3.3 STORM DRAINS

This section discusses the storm drain systems within the City of Beverly Hills. Information in this section is based on the City of Beverly Hills 1999 Storm Drain System Master Plan, the Beverly Hills Department of Public Works, and the Los Angeles Regional Water Quality Control Board.

Existing Conditions

The mean seasonal annual rainfall in the City’s watershed is approximately 11 inches per year, but the actual seasonal rainfall is highly variable. Although the season typically runs from October through April, most rain is observed during the period from December to March. In most of the City, the 50-year return interval storm (a very severe storm that has a 2 percent annual occurrence probability) would be expected to drop between 8 and 10 inches of rain in a 24-hour period. However, in the Santa Monica Mountains (the portion tributary to the City), that amount exceeds 12 inches due to orographic and topographic affects. As of May 2005, Beverly Hills has received 38.64 inches of rain, which is more than twice the City’s annual average. The maximum 24 hour period in the 2004/05 season was 2.53 inches, according to the City’s rain gauge.

Characteristics of the City’s Watershed

The City of Beverly Hills is situated within the Ballona Creek Watershed. The City’s storm drain system is designed to prevent flooding by carrying away excess rainwater from the City streets to the ocean via Ballona Creek. In order to assess the storm drainage infrastructure within Beverly Hills, the City’s 1999 Storm Drain System Master Plan (SDMP) characterizes the City by two distinct geographical areas. North of Sunset Boulevard is generally characterized by hillside areas, ranging from the more gently sloping foothills to the steeply inclined Santa Monica Mountains. South of Sunset Boulevard is the area of Beverly Hills commonly referred to as the “flatlands” and is just as the name would indicate. The SDMP describes the drainage pattern in the City using six distinct hydrologic regions, depicted in Figure 3.3-1 and described below.

Region 1—Benedict Canyon Channel

Region 1 drains the north and west portions of the City of Beverly Hills to the Benedict Canyon Channel (an underground flood channel that carries water from the storm drains). This region encompasses approximately 5,794 acres (9 square miles) and is over twice as large as the remaining five areas combined. The tributary area is generally bordered on the north by the Santa Monica Mountains, on the west by the ridge generally easterly of Beverly Glen Boulevard, on the east by Carla Ridge, Rexford Drive, Elevado

Avenue, Camden Drive, Roxbury Drive, and Peck Drive and on the south by Pico Boulevard. This region also includes Peavin e Canyon, Higgins Canyon, Franklin Canyon, and Coldwater Canyon. As evidenced by the many canyons, this region has a fairly significant gradient and is characterized by open space and low density residential in the mountains and foothills and a mix of residential and commercial developments in the flatland areas.

The U.S. Army Corps of Engineers (ACE) built the major Benedict Canyon facilities through Beverly Hills during the early 1960s. The main conveyance system of the Benedict Canyon and Higgins-Coldwater channel drain a 9-square mile drainage area. The Rexford Drive storm drain system is also a tributary to the Benedict Canyon facility that drains a one-square mile drainage area.

**Region 2—Rexford Channel**

Region 2 drains the south-central area of the City to the underground Rexford Channel. This region encompasses approximately 652 acres (one square mile). The tributary area is generally bordered on the north by Elevado Avenue, Rexford Drive, and Santa Monica Boulevard, on the west by Camden Drive, Roxbury Drive, and Peck Drive, on the east by Palm Drive and Maple Drive and on the south by Pico Boulevard. Region 2 is located in the flatlands area of the City and is primarily residential and commercial land uses.

**Regions 3, 4, and 5—West Hollywood Storm Drain**

Regions 3, 4, and 5 drain the southeast portion of the City. The regions encompass 146 acres (0.23 square mile), 98 acres (0.15 square mile) and 465 acres (0.73 square mile) respectively. The tributary area is bounded on the north by Beverly Boulevard, 3rd Street and Burton Way, on the west by Palm Drive and Maple Drive, on the east by Doheny Drive, Robertson Boulevard, and San Vicente Boulevard and on the South by Olympic Boulevard. Regions 3, 4, and 5 are located in the flatlands area of the City and are primarily commercial and residential land uses.

