



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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September 27, 2022

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON THE OIL WELL ORDINANCE  
PROJECT NUMBER PRJ2020-000246-(1-5)  
ADVANCE PLANNING CASE NUMBER RPPL2020000624  
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

The Oil Well Ordinance (Ordinance or Project), Project Number PRJ2020-000246-(1-5) and Advance Planning Case Number RPPL2020000624, amends Title 22 - Planning and Zoning of the County Code and Title 12 - Environmental Protection of the County Code. The Ordinance amends Title 22 to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period. The amendment to Title 22 applies to the unincorporated areas of Los Angeles County. The Ordinance amends Title 12 to remove the exemption for oil wells and production facilities from the County's noise and vibration regulations. A project summary is included as Attachment 1 and the Ordinance is included as Attachment 2.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the Project is exempt from California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the record;
2. Indicate its intent to approve the Ordinance; and
3. Instruct County Counsel to prepare the necessary final documents for the Ordinance and submit to the Board for consideration.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On September 15, 2021, the County of Los Angeles Board of Supervisors (Board) approved three motions which articulate the Board's vision to prioritize and protect the public health, safety, and welfare of residents living near oil wells and begin the process of a just transition away from fossil fuels and decarbonization of the economy. All three motions are long term projects and will take years to complete and decades to fully implement. Several County agencies are assigned to work on the policy directives in these motions.

The motion "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County" instructs the Department of Regional Planning (Department) to prepare the Oil Well Ordinance. The Ordinance, as described below, represents one of several actions that the Department and the County of Los Angeles are making to fulfill this motion.

On June 8, 2022, the Regional Planning Commission (Commission) held a public hearing to consider an amendment to Title 22 to effectuate the Ordinance. The Commission recommended that the Board consider and adopt the amendment to Title 22 and approved a resolution to this effect, which is included as Attachment 3. The summary of proceedings for the public hearing is included as Attachment 4. The amendment to Title 12 does not require action by the Commission and was provided to the Commission for their information.

### Key Components

The Ordinance includes the following key components:

#### Prohibit New Oil Wells and Production Facilities

The Ordinance prohibits new oil wells and production facilities in 33 zones in Title 22 by adding "oil wells and production facilities" as a use "not permitted." The Ordinance also prohibits new oil wells and production facilities by amending the East Los Angeles Community Standards District and the Florence-Firestone Community Standards District to remove "oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2" from the list of uses allowed in Zone M-1.

#### Designate Existing Oil Wells and Production Facilities as Nonconforming Due to Use

By adding "oil wells and production facilities" as a use "not permitted" in Title 22, the Ordinance designates existing, legally established oil wells and production facilities as nonconforming due to use. Chapter 22.172 (Nonconforming Uses, Buildings and Structures) contains regulations for the continuation, addition, repair, and termination of status for nonconforming uses. According to Sections 22.172.050.B and 22.172.050.B.1.f, nonconforming uses shall be discontinued and removed from their sites within 20 years of becoming nonconforming.

#### Establish Regulations for Existing Oil Wells and Production Facilities

The Ordinance adds consistent regulations to Title 22 for existing oil wells and production facilities, including: well and site signage, comment and complaint log, requirements for site maintenance, bonds for existing wells, and standards for well plugging and abandonment and restoration. These regulations ensure that existing oil wells and production facilities operate under a consistent set of development and performance standards and increase transparency in operations until the uses are discontinued and removed.

#### Implementation Schedule

The Ordinance specifies a schedule for the effective date for regulations in Title 22. Regulations for

site maintenance, well plugging and abandonment, and restoration become effective on the day the Ordinance goes into effect. Regulations for well and site signage and the comment and complaint log become effective one year after the Ordinance goes into effect. Regulations for bonds become effective two years after the Ordinance goes into effect.

#### Amendment to Title 22 Applicability

The amendment to Title 22 applies to the unincorporated areas of Los Angeles County, except for the Baldwin Hills Community Standards District and uses operating under a valid discretionary permit. In addition, specific plans must be amended in order for the Ordinance to apply. Concurrent to the development of the Ordinance, the Department will amend the Baldwin Hills Community Standards District and individual specific plans to prohibit new wells and production facilities and add additional standards, as applicable. Once the Ordinance is in effect, the Department will take separate actions to pursue modifications to valid discretionary permits in accordance with existing procedures in Title 22.

#### Amendment to Title 12

The Ordinance amends Title 12 to remove the exemption for oil wells and production facilities from the County's noise and vibration regulations. Removal of this exemption means that oil wells and production facilities are subject to the County's noise and vibration regulations.

#### Additional Department Recommendations

After the June 8, 2022 Commission public hearing, the Department revised the Ordinance with changes to clarify that underground gas storage facilities are not subject to the Ordinance. The revision is a non-substantive change as it is not the intent of the Ordinance to regulate underground gas storage facilities. The revisions are included in Attachment 2 and a redlined excerpt is included as Attachment 6.

#### **Implementation of Strategic Plan Goals**

The Ordinance is consistent with and supportive of the County of Los Angeles Strategic Plan: Goal II, to foster vibrant and resilient communities and Strategy II.3, to make environmental sustainability our daily reality.

#### **FISCAL IMPACT/FINANCING**

Adoption of the Ordinance will not result in additional costs to the County. Implementation of the County Code is an ongoing responsibility of the County of Los Angeles and thus covered by the County of Los Angeles' operating budget.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In addition to the public hearing conducted by the Commission on June 8, 2022, a public hearing before the Board is required pursuant to Chapter 22.244 of the County Code and Section 65856 of the Government Code. Required notice was provided pursuant to Chapter 22.244 of the County Code.

The Department provided outreach for the Ordinance, including: posting the Ordinance and supporting materials online, informing stakeholders of the Ordinance and the public hearing by email and social media, publishing the notice of public hearing in 14 local newspapers, providing language access support in Spanish and Chinese at the public hearing and through translated project summary sheets, and meeting with stakeholders.

**ENVIRONMENTAL DOCUMENTATION**

The Project is exempt from the provisions of the CEQA and County CEQA Guidelines pursuant to CEQA Guidelines sections 15061(b)(3), 15061(b)(2), 15301 (Class 1), and 15308 (Class 8). The Notice of Exemption is included as Attachment 5.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Ordinance will not significantly impact County services.

