

---

---

# Urban Living

**Condominiums in Fenceline Communities  
with little HOA presence**

— Caty Wagner, Pilot Project —

---

---

# My HOA



## Goals for the Space

- Native plants that don't need much water and provide food and shelter for plants and wildlife
- Pretty flowers that smell good
- Thick shrubs that provide privacy and a sound barrier
- Good use of space, attractive, can be replicated throughout the complex



# Yard Space



## Lemonade Berry- *Rhus integrifolia*



# California Wild Rose- *Rosa californica*



# Coast Morning Glory- *Calystegia macrostegia*



# Blood Curreant- *Ribes sanguineum* var. *glutinosum*





# Pink honeysuckle- *Lonicera hispidula*



# Monkey Flower- *Diplacus grandiflorus*



## Iris- Pacific Coast Hybrid



# Alum Root- *Heuchera Rosada*



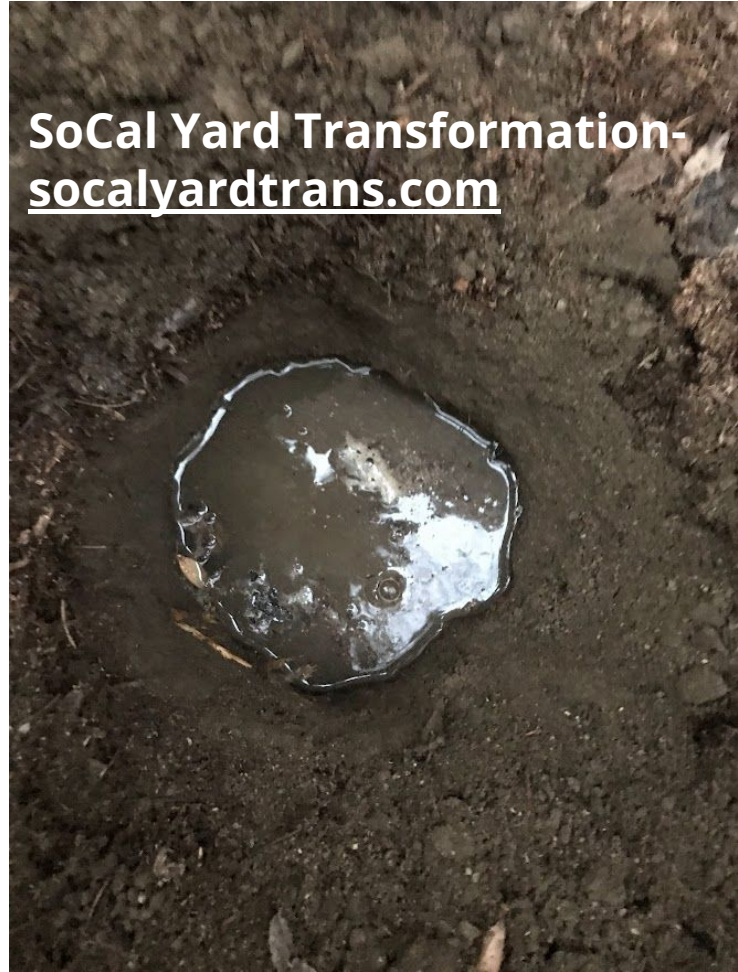
# Penstemon- *Penstemon heterophyllus* Margarita BOP



# How We Planted



SoCal Yard Transformation-  
[socalyardtrans.com](http://socalyardtrans.com)



# Other Elements of the Yard

- Bee house
- Hummingbird feeders
- Solar pump bird bath
- Permaculture
- bioswales



# Rain Catchment

A house with a 1,500-square-foot roof in an area that receives 12 inches of rain a year could collect 10,800 gallons of water.

A typical rain barrel is 55 gallons.

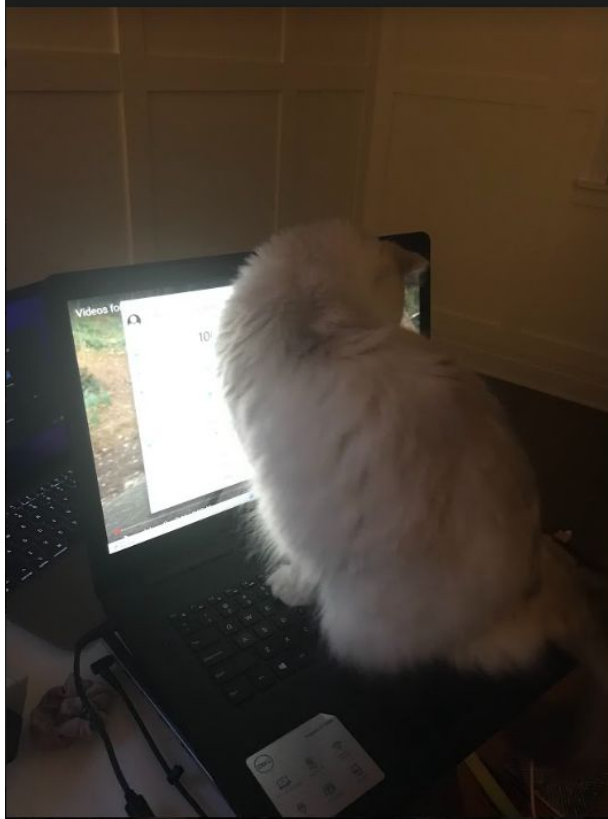




# How Much Rain Have We Had in 2023?

- Strawberry Valley (Eureka): 15.38"
- Honeydew 14.67"
- Cazadero 13"
- Winters (Sacramento) 8"
- Boulder Creek (San Jose) 10"
- Santa Cruz 9"
- Walnut Creek 6.72"
- Gilroy 14"
- Hearst Castle 9"
- Los Gatos 11"
- Burlingame 11"
- Oakland 6"
- Sacramento 5"
- San Jose 4"
- Redlands 3"
- Lemon Grove 2"
- Torrance 5"
- Culver City 8"
- Burbank 6"
- Van Nuys 6"
- San Diego 4"