**Region 6—Hollyhills Drain**

Region 6 drains the northeast area of the City. This region encompasses approximately 1,361 acres (2.1 square miles). The tributary area is bounded on the north by the Santa Monica Mountains, on the west by Carla Ridge and Rexford Drive, on the east by Doheny Drive and on the south by Santa Monica Boulevard and Beverly Boulevard. Region 6 is located in mountain and hillside areas and is primarily composed of residential land uses.

**South Norco Storm Drain**

This drain runs from southwest of Norco through Parkridge Avenue at the City limit and terminates at Temescal Wash.
North Norco Storm Drain

This drain enters City limits at River Road and terminates at Temescal Wash.

Beverly Hills Storm Drain System

There are approximately 47 miles of improved storm drain system within and adjacent to the boundaries of the City of Beverly Hills, approximately two-thirds of which is owned and maintained by Beverly Hills. The remaining one-third is under the jurisdiction of Los Angeles County Department of Public Works and the U.S. ACE. There are also approximately 625 manholes providing access into the storm drain system and approximately 1,625 catch basins capturing surface drainage. Of these manholes and catch basins, Beverly Hills owns and maintains approximately 250 and 1,415 respectively.\(^{41}\) Figure 3.3-2 identifies the existing storm drain locations in Beverly Hills, as well as the storm drains that have been abandoned.

The City owns and maintains approximately 33 miles of the storm drainage system within the City boundary. The earliest construction plans are dated in the early 1920s. Approximately one-half of all the City-owned facilities were built in the 1960s and 1970s, with little drainage system improvements made in the past twenty years. Roughly one-third of the storm drain system was built before 1940.\(^{42}\)

Los Angeles County Department of Public Works owns and/or maintains approximately 14 miles of storm drain system within the City of Beverly Hills. This includes the storm drains built by the ACE but operated and maintained by the County. The majority of the facilities were built during the 1960s. There have been no recent failures in the systems operated by the County.\(^{43}\)

Existing System Deficiencies and Proposed Upgrades

Considering the age of the majority of City-owned facilities, the City may face major structural deficiencies in the next two decades. According to the Storm Drain System Master Plan, 18 percent of the City’s drainage links were insufficient to convey the runoff for the 10-year or 25-year design storms. However, approximately 72 percent of the deficient links require a 1-foot diameter or less upgrade to the existing pipe size. These deficiencies are spread throughout the City and involve facilities of both large and small dimensions and all common construction materials.

The City Utilities Division staff also performed a video inspection of portions of the storm drain system during a one-year period from October 1997 to September 1998. Their goal was to identify locations where the integrity of the system has been compromised, and to confirm and document the legitimacy of the connections that they encountered in the field.

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\(^{41}\) City of Beverly Hills, 1999. *Storm Drain System Master Plan.*

\(^{42}\) City of Beverly Hills, 2005. Written communication from the Department of Public Works, 16 March.

\(^{43}\) City of Beverly Hills, 2005. Written communication from the Department of Public Works, 16 March.
According to the 1997/98 inspection, the majority of cases where cracks, damages, and corrosion were identified were in facilities that were built in the late 1920s.\textsuperscript{44} Approximately one-third of the structural deficiencies related to an old portion of the storm drain system built in 1931. This system runs in the northeast area of the City between Sunset Boulevard and Santa Monica Boulevard.\textsuperscript{45} Additional structural deficiencies in the system may exist as only a small portion of the storm drain system has been visually inspected. The 2002 Water System Master Plan recommends that the City establish a program to investigate each deficiency and coordinate this replacement work with other City projects in the area within the recommended timeframes for each deficiency. Ongoing inspection of City storm drains, especially the older (pre-1960) drains and those where corrugated metal pipe was used, is recommended to monitor for unusual changes in structural integrity.

The recommended improvement plan according to the 1999 Storm Drain Master Plan includes 106 reinforced concrete pipe (RCP) elements with an estimated combined cost opinion of $5.2 million, and 19 reinforced concrete box (RCB) elements with an estimated combined cost of $5.0 million.\textsuperscript{46}

Not all of the deficient facilities, however, fall under the jurisdiction of the City of Beverly Hills. Specifically, Beverly Hills is responsible for 60 percent of the improvement costs, Los Angeles two percent, and the Los Angeles County Department of Public Works is responsible for 38 percent.\textsuperscript{47}

The County of Los Angeles recently completed the Holly Hills Unit 7 storm drain improvement project in 2004. Unit 7 drains the southeasterly side of the City (Region 5), and the improvement concentrated primarily on drainage from north of Sunset Boulevard. Since its completion, this region has experienced the second wettest year in history. The City did not experience any flooding conditions.