**CONCLUSION**

For further information, please contact Bruce Durbin or Adrienne Ng at (213) 974-6432 or ordinance@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP  
Director

AJB:CC:BD:AN:ia

Enclosures

- c: Executive Office, Board of Supervisors
- Chief Executive Office
- County Counsel
- Fire Department
- Public Works
- Public Health

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** The Oil Well Ordinance amends Title 22 - Planning and Zoning of the County Code and Title 12 - Environmental Protection of the County Code. The Ordinance amends Title 22 to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period. The amendment to Title 22 applies to the unincorporated areas of Los Angeles County. The Ordinance also amends Title 12 to remove the exemption for oil wells and production facilities from the County's noise and vibration regulations.

**REQUEST:** Approval and adoption of the Oil Well Ordinance.

**LOCATION:** Countywide

**STAFF CONTACT:** Bruce Durbin or Adrienne Ng, (213) 974-6432

**RPC HEARING DATE(S):** June 8, 2022

**RPC RECOMMENDATION:** Approval and recommendation to the Board to consider adoption of the Oil Well Ordinance.

**MEMBERS VOTING AYE:** Duarte-White, Louie, Moon, O'Connor

**MEMBERS VOTING NAY:** Hastings

**MEMBERS ABSENT:** None

**MEMBERS ABSTAINING:** None

**KEY ISSUES:** On September 15, 2021, the Board approved three motions: "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County", Developing an Oil Well Cleanup Pilot Program for Los Angeles County", and "Developing a Comprehensive Strategy for a Just Transition Away from Fossil Fuels for Los Angeles County". These

motions represent a comprehensive effort by the County to demonstrate leadership on climate change, environmental justice, and public health.

**MAJOR POINTS FOR:**

The Oil Well Ordinance amends the basic zone requirements in Title 22 and addresses about a third of the oil wells in the unincorporated areas. Department of Regional Planning is working to address the remaining parts of this Board Motion, as well as the other two Board Motions from September 15, 2021.

The Department of Regional Planning is the land use authority for unincorporated areas and the standards in the Oil Well Ordinance are within the Department's purview. Numerous federal, state, regional, and local agencies regulate oil wells and production facilities. Regulations, such as air quality, fire, seismology, site restoration, etc. are within the purview of other agencies.

The Ordinance supports Board Priority #7 Sustainability by advancing the vision of the Our County Sustainability Plan, to make the County healthier, more livable, economically stronger, more equitable, and more resilient.

**MAJOR POINTS AGAINST:**

The Oil Well Ordinance implements one part of the September 15, 2021 Board motion, "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County". All three Board motions from September 15, 2021 are long term projects. It will take the assigned County agencies years to complete and decades to fully implement the work directed by these motions.

The Oil Well Ordinance may make the County more reliant on oil from foreign and domestic sources, which do not have the same regulatory protections that are in Los Angeles County and may result in increased traffic and pollution at the ports in Los Angeles from importing oil.

1                                   **ORDINANCE NO. \_\_\_\_\_**

2   An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County  
3   Code and Title 12 – Environmental Protection of the Los Angeles County Code. The  
4   ordinance amends Title 22 to prohibit new oil wells and production facilities, designate  
5   existing oil wells and production facilities as nonconforming due to use, and establish  
6   consistent regulations for existing oil wells and production facilities during the  
7   amortization period. The ordinance amends Title 12 to remove the exemption for the  
8   operation of oil and gas wells from Chapter 12.08 - Noise Control.

9           **SECTION 1.** Section 12.08.570 is hereby amended to read as follows:

10           ...

11           ~~M. — Operation of Oil and Gas Wells.~~

12                   ~~1. Normal well servicing, remedial or maintenance work performed within~~  
13                   ~~an existing well which does not involve drilling or redrilling and which is restricted to the~~  
14                   ~~hours between 7:00 a.m. and 10:00 p.m., and~~

15                   ~~2. Drilling or redrilling work which is done in full compliance with the~~  
16                   ~~conditions of permits issued under Chapter 5, Article 1, of the County Zoning~~  
17                   ~~Ordinance, as amended, as set out in Title 22 of this code.~~

18           **SECTION 2.** Section 22.14.150 is hereby amended to read as follows:

19           ...

20           Oil Wells and Production Facilities. The following terms are defined solely for  
21           Section 22.140.400 (Oil Wells and Production Facilities):

22                   Oil. Any natural hydrocarbon liquid or gas coming from the earth. This  
23                   term includes petroleum.

24 Operator. As defined in Section 3009 of the California Public Resources  
25 Code.

26 Plugging and abandonment. The permanent plugging of a well in  
27 accordance with the requirements of the California Geologic Energy Management  
28 Division.

29 Production facility. As defined in Section 3010 of the California Public  
30 Resources Code, but excluding an underground gas storage project, as defined by  
31 Section 1726.1.(a)(6) of the California Code of Regulations.

32 Well site. The premises used during the maintaining, operating, and  
33 producing of a well or wells located thereon. Where the oil well or production facility is  
34 not the sole occupant of a property, the well site shall be determined by the Director.

35 Well. As defined in Section 3008(a) of the California Public Resources  
36 Code, but excluding any well used to observe, inject, or withdraw gas from an  
37 underground gas storage project, as defined by Section 1726.1.(a)(6) of the California  
38 Code of Regulationsan underground storage facility. This term includes any active well,  
39 idle well as defined in Section 3008(d) of the California Public Resources Code, and  
40 partially plugged and abandoned well.

41 ...

42 **SECTION 3.** Section 22.16.030 is hereby amended to read as follows:

43 **22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.**

44 ...

45 C. Use Regulations.

46 1. Principal Uses. Table 22.16.030-B, below, identifies the permit or  
 47 review required to establish each principal use.

48 ...

<b>TABLE 22.16.030-B:PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>						
...						
<u>Oil wells</u>						
<i>In compliance with Section 22.140.400.C.1.a</i>	CUP	SPR	-	CUP	CUP	Section 22.140.400
<i>In compliance with Section 22.140.400.C.1.b</i>	CUP	SPR	-	CUP	CUP	Section 22.140.400
<i>In compliance with Section 22.140.400.D</i>	-	-	CUP	-	-	Section 22.140.400
<u>Oil wells and production facilities</u>	=	=	=	=	-	Section 22.140.400
...						

49 ...

50 **SECTION 4.** Section 22.18.030 is hereby amended to read as follows:

51 **22.18.030 - Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.**

52 ...

53 C. Use Regulations.

54 1. Principal Uses. Table 22.18.030-B, below, identifies the permit or  
 55 review required to establish each principal use.

56 ...

TABLE 22.18.030-B:PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>							
...							
Oil wells and production facilities	<del>_CUP</del>	<del>_CUP</del>	<del>_CUP</del>	<del>_CUP</del>	<del>_CUP</del>	-	Section 22.140.400
...							

