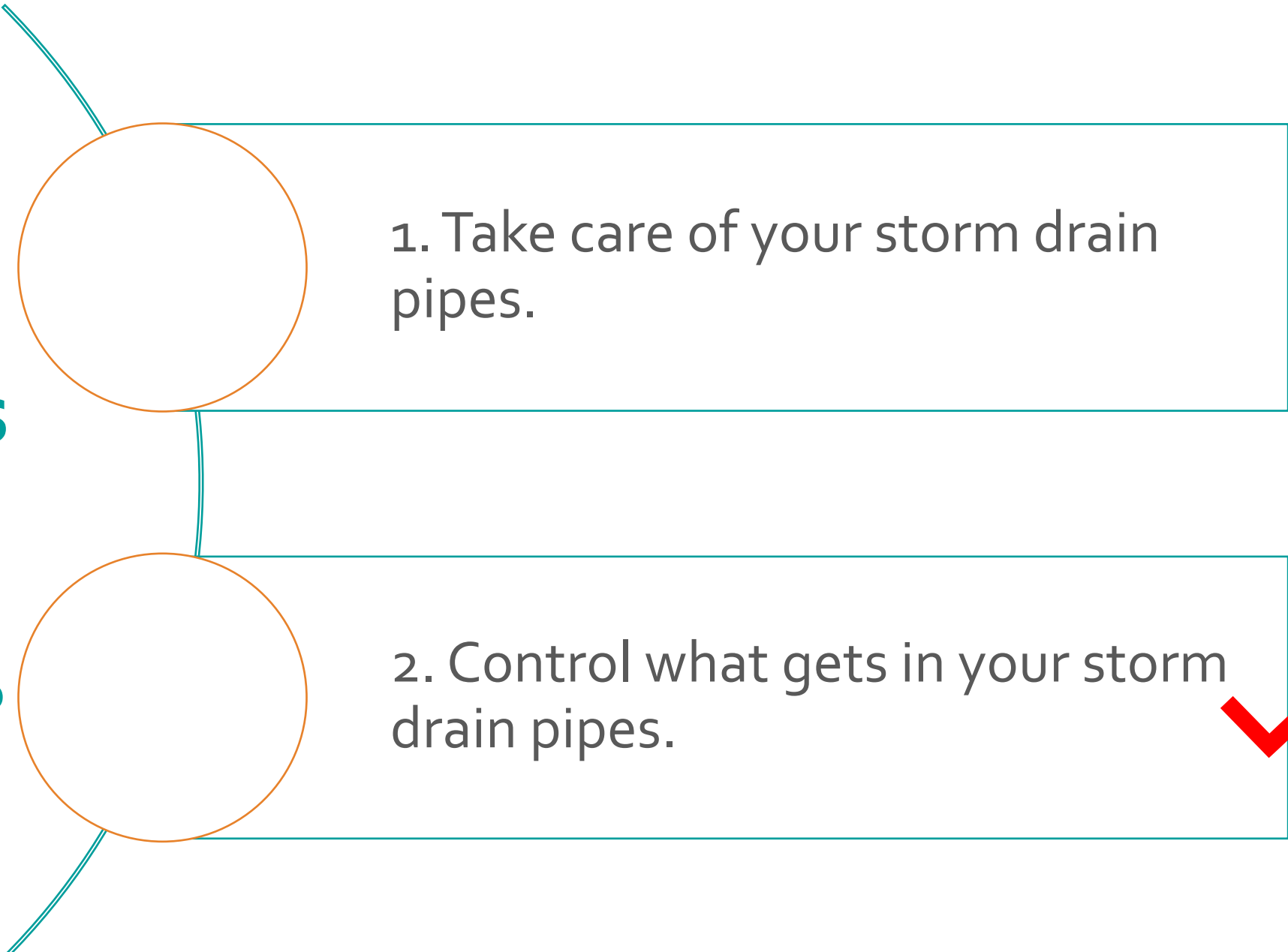
## Problem:

Overtime, brake dust, trash and organics build up on our roads, where they can easily wash into our storm drains

## Solutions:

- Maintain a consistent sweeping schedule
- Sweep streets at least once per month (recommended minimum)
- Don't flush or hose down streets
- Blowing of debris into streets, gutters and storm drain is prohibited

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# Resources Available



Through H<sub>2</sub>OC we've developed a suite of materials that can help you in conversations with residents

- Brochures: Digital files and print versions available: [h2oc.org/resources/view-order-brochures](https://h2oc.org/resources/view-order-brochures)
- Stencils or marker templates – great community project
- Contact City to request information on specific topics or draft newsletter articles for your use on website, email blasts, etc.
- Add H<sub>2</sub>OC brochures to HOA website
- Brochures (multiple languages) can be used to help train vendors.