\textsuperscript{44} City of Beverly Hills, 1999. Storm Drain System Master Plan.
\textsuperscript{45} City of Beverly Hills, 1999. Storm Drain System Master Plan.
\textsuperscript{46} The material and labor cost assumptions described in the Master Plan can be expected to vary significantly due to changing economic and site specific conditions.
\textsuperscript{47} City of Beverly Hills, 1999. Storm Drain System Master Plan.
3.3 Storm Drains

Regulatory Setting

Federal

NPDES Permits

NPDES Phase I (General Construction Activity Stormwater Permit)

Phase I of the NPDES Program addresses stormwater runoff from “medium” and “large” municipal separate storm sewer systems (MS4s) generally serving populations of 100,000 or greater; construction activities disturbing 5 acres of land or greater; and ten categories of industrial activities. With respect to the disturbance of five acres of land or greater from construction activities, the SWRCB issued one statewide General Construction Activity Stormwater Permit (on August 20, 1992) to apply to all construction activities. Landowners are responsible for obtaining and complying with the permit, but may delegate specific duties to developers and contractors by mutual consent. For construction activities, the permit requires landowners, or their designated agent, to:

- Eliminate or reduce nonstormwater discharges to stormwater systems and other waters of the United States
- Develop and implement a Stormwater Pollution Prevention Plan
- Perform inspections of stormwater control structures and pollution prevention measures

A Stormwater Pollution Prevention Plan (SWPPP) prepared in compliance with the Permit describes the site, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and nonstormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity, and to identify and implement controls where necessary.

NPDES Phase II

New NPDES Phase II stormwater regulations were finalized and issued by the EPA in January 2000 in an effort to continue to preserve, protect, and improve the nation’s water resources from polluted stormwater runoff. These new regulations are designed to implement programs to control urban stormwater runoff from additional MS4s in urbanized areas and the operations of small construction sites that were not already covered by Phase I NPDES permits. The main objectives of the Phase II regulations are to reduce the amount of pollutants being discharged to the maximum extent practicable and protect the quality of the receiving waters.

To meet this goal, the permittee must implement a Stormwater Management Program that addresses six minimum control measures, including (1) public education and outreach; (2) public participation/involvement; (3) illicit discharge detection and elimination; (4) construction site stormwater runoff control for sites greater than one
acre; (5) post-construction stormwater management in new development and redevelopment; and (6) pollution prevention/good housekeeping for municipal operations. These control measures will typically be addressed by developing BMPs. Beverly Hills is a co-permittee on the Los Angeles County’s NPDES permit. The permit was issued by executive order of the state Regional Water Quality Control Board on December 13, 2001, for a period of six years. Under the NPDES permit, the City is mandated to prevent contaminated water from being discharged into the City storm drain system.

**State**

**Basin Plans**

Responsibility for the protection of water quality in California rests with the SWRCB and nine RWQCBs. The SWRCB establishes statewide policies and regulations for the implementation of water quality control programs mandated by federal and state water quality statutes and regulations. The RWQCBs develop and implement Water Quality Control Plans (Basin Plans) that consider regional beneficial uses, water quality characteristics, and water quality problems. The City of Beverly Hills lies within the Los Angeles RWQCB.

**Los Angeles Region**

The Los Angeles Regional Water Quality Control Board (LARWQCB) regulates surface water quality in the Planning Area. The RWQCB prepares Basin Plans (water quality objectives for major drainage areas containing numerous local watersheds) that establishes implementation programs to protect beneficial uses of water, and does not permit wastewater discharges to degrade water quality to the point where beneficial uses would be adversely affected.

**Local Regulations**

**Beverly Hills Stormwater Program**

The Stormwater Management Program was established by Federal Regulation 40 CFR122.26 to protect the environment and preserve the coastal water bodies by implementation of the Best Management Practices (BMP) of the Stormwater Quality Management Program (SQMP). The City of Beverly Hills, in accordance with the Regulation, has undertaken a public information and outreach program to educate residents and businesses in the City about their obligations under Federal Regulation 40 CFR122.26.