57 ...

58 **SECTION 5.** Section 22.18.060 is hereby amended to read as follows:

59 **22.18.060 - Development Standards and Regulations for Zone RPD.**

60 Premises in Zone RPD shall be subject to the following regulations:

61 A. Use Regulations.

62 ...

63 4. Prohibited Uses. The following uses are prohibited in Zone RPD:

64 a. Oil wells and production facilities, in accordance with Section  
65 22.140.400 (Oil Wells and Production Facilities).

66 **Section 6.** Section 22.20.030 is hereby amended to read as follows:

67 **22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ,**  
68 **and C-R.**

69 ...

70 C. Use Regulations.

71 1. Principal Uses. Table 22.20.030-B, below, identifies the permit or  
72 review required to establish each principal use.

73 ...

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>								
...								
Oil wells and production facilities	_CUP	_CUP	_CUP	_CUP	_CUP	-	_CUP	Section 22.140.400
...								

74 ...

75 **SECTION 7.** Section 22.20.090 is hereby amended to read as follows:

76 **22.20.090 - Development Standards and Regulations for Zone CPD.**

77 Premises in Zone CPD shall be subject to the following regulations:

78 A. Use Regulations.

79 ...

80 3. Prohibited Uses. The following uses are prohibited in Zone CPD:

81 a. Oil wells and production facilities, in accordance with Section  
82 22.140.400 (Oil Wells and Production Facilities).

83 **Section 8.** Section 22.22.030 is hereby amended to read as follows:

84 **22.22.030 - Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.**

85 ...

86 C. Use Regulations.

87 1. Principal Uses. Table 22.22.030-B, below, identifies the permit or  
88 review required to establish each principal use.

89 ...

<b>TABLE 22.22.030-B:PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>					
...					
<u>Oil wells</u>	-				-
<i>In compliance with Section 22.140.400.C.1.a</i>	SPR	SPR	SPR	CUP	Section 22.140.400
<i>In compliance with Section 22.140.400.C.1.b</i>	CUP	CUP	CUP	CUP	Section 22.140.400
<u>Oil wells and production facilities</u>	=	=	=	=	Section 22.140.400
...					

90

91 **Section 9.** Section 22.22.040 is hereby amended to read as follows:

92 **22.22.040 - Land Use Regulations for Zone M-3.**

93 A. Permitted Uses. Premises in Zone M-3 may be used for any use, except  
 94 that a use listed in Subsections B and C, is permitted only as provided in such sections,  
 95 below, and uses listed in Subsection D, below, are prohibited. In addition, the following  
 96 uses are permitted in Zone M-3:

97 ...

98 D. Prohibited Uses. The following uses are prohibited in Zone M-3:

99 1. Mobilehomes and recreational vehicles used for sleeping or  
 100 residential purposes, except if used as caretaker residences as provided in Subsections  
 101 A or B, above.

- 102                   2.     Mobilehome parks.
- 103                   3.     Oil wells and production facilities, in accordance with Section
- 104 22.140.400 (Oil Wells and Production Facilities).

105                   **SECTION 10.** Section 22.22.050 is hereby amended to read as follows:

106                   **22.22.050 - Land Use Regulations for Zones B-1 and B-2.**

107                   Table 22.22.050-A, below, identifies the permit or review required to establish  
108 each use.

109                   ...

<b>TABLE 22.22.050-A: LAND USE REGULATIONS FOR ZONES B-1 AND B-2</b>			
<i>Use or Structure</i>	<i>B-1</i>	<i>B-2</i>	<i>Additional Regulations</i>
...			
<u>Oil wells and production facilities</u>	=	=	<u>Section 22.140.400</u>
...			

110                   ...

111                   **SECTION 11.** Section 22.22.090 is hereby amended to read as follows:

112                   **22.22.090 - Development Standards and Regulations for Zone MPD.**

113                   A.     Use Regulations.

114                   ...

115                   3.     Prohibited Uses. The following uses are prohibited in Zone MPD:

- 116                   a.     Oil wells and production facilities, in accordance with Section
- 117 22.140.400 (Oil Wells and Production Facilities).

118                   **SECTION 12.** Section 22.24.030 is hereby amended to read as follows:

119                   **22.24.030 - Land Use Regulations for Rural Zones.**

120                   ...

121                   C.     Use Regulations.

122 1. Principal Uses. Table 22.24.030-B, below, identifies the permit or  
123 review required to establish each principal use.

124 ...

<b>TABLE 22.24.030-B:PRINCIPAL USE REGULATIONS FOR RURAL ZONES</b>			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>			
...			
<u>Oil wells and production facilities</u>	<u>CUP</u>	-	Section 22.140.400
...			

125 ...

126 **SECTION 13.** Section 22.26.020 is hereby amended to read as follows:

127 **22.26.020 - Institutional Zone**

128 ...

129 B. Land Use Regulations.

130 3. Use Regulations.

131 a. Principal Uses. Table 22.26.020-B, below, identifies the  
132 permit or review required to establish each use.

<b>TABLE 22.26.020-B:PRINCIPAL USE REGULATIONS FOR ZONE IT</b>		
		<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>		
...		
<u>Oil wells and production facilities</u>	-	<u>Section 22.140.400</u>
...		

133 ...

134 **SECTION 14.** Section 22.26.030 is hereby amended to read as follows:

135 **22.26.030 - Mixed Use Development Zone.**

136 ...

137 B. Land Use Regulations.

138 3. Use Regulations.

139 a. Principal Uses. Table 22.26.030-B, below, identifies the  
140 permit or review required to establish each use.

TABLE 22.26.030-B:PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>		
Community gardens	P	
<u>Oil wells and production facilities</u>	=	<u>Section 22.140.400</u>
...		

141 ...

142 **SECTION 15.** Section 22.26.060 is hereby amended to read as follows:

143 **22.26.060 - Parking Restricted Zone.**

144 ...

145 B. Land Use Regulations.

146 3. Use Regulations.

147 a. Principal Uses. Table 22.26.060-B, below, identifies the  
148 permit or review required to establish each use.

TABLE 22.26.060-B:PRINCIPAL USE REGULATIONS FOR ZONE P-R		
		<i>Additional Regulations</i>
...		
<u>Oil wells and production facilities</u>	=	<u>Section 22.140.400</u>
...		

149 ...