# How To Install Rain Barrels



# Platform

Put Down a  
Platform *Before*  
The Rain Barrel  
Gets Too Heavy  
To Lift Up



# Start with the Gutter

Get Up to Your Roof



# Downspout



**Find Cool Stuff in the Dirt  
While Your Friend Does  
the Hard Part**



# Attach Downspout to Downspout Extension & Position Over Rain Barrel



# Add Screen For Debris and Mosquitoes





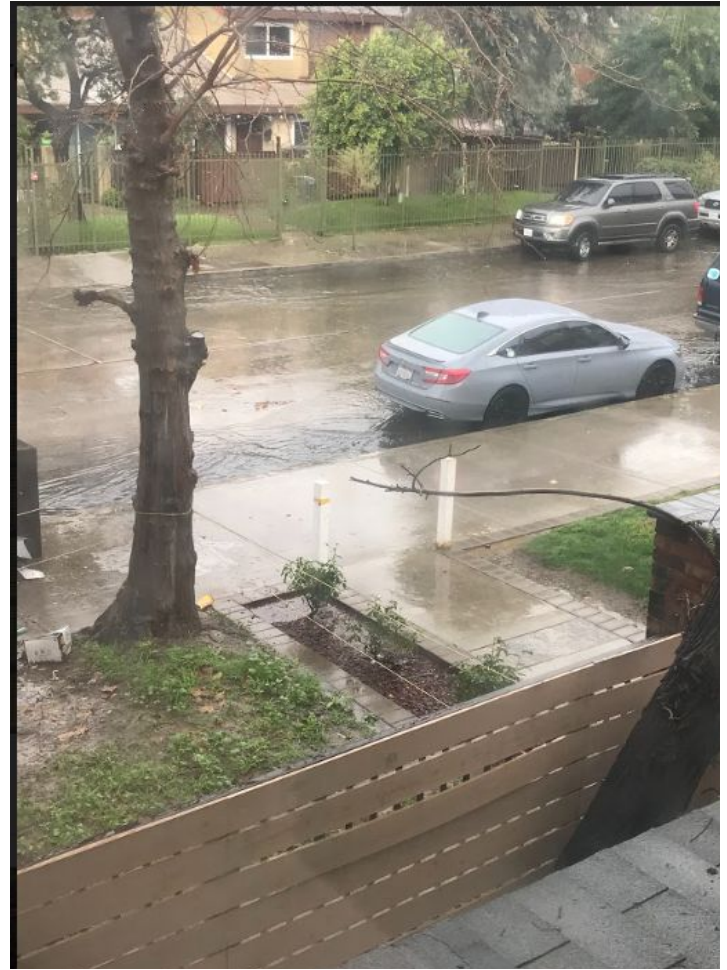
# For Multiple Rain Barrels, Connect Via Snug Tube



**Close Faucet So Your  
Water Doesn't Leak Out**



**On a Rainy Day,  
Inspect That  
She Works!**



# Be An Overachiever & Collect Extra Rainwater



**Collapsible Rain  
Barrels Are Great  
For Renters!**



# Olla System

I'm going to try this in the spring when the ground is less saturated, will report back



Image: Farmer's Almanac

# Rain Barrel Tips

Keep your rain barrels dark to prevent algae, odor, and evaporation

Image: WLWT



# Basic Maintenance

Keep your gutters and downspout clean!  
You need a closed screen to prevent mosquitoes, debris, or animals from entering the barrel



Image: The Spruce



# Rebate Programs

## Product

## Rebate Amount

- |                                                   |                 |
|---------------------------------------------------|-----------------|
| • Rain Barrel (50-199 gallons) (max. quantity: 2) | <b>\$35.00</b>  |
| • Cistern (200-500 gallons) (max. quantity: 1)    | <b>\$250.00</b> |
| • Cistern (501-999 gallons) (max. quantity: 1)    | <b>\$300.00</b> |
| • Cistern (1000+ gallons) (max. quantity: 1)      | <b>\$350.00</b> |

# Need Help?

In the LA area, I recommend Greener Way Associates. Other Greener Way Associates Services:

- Water Capture Management for a sustainable planet.
- Grey Water Installations
- Rose Garden Care
- Garden Preparation - pulling weeds, adding mulch and/or compost
- Fruit tree and grape vine pruning and care.
- Construction of palette based compost bins and maintenance.
- Mulch and Compost bulk delivery by the pickup truck load.

# Catchment Policy in California

Lastly- it's not illegal to collect rainwater in California!

Rainwater collection was illegal in California until 2012 with the adoption of the **Rainwater Capture Act of 2012**, not to prevent it for homeowners, but to prevent commercial industries from disrupting natural flows to watersheds from mass capture projects

# Sources

Research assistance provided by [Diego Wuethrich](#) of Greener Way Associates-  
[GreenerWayAssociates.org](https://www.GreenerWayAssociates.org)

Installation assistance by Somphane Hunter, handywoman/realtor- @DIYSomphane  
on Instagram, Porterville-LA based- (559) 310-2840

California Native Plant Society [Calscape.org](https://www.Calscape.org)

Thomas Payne Foundation [How To video](#)

SoCal Yard Transformation- [socalyardtrans.com](https://www.socalyardtrans.com)

The American Rainwater Catchment Systems Association [ARCOSA](#)

[NBC Bay Area Rainfall Totals](#)