



The Dewatering Ordinance Update

Public Works Commission

September 14, 2023



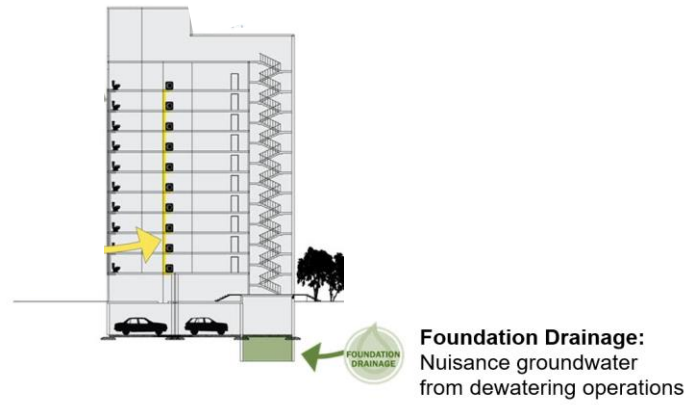
Outline

- Dewatering Ordinance
- Existing Dewatering in Beverly Hills
- PWC Meeting: Ordinance Amending the Dewatering Ordinance
- Current State
- Discussion



Dewatering Ordinance

- Dewatering: removal of groundwater
- Dewatering Ordinance: Beneficial-use of groundwater or replenishment fee
- Temporary and Permanent
- R-1 Exemption
- Beneficial Use

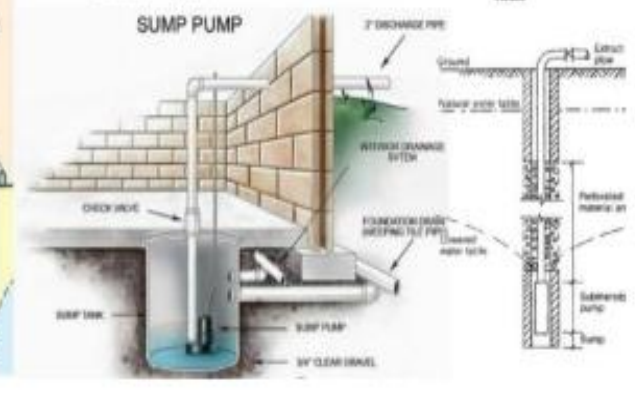
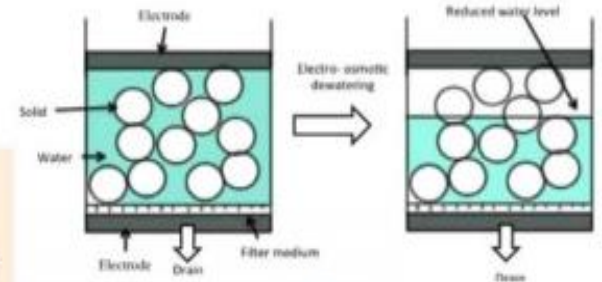
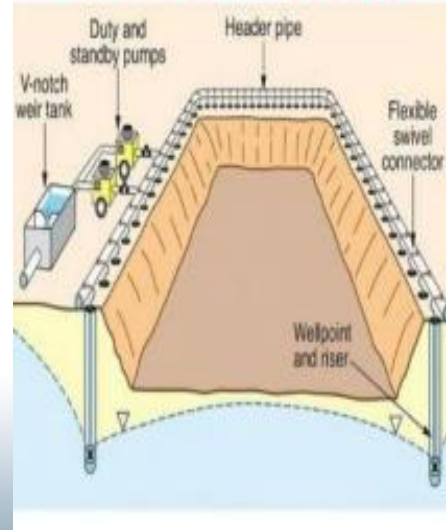




Existing Dewatering in BH

- Commercial properties
- Subterranean Levels
- NPDES Permit
- Beneficial-Use
- **Replenishment Fee**