150 **SECTION 16.** Section 22.140.400 is hereby amended to read as follows:

151 **22.140.400 Oil Wells and Production Facilities.**

152 A.— Purpose. This Section regulates oil, including the installation and use of  
153 such equipment, structures, and facilities for oil drilling and producing operations  
154 customarily required or incidental to usual oil field practice; including, but not limited to,  
155 the initial separation of oil, gas, and water, and for the storage, handling, recycling, and  
156 transportation of such oil, gas, and water to and from the property.

157 B.— Prohibition. Unless otherwise permitted in the zone, no refineries or  
158 absorption plants are permitted in conjunction with an oil well.

159 C.— Development Standards in Zones A-2, M-1, M-1.5, and M-2. This  
160 Subsection C applies to oil wells located in Zones A-2, M-1, M-1.5, and M-2:

## 161 1.— Application Requirements.

162 a.— A Ministerial Site Plan Review (Chapter 22.186) application  
163 is required for oil wells:

164 i.— In established oil fields as delineated on maps  
165 published by the California Department of Conservation, Division of Oil, Gas, and  
166 Geothermal Resources; and

167 ii.— That comply with the requirements in this Subsection

168 C; or

169 b.— A Conditional Use Permit (Chapter 22.158) application is  
170 required for oil wells:

171 i.— Outside established oil fields as delineated on maps  
172 published by the California Department of Conservation, Division of Oil, Gas, and  
173 Geothermal Resources;

174                               ii. ~~That request a modification to any of the standards in~~  
175 ~~this Subsection C; or~~

176                               iii. ~~Notwithstanding Subsection C.3, below, in Zone M-2,~~  
177 ~~if located within 300 feet of any public school or park, or any Residential Zone or Zone~~  
178 ~~A-1.~~

179                               2. ~~Setback From Highway. A well hole, derrick, or tank shall not be~~  
180 ~~placed within 20 feet of any public highway.~~

181                               3. ~~Setback From Residences. No oil drilling shall be within 300 feet of~~  
182 ~~any residence, except for a residence on the same land that is owned or leased by the~~  
183 ~~person drilling the oil well.~~

184                               4. ~~Additional Standards for Setbacks Less Than 500 Feet From~~  
185 ~~Residences. Drilling within 500 feet of one or more residences, except for a residence~~  
186 ~~on the same land that is owned or leased by the person drilling the oil well, shall comply~~  
187 ~~with the following standards:~~

188                               a. ~~All derricks used in connection with the drilling of the well~~  
189 ~~shall be enclosed with fire resistant and soundproofing material unless the heads of all~~  
190 ~~families occupying any residence within 1,320 feet (one quarter mile) of the drilling site,~~  
191 ~~other than of a residence described at the beginning of this Subsection C.3, above, file~~  
192 ~~a written waiver with the Commission or Hearing Officer.~~

193                               b. ~~All drilling and pumping equipment shall be operated by~~  
194 ~~muffled internal combustion engines or by electric motors.~~

195                               c. ~~Materials, equipment, tools, or pipe used for either drilling or~~  
196 ~~producing operations at the well hole shall not be delivered to or removed from the~~

197 ~~drilling site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in~~  
198 ~~the case of emergency.~~

199           5. ~~Enclosures. Any unattended earthen sump located within 1,320 feet~~  
200 ~~of the nearest highway, or within 2,640 feet (one half mile) of 20 or more residences~~  
201 ~~shall be enclosed with a fence not less than five feet high, mounted on steel posts with~~  
202 ~~not less than three strands of barbed wire around the top. Such fence shall be~~  
203 ~~constructed of woven wire fencing or equivalent of not greater than six-inch mesh.~~

204           6. ~~Roads. When private roads to wells are constructed, that portion of~~  
205 ~~such roads lying within 200 feet of an oiled or surfaced public highway, or of an existing~~  
206 ~~residence, shall be oiled or surfaced.~~

207           7. ~~Fire and Safety. All drilling and producing operations shall conform~~  
208 ~~to all applicable fire and safety regulations.~~

209           8. ~~Number of Tanks Allowed. Not more than two production tanks,~~  
210 ~~neither to exceed 1,000 barrels capacity, shall remain on the property following~~  
211 ~~completion of production tests at each well; provided that this condition shall not restrict~~  
212 ~~the maintenance of additional tanks for storage and shipping.~~

213           9. ~~No Public Nuisance. All drilling and production operations shall be~~  
214 ~~conducted in such a manner as not to constitute a public nuisance. Proven~~  
215 ~~technological improvements in drilling and production methods shall be adopted as they~~  
216 ~~may become, from time to time, available if capable of reducing factors of nuisance and~~  
217 ~~annoyance.~~

218           ~~10.— Signs. Signs shall not be constructed, erected, maintained, or~~  
219 ~~placed on the property, or any part thereof, except those required by law or ordinance to~~  
220 ~~be displayed in connection with the drilling or maintenance of the well.~~

221           ~~11.— Toilet Facilities. Suitable and adequate sanitary toilet and washing~~  
222 ~~facilities shall be installed and maintained in a clean and sanitary condition at all times.~~

223           ~~12.— Removal Upon Completion or Abandonment. The derrick used to~~  
224 ~~drill any well hole or to repair, clean out, deepen, or re-drill any completed or drilling~~  
225 ~~well, shall be removed within 90 days after completion or abandonment of any well.~~

226           ~~13.— Restoration Upon Abandonment. Within 90 days after~~  
227 ~~abandonment of any well, earthen sumps used in drilling or production, or both, shall be~~  
228 ~~filled, and the drilling site restored as nearly as practicable to its original condition.~~

229           ~~14.— Bonds. Except as provided in Subsection C.15, below, a faithful~~  
230 ~~performance bond of \$2,000 shall be filed with the Board for each well for the first five~~  
231 ~~wells. Where more than five wells are drilled, \$10,000 in bonds shall be the total~~  
232 ~~required of all oil operators. Either such bond shall include as obligees all persons who~~  
233 ~~may be damaged or annoyed by such use, or a policy of insurance shall be filed with~~  
234 ~~the Board having a maximum amount of recovery not less than the amounts required of~~  
235 ~~a bond, directly insuring all persons who may be damaged or annoyed by such use.~~

236           ~~15.— Assignment of Savings and Loan Certificates and Shares. In lieu of~~  
237 ~~the bond required by Subsection C.14, above, the oil well operator may deposit with the~~  
238 ~~Executive Officer-Clerk of the Board and assign to the County savings and loan~~  
239 ~~certificates or shares equal in amount to the required amount of the bond. Such deposit~~  
240 ~~and assignment shall comply with all the provisions and conditions of Section 4.36~~

241 ~~(Assignment of Savings and Loan Certificates and Shares) of Title 4 of the County~~  
242 ~~Code.~~

