



Considerations to Amend the Dewatering Ordinance

Public Works Commission

December 8, 2022



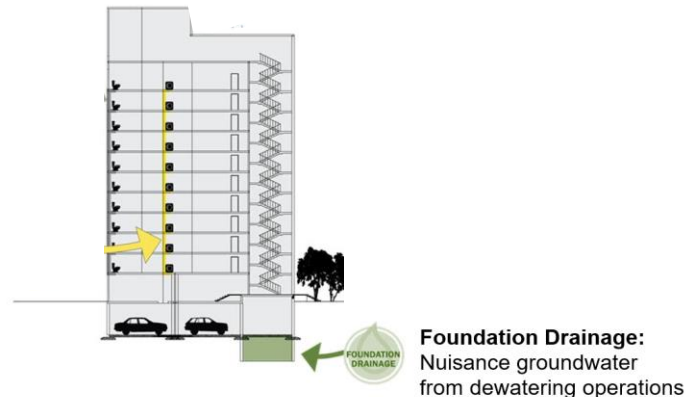
Outline

- Dewatering Ordinance & Existing Dewatering in Beverly Hills
- Considerations for removing R-1 Exemptions
- Discussion and Recommendation



Dewatering Ordinance

- Dewatering: removal of groundwater
- Dewatering Ordinance: Beneficial-use of groundwater or replenishment fee
- R-1 Exemption
- Beneficial Use:
 - Onsite
 - Replenishment
 - Deliver to the City

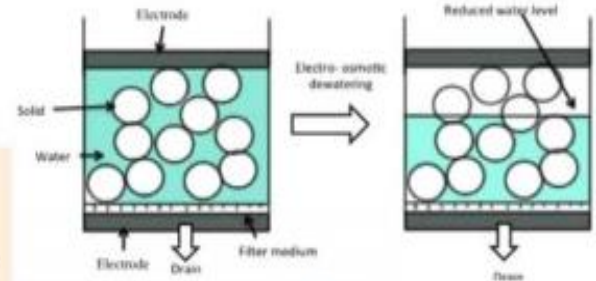
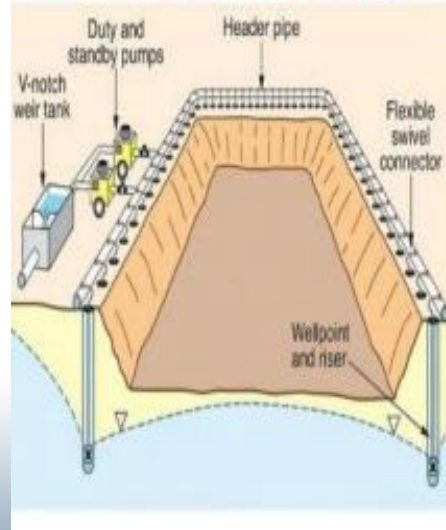




Existing Dewatering

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

Method of Dewatering

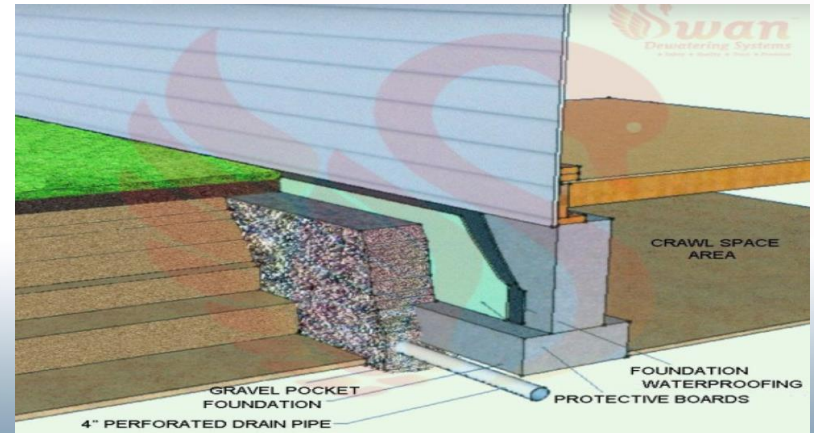
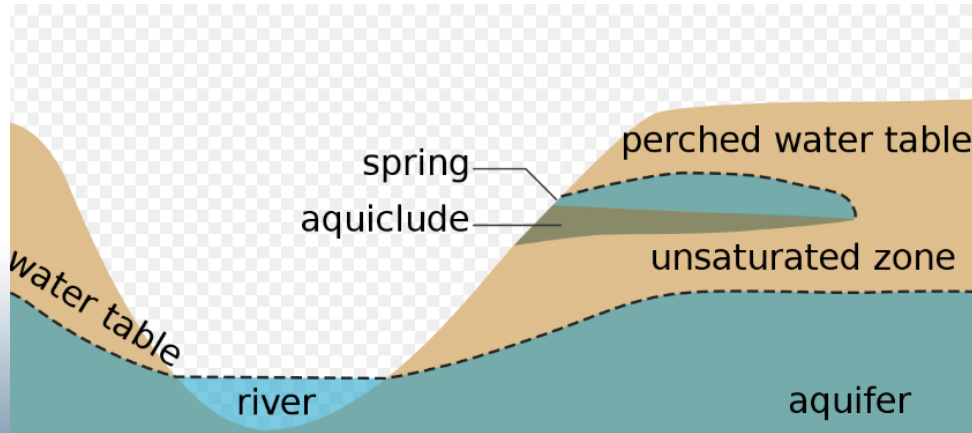




Existing Dewatering

Residential Area Dewatering

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





Removing R-1 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



Discussion & Recommendation

- Alternative 1: Require beneficial use or replenishment fee for existing properties, new construction and remodeled projects.
- Alternative 2: Maintain the existing R-1 exemption in the Dewatering Ordinance and only recommend to implement beneficial use on property.