Method of Dewatering





Existing Dewatering in BH

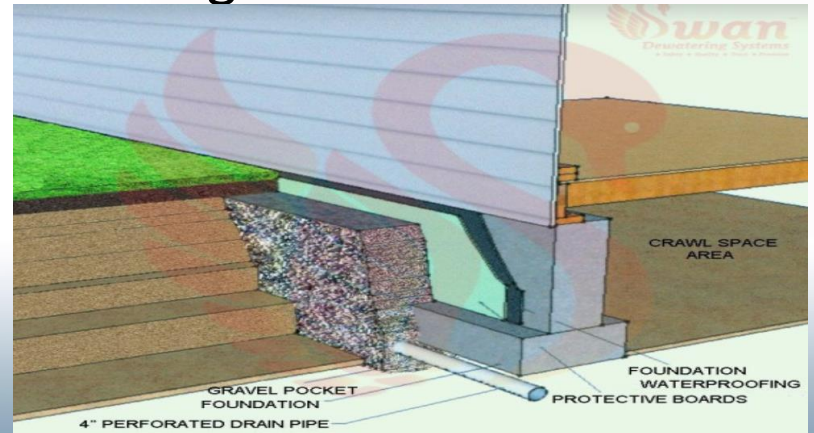
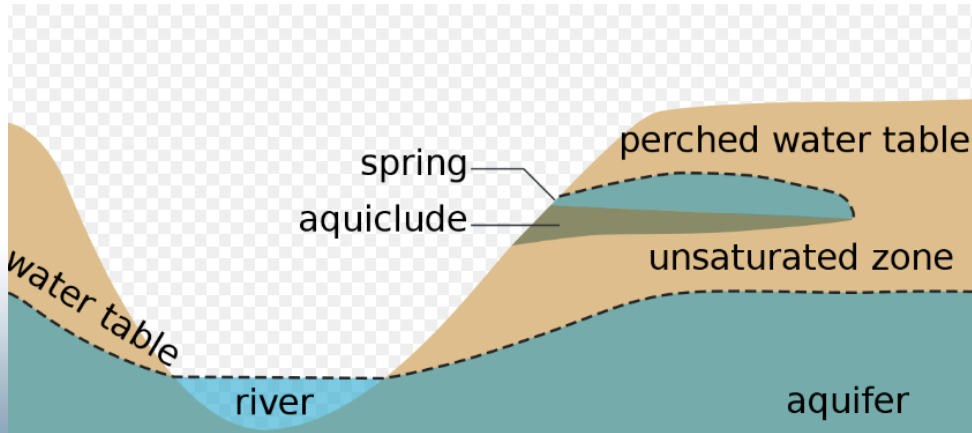
- 14 Permittees (Commercial and Multifamily)
- Beneficial Use System was not feasible.
- Opted to Replenishment Fee (average \$327K)



Existing Residential Dewatering

Residential Area Dewatering

1. Initially, groundwater is not present
2. Groundwater rises to surface years later
3. Unknown total number of R1 dewatering





Proposed Amendment to the Dewatering Ordinance

December 8 and April 13 PWC
Meetings



Removing R-1 Exemption

No. 1: Require Beneficial-Use or Replenishment Fee

Considerations:

1. Large footprint for storage
2. Variable water demand
3. Cross-connection
4. Regulatory Requirements
5. Treatment requirement



**Guidelines for Alternate Water Sources:
Indoor and Outdoor
Non-Potable Uses**

Los Angeles County Department of Public Health
February 2016





Removing R-1 Exemptions

Existing Property	New Development Project & 50% Remodel
Limited footprint	Blank “canvas”
Limited integrated water-use design (i.e. irrigation)	Fully integrated water-use design (i.e. irrigation, decorative fountain, toilet, etc.)
High risk for cross connection	Lower risk for cross-connection
High construction impact	Integrated construction impact
No NPDES Permit	NPDES Permit
Identification- field determination	Identification: Permit application and NPDES Permit



Recommended Amendment

- Require beneficial use for new and substantially remodeled properties (focus on irrigation systems only)
- Keep Replenishment Fee to drive Beneficial Use System analyses



Current Status

- Proposed ordinance will be scheduled to go to PW Liaison in the future.
- PW reviews new and substantial remodeled projects. Recommend installing a beneficial use system



Discussion



Extra-slides





Beneficial Use

Temporary Dewatering (Construction)

Dust Control

Deliver groundwater to the City

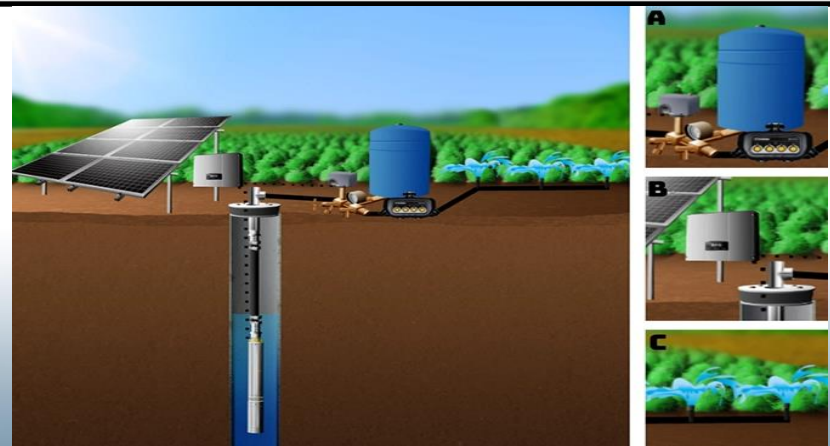


Permanent (Post Construction)

Irrigation

Decorative Fountain

Dewatering well for irrigation/non-potable





Replenishment Fee

- Perform cost-benefit analysis for beneficial use
- Innovative design to prevent dewatering
- Revenue for groundwater development
- Hinder influence for beneficial-use option



Cost Analysis

- Avoided Costs
 - Water Quantity
 - Irrigation meter installation (\$12,627 to \$14,400)
- Beneficial Use System (varies)
- Replenishment Fee: \$1,369.45 AF



Recommendation

- Recommend to amend the Dewatering Ordinance removing the R-1 (Single-Family Residential Zone) exemption and recommend for City Council Adoption.