243 ~~16. Insurance Agreement. If an oil well operator deposits and assigns~~  
244 ~~savings and loan certificates and shares in lieu of filing the bond required by Subsection~~  
245 ~~C.14, above, and does not file with the Board the policy of insurance described in the~~  
246 ~~same Subsection, the operator also shall file a written agreement with the Board that~~  
247 ~~the County may satisfy, either in whole or in part from such certificates or shares, any~~  
248 ~~final judgment, the payment of which would have been guaranteed by such bond or~~  
249 ~~policy of insurance.~~

250 ~~D. Development Standards in Zone O-S. All oil and gas drilling operations~~  
251 ~~proposed in Zone O-S shall be located, developed, and operated in compliance with the~~  
252 ~~following standards:~~

253 ~~1. Restrictions on Sumps. On or after December 24, 1982, no person~~  
254 ~~shall dig, excavate, construct, or establish any open sump on any oil well site or at any~~  
255 ~~other place in connection with the operation of any oil well approved pursuant to this~~  
256 ~~Subsection D, except that sumps which are containerized or otherwise lined and~~  
257 ~~covered to protect wildlife and groundwater are permitted.~~

258 ~~2. Uses Permitted. Oil wells shall be limited to gas drilling operations,~~  
259 ~~including accessory storage tanks and equipment.~~

260 ~~3. Additional Standards for Setbacks Less Than 500 Feet From~~  
261 ~~Sensitive Uses.~~

262 a. ~~If the proposed drilling is within 500 feet of a dwelling unit,~~  
263 ~~hospital, school, rooming house, or other similar residential, educational, or health care~~  
264 ~~facility; the following standards shall apply:~~

265 i. ~~All derricks used in connection with the drilling of the~~  
266 ~~well shall be fully enclosed with fire-resistant and soundproofing material maintained in~~  
267 ~~a serviceable condition.~~

268 ii. ~~All engines or motors used in connection with the~~  
269 ~~drilling of the well shall be either electric or adequately muffled to prevent the emission~~  
270 ~~of sound, sparks or ignited carbon, or soot.~~

271 iii. ~~All oil, gas, or other produced substances shall be~~  
272 ~~transported from any site by buried pipeline, except that an alternative transport system~~  
273 ~~may be approved with a Conditional Use Permit (Chapter 22.158) application.~~

274 b. ~~A well hole, derrick, or tank shall not be placed within 300~~  
275 ~~feet of any dwelling unit, school, or hospital or other similar residential, educational, or~~  
276 ~~health facility.~~

277 4. ~~Production. Production tanks shall not exceed a capacity of 1,000~~  
278 ~~barrels per tank, nor total more than a capacity of 2,000 barrels per well.~~

279 5. ~~Refining Not Permitted. Refining shall not take place on-site, except~~  
280 ~~that normal production operations including the initial separation of oil, gas, and water~~  
281 ~~and the storage, handling, recycling, and transportation of such materials is permitted.~~

282 6. ~~Noise, Odor, and Vibrations. Any machinery or equipment used in~~  
283 ~~the production or processing of substances within the site shall be designed or housed~~  
284 ~~and operated so that odor is limited to a minimum and so that noise and vibrations~~

285 conform to the limits as specified in Chapter 12.08 (Noise Ordinance) of Title 12 of the  
286 County Code.

287 7. Containment. Adequate measures shall be designed and  
288 constructed to insure containment of spills. For operations outside of established oil  
289 fields, the Commission or Hearing Officer may require additional measures if a spill may  
290 potentially affect a Significant Ecological Area or a similar natural resource area.

291 8. Equipment Storage. Accessory tanks and equipment shall be  
292 stored within the fenced or walled area of the site. Any other equipment that is not  
293 essential to the daily operation of the oil well located on the site shall not be stored on  
294 the site.

295 9. Discharge. All oil field waste shall be discharged into a suitable  
296 container for removal from the site.

297 10. Roads. All private access roads leading off any surfaced public  
298 street or highway shall be paved with asphalt or concrete not less than three inches  
299 thick for the first 50 feet of the access road from the public street or highway. The  
300 remainder of the access road shall be wet down during use, oiled, hard surfaced, or  
301 maintained in such other fashion to limit dust.

302 11. Fences and Walls. Fences or walls in compliance with Chapters  
303 11.46 and 11.48 of Title 11 (Health and Safety) of the County Code is required. Such  
304 fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.

305 12. Signs. No signs shall be placed, constructed, or used on the drilling  
306 site except those required for public safety, and except those required by law or  
307 ordinance to be displayed in connection with the drilling or maintenance of any well.

308           13.— Screening. All visible structures shall be painted or otherwise  
309 surfaced with a color compatible with the surrounding area.

310           14.— Landscaping. A landscaping plan indicating the size, type, and  
311 location of all vegetation to be planted, as well as topographic features and irrigation  
312 facilities, shall be submitted for review and approval by the Director. A phasing plan  
313 indicating the time schedule of planting shall be submitted in conjunction with the  
314 landscape plan. The plan shall show the placement of all trees and shrubs plantings  
315 around the perimeter of the property for screening of the operations from adjoining or  
316 adjacent public streets or highways or Residential Zones. If the oil wells, equipment,  
317 and facilities are effectively screened from view due to their isolation or with existing  
318 trees and shrubs or by intervening topography to the satisfaction of the Director, such  
319 may be used in lieu of required landscaping.

320           15.— Toilet Facilities. Suitable and adequate sanitary toilet and washing  
321 facilities shall be installed on site, and shall be maintained in a clean and sanitary  
322 condition at all times.

323           16.— Maintenance. The drilling site and access to the site shall be  
324 maintained in a neat and orderly fashion.

325           17.— Abandonment. Within 90 days from the date of abandonment, the  
326 oil well site shall be cleared of all equipment and restored as nearly as practicable to its  
327 original condition.

328           18.— Other Regulations. The drilling operation and development of the  
329 site shall be compatible with all other applicable laws, ordinances, and regulations.

330           19. ~~Bonding. A faithful performance bond, cashier's check, or certificate~~  
331 ~~of deposit of \$5,000 shall be filed with the Board for each well drilled; or at the election~~  
332 ~~of the applicant, \$25,000 for five or more wells. Such bond, cashier's check, or~~  
333 ~~certificate of deposit shall be executed in favor of the County to cover all costs of~~  
334 ~~rehabilitating the drilling site after abandonment of the well in the event of a failure to~~  
335 ~~rehabilitate the site.~~

336           A. Applicability.

337           1. This Section applies to oil wells and production facilities in all  
338 zones.