In accordance with the Development Planning Program, a Standard Urban Stormwater Mitigation Protection Plan (SUSMP) is required for parking lots with 5,000 square feet or more surface area or with 25 or more parking spaces. In accordance with the Construction Program, a Stormwater Pollution Prevention Plan (SWPP) is required for
grading a one-acre-or-larger construction site. The City will also inspect certain facilities in accordance with the Industrial/Commercial Facilities Control Program.

As federal and state stormwater requirements become increasingly strict, it will be more difficult for the City to be in compliance. There are many unknown cost implications to the new storm water requirements, such as the possibility of treating base flows, that provide a great deal of uncertainty to the City.

**Issues**

- Considering the age of the majority of the City’s storm drain facilities, the City may face structural deficiencies in the next two decades. Currently, only a small portion of the system has been visually inspected for deficiencies.

- As federal and state stormwater requirements become increasingly strict, it will be more difficult for the City to remain in compliance. There are many unknown cost implications to the new storm water requirements, such as the possibility of treating base flows, that provide a great deal of uncertainty to the City.

**References**


———. 2005. Written communication from the Department of Public Works, 16 March.
3.4 SOLID WASTE

This Section describes Beverly Hills’ existing solid waste management and resource recovery systems. In addition, a discussion of current federal, state and local policy regarding the collection and disposal of solid waste is provided. Information for this section is based on data from the City’s Department of Public Works, the Beverly Hills General Plan Topic Committee Reports, the California Integrated Waste Management Board, and the Beverly Hills Municipal Code.

Existing Conditions

In 2004, approximately 95,000 tons of trash, including recyclables, street sweeping debris, construction debris and greenwaste, was generated from all sources in Beverly Hills. The tonnage is counted from the City’s refuse trucks, those of private refuse companies, construction operators, and landscaping services.

Solid Waste Haulers

The City’s Public Works Department Solid Waste Division collects trash from all single family residential areas, and all multi-family residential buildings that do not have bins in subterranean parking structures. The City also collects all recycling materials and greenwaste left out by residents from all areas of the City. The City hauls all refuse to three transfer stations: Southern California Disposal for trash, Best Way for recycling, and the City of Culver City transfer station for greenwaste.

The City contracts with a private refuse company, Crown Disposal, Inc. to provide all solid waste services for commercial and industrial businesses, and approximately 20 to 25 percent of multi-family residential buildings (those with trash bins in subterranean locations). The City franchised out its commercial solid waste service because of the unknowns and the risks of competing with major private sector providers. Rates immediately went up among the private haulers. By providing the residential service directly, the City hopes to avoid the same fate for residential solid waste collection.

Crown Disposal, Inc. disposes the solid waste to four designated landfills: Puente Hills Landfill, Chiquita Canyon Landfill, Sunshine Canyon Landfill, and the Calabasas Sanitary Landfill. Crown Disposal operates a material recovery facility and has sister companies that collect recycling materials and produce renewable energy from diverted waste. In addition, Crown Disposal converts organics into compost.

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48 Garcia, John, 2005. Personal communication with Solid Waste Manager, Department of Public Works, 12 May.
50 City of Beverly Hills Annual City Council Budget – Fiscal Year 2004/05
Single-Family Residential Collection

The Beverly Hills Solid Waste Division is the sole provider for residential solid waste collection. The City currently collects and disposes of trash, recycling, and greenwaste utilizing a fleet of 12 trucks and five street-sweepers.

Residential Alley Collections: The City provides alley collection customers with automated 300-gallon black containers for trash and recycling and 90 gallon green containers for greenwaste. The City collects all alley residential refuse on a weekly basis, and provides street sweeping six days a week.

Residential Curbside Collection: The City provides curbside collection customers with automated 90-gallon black or grey containers for trash and recycling, containers for bottles, cans and paper products and 90-gallon green containers for greenwaste. The City provides all curbside customers and single-family alley residents north of Santa Monica Boulevard with automated 90-gallon green collection containers, for grass clippings, tree trimmings, leaves and brush weeds.

The black containers will be collected and disposed at a material recovery facility so that the recycling materials are diverted from the landfills. The City anticipates that this two stream waste collection will assist in increasing diversion rates.