Visit [h2oc.org](https://h2oc.org) or your local city's environmental website for more info

# REPORT POLLUTION

In Orange County, federal, state, and local laws prohibit the dumping or discharge of anything, including water runoff, to the storm drain system, with only a few exceptions\*.

Each city has their own ordinances and exceptions. Contact [your city](#) for more information.


To report pollution, please either visit <https://myOCeServices.ocgov.com> to submit a [Service Request](#) under Water Pollution, or call the 24-Hour pollution reporting hotline at **1-877-89-SPILL (77455)**.

Both options allow you to request service updates or to report anonymously. If this is an emergency, call 911. Any report submitted through MyOCeServices will notify the pollution response team via email.

To learn more about the work Orange County is doing to prevent harmful runoff, visit our [FAQs](#) page.

\*In South Orange County, landscape irrigation runoff is prohibited.

 **24-Hour pollution reporting hotline:**  
**(877) 89-SPILL(77455)**

 **24-Hour reporting website:**  
**<https://myOCeServices.ocgov.com>**

# Conclusions

We  
~~YOU ARE THE~~  
**SOLUTION**  
TO RUNOFF POLLUTION



- County and Cities are subject to a MS<sub>4</sub> Stormwater Permit with specific mandates
- Countywide stormwater program has been developed to improve water quality
- HOA maintenance activities can **IMPACT** our water quality
- HOAs can prevent watershed pollution through awareness and control measures
- Fact sheets help to provide guidance
- Together, **WE** are the solution to pollution!



# City / County Contacts

|   |   |  |
|---|---|--|
| <p><b>Aliso Viejo</b><br/>Rae Beimer<br/>949-425-2538<br/><a href="mailto:rbeimer@avcity.org">rbeimer@avcity.org</a></p>                                    | <p><b>Dana Point</b><br/>Lisa Zawaski<br/>949/248-3584<br/><a href="mailto:lzawaski@danapoint.org">lzawaski@danapoint.org</a></p>                                     | <p><b>County of Orange</b><br/>Kimberly Buss<br/>714-955-0677<br/><a href="mailto:Kimberly.buss@ocpw.ocgov.com">Kimberly.buss@ocpw.ocgov.com</a></p> |
| <p><b>Laguna Niguel</b><br/>Jeremy Hohnbaum<br/>949-362-4317<br/><a href="mailto:jhohnbaum@cityoflagunaniguel.org">jhohnbaum@cityoflagunaniguel.org</a></p> | <p><b>Laguna Hills</b><br/>Samantha Vu<br/>949-707-2657<br/><a href="mailto:svu@lagunahillsca.gov">svu@lagunahillsca.gov</a></p>                                      | <p><b>Lake Forest</b><br/>Devin Slaven<br/>949-461-3480<br/><a href="mailto:dslaven@lakeforestca.gov">dslaven@lakeforestca.gov</a></p>               |
| <p><b>Mission Viejo</b><br/>Hazel McIntosh<br/>949-470-8458<br/><a href="mailto:hmcintosh@cityofmissionviejo.org">hmcintosh@cityofmissionviejo.org</a></p>  | <p><b>Rancho Santa Margarita</b><br/>Andrea Howhannesian<br/>949-635-1800 x 6503<br/><a href="mailto:AHowhannesian@cityofrsm.org">AHowhannesian@cityofrsm.org</a></p> | <p><b>Laguna Beach</b><br/>Frank Lopez<br/>949-497-0741<br/><a href="mailto:flopez@lagunabeachcity.net">flopez@lagunabeachcity.net</a></p>           |
| <p><b>San Clemente</b><br/>Niki Beach<br/>949-361-8354<br/><a href="mailto:BeachN@san-clemente.org">BeachN@san-clemente.org</a></p>                         | <p><b>San Juan Capistrano</b><br/>Noreen Swiontek<br/>949-487-4307<br/><a href="mailto:nswiontek@sanjuancapistrano.org">nswiontek@sanjuancapistrano.org</a></p>       | <p><b>Laguna Woods</b><br/>Nadia Cook<br/>949-639-0552<br/><a href="mailto:ncook@cityoflagunawoods.org">ncook@cityoflagunawoods.org</a></p>          |



**THANK YOU**

*Any Questions?*