Amending the Dewatering Ordinance

Public Works Commission
April 13, 2023
• 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
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
<table>
<thead>
<tr>
<th>Temporary Dewatering (Construction)</th>
<th>Permanent (Post Construction)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dust Control</td>
<td>Irrigation</td>
</tr>
<tr>
<td>Deliver groundwater to the City</td>
<td>Decorative Fountain</td>
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<tr>
<td>Dewatering well for irrigation/non-potable</td>
<td></td>
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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.
Existing Dewatering

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

Residential Area Dewatering

1. Initially, groundwater is not present
2. Groundwater rises to surface years later
## Removing R-1 Exemptions

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