



Amending the Dewatering Ordinance

Public Works Commission

April 13, 2023



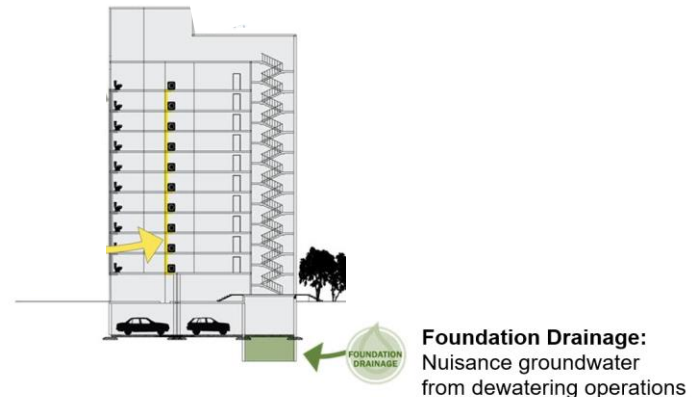
Outline

- Dewatering Ordinance & Existing Dewatering in Beverly Hills
- Background: Dec. 8 PWC Meeting
- Ordinance Elements and Analysis
- Recommendation



Dewatering Ordinance

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





Background

- Alternative 1: Require beneficial use or replenishment fee for existing properties, new construction and remodeled projects.

PWC Modified Recommendations

- Require beneficial use for new and substantially remodeled properties (focus on irrigation systems only)
- No replenishment fee



Ordinance Elements

- Applicable to New and Substantially remodeled projects
- Keep existing beneficial use definition (temporary and permanent beneficial use)
- Keep **replenishment fee**



Beneficial Use

Temporary Dewatering (Construction)

Dust Control

Deliver groundwater to the City

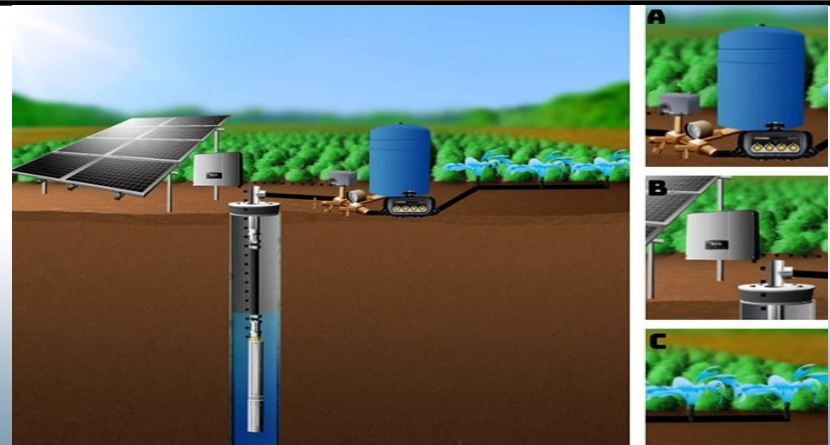


Permanent (Post Construction)

