

An aerial photograph of a modern residential street. The street is paved and has several cars parked along the sides. On either side of the street, there are landscaped areas with palm trees and other greenery. The buildings are modern and have large windows. The overall scene is bright and sunny, with long shadows cast across the street.

# WATER NEUTRALITY AS A TOOL TO SELF-SUFFICIENCY

# WHAT IS WATER NEUTRALITY?



Water Neutrality is a code that caps water use for new developments by limiting the project to the historical 5 year average water use for that individual parcel

## **This will apply to:**

- New structure with any plumbing fixtures
- New and enlarged pools, spas, ponds, and water features
- Any repaid, alteration, or rehabilitation project where 50% or more of the exterior walls or structural supports are demolished



<b>BASELINE WATER USAGE</b>	<b>50,000 GAL/YEAR</b>
<b>PROJECTED WATER DEMAND</b>	<b>150,000 GAL/YEAR</b>
<b>NEW WATER DEMAND REQUIRED TO OFFSET</b>	<b>100,000 GAL/YEAR</b>

New development applicants can offset new water demand through performing on-site or offsite plumbing fixture retrofits or choosing to pay an in-lieu fee which 100% funds the City's Water Neutrality Direct Install Program.



**User Input Instructions**  
Fill in all white boxes applicable to the project

Date (MM/DD/YY) \_\_\_\_\_  
 Project Name \_\_\_\_\_  
 Permit Number \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_

Street Number \_\_\_\_\_  
 Street Name \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip Code \_\_\_\_\_

Applicant Name \_\_\_\_\_  
 Applicant Email \_\_\_\_\_  
 Applicant Phone Number \_\_\_\_\_

Water Account Number(s) \_\_\_\_\_

**Baseline Water Demand (existing property water use)**  
 5-Year Annual Average (gal) \_\_\_\_\_  
 (Provided by the City)

**Pools, Spas, Ponds, or Water Features**  
 Provide surface area for the new total area or for the enlarged area only.

Type	Surface Area (sq.ft.)
Pool	
Spa	
Water feature	
Pond	
<b>Total Annual Gallons</b>	<b>0 gal/yr</b>

**Landscape and Irrigation**  
 Will 100% of the plantable landscape area covered with a minimum of 3" of mulch and no landscape / irrigation demand is projected for this property?  
 Yes  No

For the section below copy this information from the Plantable Landscape Area Calculator on the Landscape Plan and the Hydrozone Matrix on the Irrigation Plan.

Plant Type	Area (sq.ft.)
Tree, Shrubs, Vines, Groundcovers (woody plants)	
Herbaceous Perennials	
Desert Adapted Plants	
Annual Flowers & Bedding Plants	
Cool-season Turfgrass (Tall fescue, Ky. Bluegrass, Rye, Bent)	
Warm-season Turfgrass (Bermuda, Zoysia, St. Augustine, Buffalo)	
Deciduous Fruit Trees	
Evergreen Fruit Trees	
Vegetables Crops	
<b>Total Annual Gallons</b>	<b>0 gal/yr</b>

**Indoor**  
 Choose the highest flow rate for each type of fixture to be installed.

Fixture Type	Flow Rate
Showerheads	0.50 gallons per minute
Bathroom Faucets	0.80 gallons per minute
Kitchen Faucets	1.00 gallons per minute
Toilets	0.80 gallons per flush
<b>Total Annual Gallons</b>	<b>10,983 gal/yr</b>

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# COMPLIANCE

The Water Neutrality calculator requires inputs for indoor fixtures, outdoor water features, and landscape and irrigation to estimate the customer's projected water demand

The projected water demand will become the utility customer's water use allowance moving forward.





# PROGRAM RESULTS

Within 6 months of the ordinance's adoption, 32 new development and pool projects have been required to comply

Total new water demand created by projects: 381,917 gal/year

- 20 pool and spa permits: 347,172 gal/year
- 12 new development projects: 34,745 gal/year

**9/12 new development projects had a projected water demand that was less than the five year historical baseline**





# Water Neutrality Direct Install Program

Estimated 199 .8 GPF Tank Toilets expected to be funded from this program within 6 months of its implementation

Without marketing and outreach efforts yet implemented:

- 9 properties on the waitlist (SFH and MF properties with 3-43 units)
- Santa Monica Unified School District – up to 14 potential campuses impacted





# Next Steps

Staff is always looking at ways to improve the effectiveness of this program. Our team is analyzing the results from the program so far and feedback from our stakeholders and plan to make modification to the policy as well as implementation procedures

- Release of online version of the calculator by Winter 2018
- Expanding applicability
- Streamlining permitting for residential and commercial greywater systems
- Creating more incentives for water efficient new construction residential and commercial properties that utilizes more on-site water efficiency measures