339           2. New oil wells and production facilities are prohibited in all zones.

340           3. In accordance with Section 22.172 (Nonconforming Uses, Buildings  
341 and Structures), existing, legally established oil wells or production facilities lawfully  
342 operating without an approved Conditional Use Permit or other discretionary permit are  
343 nonconforming due to use on [Date of Final Adoption], the effective date of this Section.

344           B. Definitions. Specific terms used in this Section are defined in Section  
345 22.14.150 of Division 2 (Definitions), under "Oil Wells and Production Facilities."

346           C. Signs.

347           1. Notwithstanding Chapter 22.114 (Signs), the following signs shall  
348 be provided:

349           a. Site Identification Signs.

350           i. Where oil wells or production facilities are the sole  
351 use on a lot, signs shall be required at each entrance to the lot. Such signs shall:



373           2. Signs shall not be constructed, erected, maintained, or placed on  
374 the property, except those required by federal, state, or local regulations to be displayed  
375 in connection with the drilling or maintenance of the well.

376           3. All signs required by federal, state, or local regulations shall be  
377 properly posted and maintained in good condition as to be clearly visible and shall not  
378 be obstructed from view.

379           D. Comment and Complaint Log.

380           1. The operator shall maintain a written log of all calls and emails  
381 registering comments or complaints regarding site operations. The log shall include the  
382 date, time, nature of the comment or complaint, and the response or resolution offered.

383           2. The operator shall respond to each call or email comment or  
384 complaint within 24 hours or the next business day, as applicable, with an update on the  
385 operator's actions to address the comment or complaint.

386           3. A copy of the log shall be provided to the Director upon request.

387           E. Site Maintenance.

388           1. All structures, fences, walls, signs, and landscaping shall be  
389 maintained in a neat and orderly fashion where visible from the public right-of-way.

390           2. All structures, fences, walls, and signs that are visible from the  
391 public right-of-way shall remain free of graffiti. If graffiti occurs, the operator shall  
392 remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such  
393 graffiti shall be of a color that matches, as closely as possible, the color of the adjacent  
394 surfaces.

395           3. All structures, fences, walls, signs, and equipment shall be  
396 maintained free of rust, oil, and stains.

397           4. The site shall be kept free of debris, trash, and pools of oil, water,  
398 or other liquids. The area within 25 feet of any oil well or production facility shall be kept  
399 free of dry weeds, brush, or other combustible material.

400           5. Any equipment used to repair, clean out, plug and abandon, or any  
401 other work on an existing well shall be removed within 90 days after completion of such  
402 activities.

403           6. Restoration Upon Abandonment. Within 90 days after the  
404 abandonment of any well, the well site shall be restored as nearly as practicable to its  
405 original condition.

406           F. Bonds.

407           1. The operator shall file with the Board an indemnity bond for each  
408 site in the amount specified by the Director. The Director shall determine the bond  
409 amount based on the site and existing operations, including the total number of wells,  
410 operations, size, and nature of the operations on the property, and other relevant  
411 conditions related to the existing site operations. The amount of the bond shall be not  
412 less than \$152,000 per well.

413           2. Such bonds shall be executed in favor of the County to cover the  
414 costs in the event of a failure of the operator to perform any proper oil well operating  
415 actions, such as actions taken to ensure the operation of wells and production facilities  
416 in accordance with all federal, state, and local regulations; the completion of plugging  
417 and abandonment of each oil well on the site, the reabandonment of any oil well on the

418 site where directed by the California Geologic Energy Management Division,  
419 remediation of contamination of the property, and site remediation, to the extent not fully  
420 covered by California Geologic Energy Management Division bonds, if any such work  
421 was performed by the County.

422 3. Such bonds shall include the County as an obligee. All bonds shall  
423 be duly executed by a solvent surety company that is authorized by the State of  
424 California, is listed in the United States Department of the Treasury's Listing of  
425 Approved Sureties and is satisfactory to the County.

426 4. The operator shall also file a written agreement with the Board that  
427 the County may satisfy, either in whole or in part from such bonds described in this  
428 Subsection F, any final judgement, the payment of which have been guaranteed by  
429 such bonds.

430 5. Such bonds may be reassessed by the Director not more than once  
431 every five years to ensure the amount is sufficient to ensure coverage as specified in  
432 this Subsection F.

433 6. After all wells have been plugged and abandoned and the lot has  
434 been restored consistent with California Geologic Energy Management Division  
435 requirements and in accordance with this Section, to the satisfaction of the Director, the  
436 Director shall release bonds required by this Subsection F.

437 G. Well Plugging and Abandonment and Restoration.

438 1. All California Geologic Energy Management Division requirements  
439 related to the plugging and abandonment of a well; removal of equipment, trash, and  
440 other waste materials; and well site and lease restoration shall be fulfilled.

441 2. All equipment and pipelines which are not necessary for the  
442 operation or maintenance of other oil wells or production facilities on the property shall  
443 be removed.

444 3. The well site or lease area shall be restored so that the site is free  
445 of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and debris.

446 4. Restoration of the well site shall be completed within 60 days  
447 following plugging and abandonment of the well.

448 5. When the last oil well on a lot is plugged and abandoned or the  
449 production facility on the lot is removed, restoration of the lot shall begin within three (3)  
450 months and be completed within one year after the plugging and abandonment of the  
451 last oil well on the lot, unless the California Geologic Energy Management Division  
452 approves a schedule with a longer timeline for restoration. The lot shall be restored in  
453 compliance with all California Geologic Energy Management Division requirements and  
454 to the satisfaction of the Director.

455 H. Schedule for Compliance. Existing oil wells and production facilities shall  
456 comply with the requirements in Subsections C through G, in accordance with the  
457 following schedule:

458 1. Existing oil wells and production facilities shall comply with  
459 Subsection E (Site Maintenance) and Subsection G (Well Plugging and Abandonment  
460 and Restoration) on **month, day, year**, the effective date of this Section.

461 2. Existing oil wells and production facilities shall comply with  
462 Subsection C (Signs) and Subsection D (Comment and Complaint Log) by **month, day,**  
463 **year**, one year from the effective date of this Section.

464                   3. Existing oil wells and production facilities shall comply with  
465 Subsection F (Bonds) by **month, day, year**, two years from the effective date of this  
466 Section.

467           **SECTION 17.** Section 22.316.080 is hereby amended to read as follows:

468           ...

469           C.     Union Pacific Area.

470           ...

471           4.     Zone Specific Development Standards

472           ...