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: \$1,343.45 AF



Recommendation

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



Extra-slides

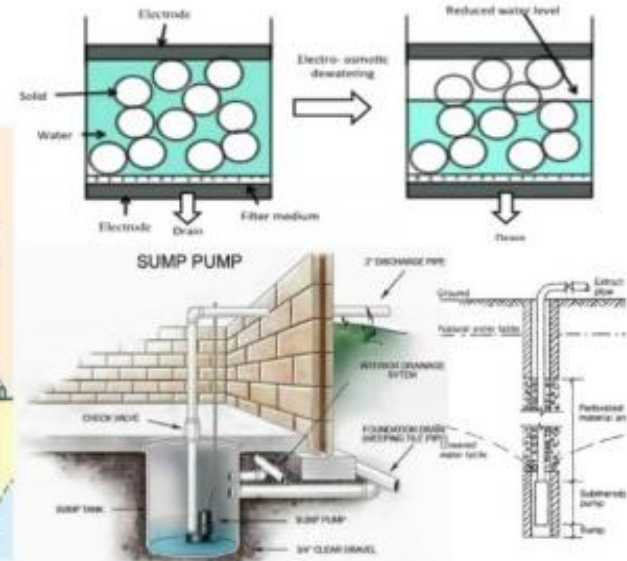
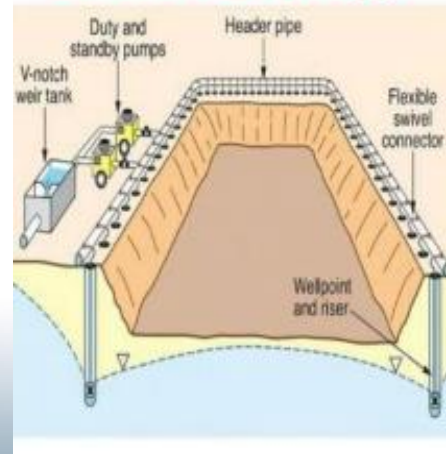




Existing Dewatering

- Construction and Post Construction
- Commercial properties
- Subterranean Levels
- NPDES Permit
- Beneficial-Use
- Replenishment Fee

Method of Dewatering

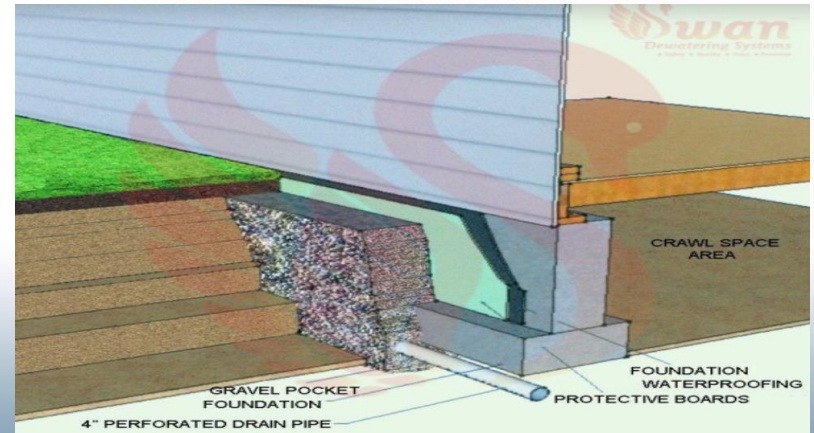
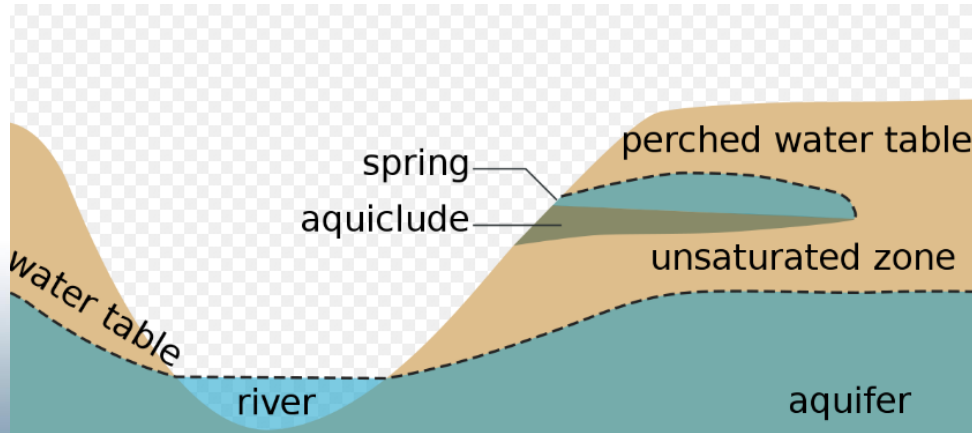




Existing Dewatering

Residential Area Dewatering

1. Initially, groundwater is not present
2. Groundwater rises to surface years later





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