Greenwaste equals about 37 percent of the waste generated by Beverly Hills residents. To meet state mandated reduction goals, all alley collection customers are required to separate all greenwaste. For all single-family residents with alley collection service south of Santa Monica Boulevard, and all multi-family residents in the City, customers are required to bundle and tie brush and tree trimmings into three-foot lengths, and bag and tie all other greenwaste. The City is converting to individual household receptacles for greenwaste for alley pickup service in order to increase greenwaste collection and avoid excess debris in the alley. Nearly 40 percent of the City’s solid waste is green landscape material. The city is promoting water efficient landscaping practices that can reduce this percentage as well as reduce water consumption.

Commercial, Industrial, and Multi-Family Collection

The City’s Commercial Services Division has Crown Disposal Co., Inc. under a six-year exclusive contract to provide all solid waste services for commercial and multi-family residential dwellings in Beverly Hills. Crown Disposal, Inc. also handles all roll-off bin service for businesses and residents. The roll-off bin service is provided for construction/remodeling jobs, large landscaping projects, and other special large projects.

Crown Disposal Inc. provides bin sizes ranging from 1.5 cubic yards to 4 cubic yards, and charges according to the selected bin size and frequency of collection per week. They offer a reduced rate for compact collections, for 3 and 6 cubic-yard bins, and provide a roll-off collection service, with bin sizes ranging from 10 cubic-yards to 40-cubic yards.

51 City of Beverly Hills, 2001-2004. General Plan Topic Committee Reports.
and charge a flat fee per roll-off by bin size, including dump fees. In addition, they offer temporary containers and collect bulky items, including furniture and appliances, and recycling containers to businesses free of charge.

Crown Disposal owns and operates a material recovery facility where recycling materials are sorted out of the refuse stream as well as organics, to increase the amount of solid waste to be diverted from the landfill.

**Landfills**

The California Integrated Waste Management Board (CIWMB) provides the following information on each of the designated waste handling and disposal facilities for Beverly Hills:

The Puente Hills Landfill presently accepts approximately 13,200 cubic yards or tons of waste per day; it has a permitted capacity of 106.4 million tons and is planned to close on October 31, 2013.

The Chiquita Canyon Sanitary Landfill, Unit 1, presently accepts approximately 6,000 tons per day and contains a permitted capacity of 45,889,550 tons. Unit 2 permits 560 tons per day with a permitted capacity of 525,000 tons. Both Units have a closure date of November 24, 2019.

The Sunshine Canyon SLF County Extension presently accepts 6,600 tons per day; it has a design capacity of 23,720,000 tons and could remain open until February 1, 2008.

The Calabasas Sanitary Landfill presently accepts 3,500 tons per day; it has a permitted capacity of 69.7 million tons, and is scheduled to remain open until January 1, 2028.52

The landfills are rapidly running out of space for solid waste disposal. In the next few years garbage hauling costs are expected to increase from $17 to $55 per ton, a 325-percent increase. The hauling costs are also increasing because the refuse must be taken beyond the City limits as facilities with more space are sought. As the City does not have control of the landfills it uses and waste-flow reduction deadlines are imminent, the solid waste budget is the City’s biggest challenge.53 As previously stated, Crown Disposal, Inc. helps increase the amount of solid waste being diverted to the landfills by first hauling refuse to a material recovery facility where recycling materials and organics are sorted out of the refuse stream.

**Household Hazardous Waste Material Collection**

Los Angeles County sponsors weekly household hazardous waste roundups at sites throughout the county, including yearly roundups in Beverly Hills. Each vehicle is limited

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53 City of Beverly Hills Annual City Council Budget - Fiscal Year 2004/05
to 15 gallons or 125 pounds. Household toxic chemicals typically found in homes include oven cleaner, pool supplies, and used motor oil and paint products.

The County also has a Conditionally Exempt Small Quantity Generator Collection Program for businesses that generate small quantities of hazardous waste and can deliver the waste to permitted collection sites. The business must be within County limits and generate less than 220 pounds or 27 gallons of hazardous waste (i.e. paints, solvents, aerosol cans) per month.

The University of California at Los Angeles also operates an “e-waste” disposal location for computer components and other electronic devices.