473                   b.     Zone M-1.

474                   ...

475                               ii.     Uses Subject to Permits. In addition to the uses  
476 specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and  
477 M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following  
478 uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

479                               ...

480                                   · Motors, the manufacture of electric motors.

481                                   · ~~Oil wells and appurtenances, to the same extent and~~  
482 ~~under all of the same conditions as permitted in Zone A-2.~~

483                               ...

484           **SECTION 18.** Section 22.324.070 is hereby amended to read as follows:

485           ...

486           C.     Industrial Zones

487 ...

488 2. Zone M-1. The standards prescribed for Zone C-M in Subsections  
489 B.4.a through B.4.g, above, shall apply to Zone M-1. In addition, the following standards  
490 shall apply:

491 ...

492 e. Uses Subject to Permits. In addition to the uses specified in  
493 Chapter 22.22 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone  
494 M-1, and notwithstanding any contrary provision within that Chapter, the following uses  
495 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

496 ...

497 • Nightclubs.

498 ~~• Oil wells and appurtenances, to the same extent and~~  
499 ~~under all of the same conditions as permitted in Zone A-2.~~

500 ...

216           ~~10.— Signs. Signs shall not be constructed, erected, maintained, or~~  
217 ~~placed on the property, or any part thereof, except those required by law or ordinance to~~  
218 ~~be displayed in connection with the drilling or maintenance of the well.~~

219           ~~11.— Toilet Facilities. Suitable and adequate sanitary toilet and washing~~  
220 ~~facilities shall be installed and maintained in a clean and sanitary condition at all times.~~

221           ~~12.— Removal Upon Completion or Abandonment. The derrick used to~~  
222 ~~drill any well hole or to repair, clean out, deepen, or re-drill any completed or drilling~~  
223 ~~well, shall be removed within 90 days after completion or abandonment of any well.~~

224           ~~13.— Restoration Upon Abandonment. Within 90 days after~~  
225 ~~abandonment of any well, earthen sumps used in drilling or production, or both, shall be~~  
226 ~~filled, and the drilling site restored as nearly as practicable to its original condition.~~

227           ~~14.— Bonds. Except as provided in Subsection C.15, below, a faithful~~  
228 ~~performance bond of \$2,000 shall be filed with the Board for each well for the first five~~  
229 ~~wells. Where more than five wells are drilled, \$10,000 in bonds shall be the total~~  
230 ~~required of all oil operators. Either such bond shall include as obligees all persons who~~  
231 ~~may be damaged or annoyed by such use, or a policy of insurance shall be filed with~~  
232 ~~the Board having a maximum amount of recovery not less than the amounts required of~~  
233 ~~a bond, directly insuring all persons who may be damaged or annoyed by such use.~~

234           ~~15.— Assignment of Savings and Loan Certificates and Shares. In lieu of~~  
235 ~~the bond required by Subsection C.14, above, the oil well operator may deposit with the~~  
236 ~~Executive Officer-Clerk of the Board and assign to the County savings and loan~~  
237 ~~certificates or shares equal in amount to the required amount of the bond. Such deposit~~  
238 ~~and assignment shall comply with all the provisions and conditions of Section 4.36~~

239 ~~(Assignment of Savings and Loan Certificates and Shares) of Title 4 of the County~~  
240 ~~Code.~~

241 ~~16. Insurance Agreement. If an oil well operator deposits and assigns~~  
242 ~~savings and loan certificates and shares in lieu of filing the bond required by Subsection~~  
243 ~~C.14, above, and does not file with the Board the policy of insurance described in the~~  
244 ~~same Subsection, the operator also shall file a written agreement with the Board that~~  
245 ~~the County may satisfy, either in whole or in part from such certificates or shares, any~~  
246 ~~final judgment, the payment of which would have been guaranteed by such bond or~~  
247 ~~policy of insurance.~~

248 ~~D. Development Standards in Zone O-S. All oil and gas drilling operations~~  
249 ~~proposed in Zone O-S shall be located, developed, and operated in compliance with the~~  
250 ~~following standards:~~

251 ~~1. Restrictions on Sumps. On or after December 24, 1982, no person~~  
252 ~~shall dig, excavate, construct, or establish any open sump on any oil well site or at any~~  
253 ~~other place in connection with the operation of any oil well approved pursuant to this~~  
254 ~~Subsection D, except that sumps which are containerized or otherwise lined and~~  
255 ~~covered to protect wildlife and groundwater are permitted.~~

256 ~~2. Uses Permitted. Oil wells shall be limited to gas drilling operations,~~  
257 ~~including accessory storage tanks and equipment.~~

258 ~~3. Additional Standards for Setbacks Less Than 500 Feet From~~  
259 ~~Sensitive Uses.~~

260 a. ~~If the proposed drilling is within 500 feet of a dwelling unit,~~  
261 ~~hospital, school, rooming house, or other similar residential, educational, or health care~~  
262 ~~facility; the following standards shall apply:~~

263 i. ~~All derricks used in connection with the drilling of the~~  
264 ~~well shall be fully enclosed with fire-resistant and soundproofing material maintained in~~  
265 ~~a serviceable condition.~~

266 ii. ~~All engines or motors used in connection with the~~  
267 ~~drilling of the well shall be either electric or adequately muffled to prevent the emission~~  
268 ~~of sound, sparks or ignited carbon, or soot.~~

269 iii. ~~All oil, gas, or other produced substances shall be~~  
270 ~~transported from any site by buried pipeline, except that an alternative transport system~~  
271 ~~may be approved with a Conditional Use Permit (Chapter 22.158) application.~~

272 b. ~~A well hole, derrick, or tank shall not be placed within 300~~  
273 ~~feet of any dwelling unit, school, or hospital or other similar residential, educational, or~~  
274 ~~health facility.~~

275 4. ~~Production. Production tanks shall not exceed a capacity of 1,000~~  
276 ~~barrels per tank, nor total more than a capacity of 2,000 barrels per well.~~

277 5. ~~Refining Not Permitted. Refining shall not take place on-site, except~~  
278 ~~that normal production operations including the initial separation of oil, gas, and water~~  
279 ~~and the storage, handling, recycling, and transportation of such materials is permitted.~~

280 6. ~~Noise, Odor, and Vibrations. Any machinery or equipment used in~~  
281 ~~the production or processing of substances within the site shall be designed or housed~~  
282 ~~and operated so that odor is limited to a minimum and so that noise and vibrations~~

283 conform to the limits as specified in Chapter 12.08 (Noise Ordinance) of Title 12 of the  
284 County Code.