## Regulatory Setting

### Federal Regulations

Volume 40 of the Code of Federal Regulations, Part 258 (Resource Conservation and Recovery Act [RCRA, Subtitle D]) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

### State Regulations

**AB 939—California Integrated Waste Management Act**

In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), which established an integrated waste management hierarchy that consists of the following in order of importance: source reduction, recycling, composting, and land disposal of solid waste. The law also required that each County prepare a new Integrated Waste Management Plan. The Act further required each city to prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. AB 939 also requires cities and counties to prepare SRREs in their General Plans. Senate Bill (SB) 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

The City of Beverly Hills has achieved this reduction through recycling and collection of greenwaste, and has diverted 57 percent of its solid waste since 2001.\(^54\)

The Resource Conservation and Recovery Act, Subtitle D, is enacted by the Public Resources Code Section 40000 et seq. (California Integrated Waste Management Act).

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Local Regulations

The City of Beverly Hills regulates the collection and disposal of solid waste through Title 6, Article 4 of the Beverly Hills Municipal Code. Article 4.5 regulates the commercial waste collection franchises separately. To ensure that the City meets the statutory obligations imposed by AB939, Title 9 Chapter 1 authorizes the Department of Building and Safety to impose and enforce requirements related to the salvaging, recycling and reuse of construction and demolition debris. Currently, however, an ordinance has not been adopted.

■ Issues

■ The City may face challenges due to decreasing land fill space and increasing hauling costs, that require a more aggressive approach to decreasing waste and encouraging recycling.

■ The nearly 40 percent of the City’s solid waste that is green landscape material could be reduced through promotion of water-efficient landscape practices.

■ References


Garcia, John. 2005. Personal communication with Solid Waste Manager, Department of Public Works, 12 May.
3.5 ELECTRICITY

This section defines the existing electricity service provider for the City of Beverly Hills. Information was obtained from communication with service providers and online resources.

Existing Conditions

Electricity service in the City is provided by the Southern California Edison Company (SCE). Southern California Edison uses the San Onofre Nuclear Generating Station (SONGS), a jointly owned enterprise among SCE (75 percent ownership), San Diego Gas & Electric (20 percent), and the Cities of Riverside and Anaheim. The Big Creek hydroelectric system comprises approximately 90 percent of SCE’s hydroelectric generation capacity. The Mohave Generating Station also contributes to SCE’s power supply. There may be some customers within the City that purchase power generation through “direct access” from other providers. In these cases, SCE would deliver the power through existing infrastructure. Areas of the City where direct access purchasing is available are typically in fringe areas, along common borders with neighboring cities. These areas are minimal and usually account for a small percentage of electricity demand.

Currently, SCE has four substations that serve the City. The largest substation serving the City is located just east of City Hall, at Foothill and 3rd Street. SCE has indicated that the infrastructure is in good condition. SCE plans to upgrade the substations as the demand at each substation increases.

There are no major electricity transmission lines in the City. Major electricity transmission lines are those that carry a minimum of 220 kilovolts (kV) of power. The largest transmission line is a SCE-operated 66 kV transmission line. The majority of transmission lines serving the City are located underground.

Currently, SCE has no immediate plans for expansion within the City of Beverly Hills, as most of the City is built out. However, every year SCE expands and improves existing facilities according to demand.

Electricity Supply

Southern California consumers have recently experienced rising energy costs and uncertainties regarding the supply of electricity. The causes of these conditions are under investigation and are the subject of debate. Some of the factors that may have led to the energy shortages experienced in late 2000 and early 2001 in California include a lack of

new major power plants, drought conditions, lack of emphasis on energy conservation, and deregulation.

While the population in California has increased by an average of 600,000 people per year over the past decade, no new major power plants have been built. In addition, surrounding states that formerly provided up to 20 percent of California’s energy have also experienced significant growth, thereby limiting their electricity exports to California. The drought conditions experienced in the Pacific Northwest in 2000 and 2001 also resulted in the reduction of the volume of water available for hydroelectric power generation, which otherwise could have been exported to California as it has in previous years. Further, the increase in energy supplies during the 1980s caused the cost of electricity to decrease, which resulted in less emphasis being placed on energy conservation and efficiency programs.

Another factor leading to the recent California Energy Crisis may be the lack of cost controls as a result of deregulation. The law for deregulation went into effect in 1998 with the goal of enhancing competition and consumer choice in electricity generators. Under the law, the transmission and distribution of electricity would remain a regulated monopoly, but the generation of electricity would be opened up to competition. Utilities were encouraged to sell their power plants and were required to purchase all their electricity needs from the wholesale market. However, an electricity supply/demand mismatch occurred as existing utilities sold their power plants but were not responsible for building new ones. The fact that new power plants would take at least a few years to be permitted and constructed, coupled with the economic and population growth in California, resulted in an energy shortage.

The California Energy Commission (CEC) is currently considering applications for the development of new power-generating facilities in Southern California and elsewhere in the state. These facilities could supply additional energy to the power supply grid within the next few years. In addition, efforts are being taken to modify existing plants and re-power existing sites to improve generation capacity. A broad-ranging effort has also been undertaken by the state to reduce peak electricity demand in California, including actions to encourage voluntary load reduction by customers and to promote incentive programs for demand reducing technologies, energy efficient construction techniques, and the installation of energy-efficient equipment.

**Energy Conservation Programs**

The potential for rolling electrical outages will continue as long as statewide energy shortages exist. Because energy conservation can significantly help avert outages by reducing the demand for energy, both the County and City promote energy conservation.

In 2001 the City initiated an Energy Conservation Project for City facilities with the assistance of the CEC. All City facilities were evaluated and the final project list included City Hall, Fire Stations, Police Facility, Library and parking structures. By 2003 over
$954,000 in energy efficient lighting and heating, ventilation and air conditioning improvements had been completed, yielding energy savings of over $150,000 per year.

County

The County posts conservation tips on its website, which covers topics that include lighting, appliances, and office equipment. The County offers a number of programs to encourage consumers to reduce their energy usage and lower their energy costs.

The U.S. Green Building Council, as part of a green building certification program, developed the Leadership in Energy and Environmental Design (LEED) criteria. LEED criteria include the following categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor air quality, and project innovation. Within each of these criteria are a variety of standardized elements to select from, worth a point each, that are incorporated into a construction project, with a minimum number of points required to certify as a green building. Elements in these LEED-certified buildings have been documented to be cost effective and provide a better environment for productivity, as well as protect and conserve natural resources.

Regulatory Setting

Federal Regulations

The Federal Energy Regulatory Commission duties include the regulation of the transmission and sale of electricity in interstate commerce, licensing of hydroelectric projects, and oversight of related environmental matters.

State Regulations

California Public Utilities Commission (CPUC)

CPUC Decision 95-08-038 contains the rules for the planning and construction of new transmission facilities, distribution facilities, and substations. The Decision requires permits for the construction of certain power line facilities or substations if the voltages would exceed 50 kV or the substation would require the acquisition of land or an increase in voltage rating above 50 kV. Distribution lines and substations with voltages less than 50 kV need not comply with this Decision; however, the utility must obtain any nondiscretionary local permits required for the construction and operation of these projects. CEQA compliance is required for construction of facilities constructed in accordance with the Decision.

Community Choice Aggregation

The City is investigating the advantages of local control, reliability, and renewable energy sources in being a provider of power generation to the community as part of the

Community Choice Aggregation option made available to cities under AB 117 in the 2004 state legislative session. As a “community choice aggregator,” the City would join with other like-minded cities to purchase and supply power to its customers. A “pre-feasibility study” by Navigant Consulting (via a grant provided by the CEC to the Local Government Commission) concluded that the City could provide lower rates to customers. The City is considering participation in an implementation plan study to identify potential program operations and governance, financing, investigation of supplier qualifications, rate-setting policies, consumer protection, etc.

**Title 20 and Title 24, California Code of Regulations (CCR)**

Title 20, Public Utilities and Energy, contains the regulations related to power plant siting certification. Title 24, California Building Standards, contains the energy efficiency standards related to residential and nonresidential buildings. Title 24 standards are based, in part, on a state mandate to reduce California’s energy demand.

**Local Regulations**

**City of Beverly Hills Municipal Code**

The City of Beverly Hills has adopted The Uniform Solar Energy Code. The Uniform Solar Energy Code was first developed in 1976 and published by the International Association of Plumbing and Mechanical Officials to address the growing needs of commercial and residential users of solar energy. This code is intended to provide a safe and functional solar energy system with minimum regulation.

**Issues**

- Existing electricity service, which includes transmission lines and substations, may need to be expanded to accommodate additional growth associated with new or expanded development.

- The City does not currently have a comprehensive energy conservation program. This could guide the provision of energy as new or expanded development occurs.

- Participation in Community Choice Aggregation could increase the percentage of renewable energy over that available from Southern California Edison, including rate setting that would promote conservation.

**References**


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59 (Ord. 02-O-2414, eff. 12-19-2002)