285 7.—— Containment. Adequate measures shall be designed and  
286 constructed to insure containment of spills. For operations outside of established oil  
287 fields, the Commission or Hearing Officer may require additional measures if a spill may  
288 potentially affect a Significant Ecological Area or a similar natural resource area.

289 8.—— Equipment Storage. Accessory tanks and equipment shall be  
290 stored within the fenced or walled area of the site. Any other equipment that is not  
291 essential to the daily operation of the oil well located on the site shall not be stored on  
292 the site.

293 9.—— Discharge. All oil field waste shall be discharged into a suitable  
294 container for removal from the site.

295 10.—— Roads. All private access roads leading off any surfaced public  
296 street or highway shall be paved with asphalt or concrete not less than three inches  
297 thick for the first 50 feet of the access road from the public street or highway. The  
298 remainder of the access road shall be wet down during use, oiled, hard surfaced, or  
299 maintained in such other fashion to limit dust.

300 11.—— Fences and Walls. Fences or walls in compliance with Chapters  
301 11.46 and 11.48 of Title 11 (Health and Safety) of the County Code is required. Such  
302 fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.

303 12.—— Signs. No signs shall be placed, constructed, or used on the drilling  
304 site except those required for public safety, and except those required by law or  
305 ordinance to be displayed in connection with the drilling or maintenance of any well.

306           13.— Screening. All visible structures shall be painted or otherwise  
307 surfaced with a color compatible with the surrounding area.

308           14.— Landscaping. A landscaping plan indicating the size, type, and  
309 location of all vegetation to be planted, as well as topographic features and irrigation  
310 facilities, shall be submitted for review and approval by the Director. A phasing plan  
311 indicating the time schedule of planting shall be submitted in conjunction with the  
312 landscape plan. The plan shall show the placement of all trees and shrubs plantings  
313 around the perimeter of the property for screening of the operations from adjoining or  
314 adjacent public streets or highways or Residential Zones. If the oil wells, equipment,  
315 and facilities are effectively screened from view due to their isolation or with existing  
316 trees and shrubs or by intervening topography to the satisfaction of the Director, such  
317 may be used in lieu of required landscaping.

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319 facilities shall be installed on site, and shall be maintained in a clean and sanitary  
320 condition at all times.

321           16.— Maintenance. The drilling site and access to the site shall be  
322 maintained in a neat and orderly fashion.

323           17.— Abandonment. Within 90 days from the date of abandonment, the  
324 oil well site shall be cleared of all equipment and restored as nearly as practicable to its  
325 original condition.

326           18.— Other Regulations. The drilling operation and development of the  
327 site shall be compatible with all other applicable laws, ordinances, and regulations.

328           19. ~~Bonding. A faithful performance bond, cashier's check, or certificate~~  
329 ~~of deposit of \$5,000 shall be filed with the Board for each well drilled; or at the election~~  
330 ~~of the applicant, \$25,000 for five or more wells. Such bond, cashier's check, or~~  
331 ~~certificate of deposit shall be executed in favor of the County to cover all costs of~~  
332 ~~rehabilitating the drilling site after abandonment of the well in the event of a failure to~~  
333 ~~rehabilitate the site.~~

334           A. Applicability.

335           1. This Section applies to oil wells and production facilities in all  
336 zones.

337           2. New oil wells and production facilities are prohibited in all zones.

338           3. In accordance with Section 22.172 (Nonconforming Uses, Buildings  
339 and Structures), existing, legally established oil wells or production facilities lawfully  
340 operating without an approved Conditional Use Permit or other discretionary permit are  
341 nonconforming due to use on [Date of Final Adoption], the effective date of this Section.

342           B. Definitions. Specific terms used in this Section are defined in Section  
343 22.14.150 of Division 2 (Definitions), under "Oil Wells and Production Facilities."

344           C. Signs.

345           1. Notwithstanding Chapter 22.114 (Signs), the following signs shall  
346 be provided:

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349 use on a lot, signs shall be required at each entrance to the lot. Such signs shall:



371 2. Signs shall not be constructed, erected, maintained, or placed on  
372 the property, except those required by federal, state, or local regulations to be displayed  
373 in connection with the drilling or maintenance of the well.

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375 properly posted and maintained in good condition as to be clearly visible and shall not  
376 be obstructed from view.

377 D. Comment and Complaint Log.

378 1. The operator shall maintain a written log of all calls and emails  
379 registering comments or complaints regarding site operations. The log shall include the  
380 date, time, nature of the comment or complaint, and the response or resolution offered.

381 2. The operator shall respond to each call or email comment or  
382 complaint within 24 hours or the next business day, as applicable, with an update on the  
383 operator's actions to address the comment or complaint.

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387 maintained in a neat and orderly fashion where visible from the public right-of-way.

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389 public right-of-way shall remain free of graffiti. If graffiti occurs, the operator shall  
390 remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such  
391 graffiti shall be of a color that matches, as closely as possible, the color of the adjacent  
392 surfaces.

393 3. All structures, fences, walls, signs, and equipment shall be  
394 maintained free of rust, oil, and stains.

395 4. The site shall be kept free of debris, trash, and pools of oil, water,  
396 or other liquids. The area within 25 feet of any oil well or production facility shall be kept  
397 free of dry weeds, brush, or other combustible material.

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399 other work on an existing well shall be removed within 90 days after completion of such  
400 activities.

401 6. Restoration Upon Abandonment. Within 90 days after the  
402 abandonment of any well, the well site shall be restored as nearly as practicable to its  
403 original condition.

404 F. Bonds.

405 1. The operator shall file with the Board an indemnity bond for each  
406 site in the amount specified by the Director. The Director shall determine the bond  
407 amount based on the site and existing operations, including the total number of wells,  
408 operations, size, and nature of the operations on the property, and other relevant  
409 conditions related to the existing site operations. The amount of the bond shall be not  
410 less than \$152,000 per well.

411 2. Such bonds shall be executed in favor of the County to cover the  
412 costs in the event of a failure of the operator to perform any proper oil well operating  
413 actions, such as actions taken to ensure the operation of wells and production facilities  
414 in accordance with all federal, state, and local regulations; the completion of plugging  
415 and abandonment of each oil well on the site, the reabandonment of any oil well on the

416 site where directed by the California Geologic Energy Management Division,  
417 remediation of contamination of the property, and site remediation, to the extent not fully  
418 covered by California Geologic Energy Management Division bonds, if any such work  
419 was performed by the County.

420 3. Such bonds shall include the County as an obligee. All bonds shall  
421 be duly executed by a solvent surety company that is authorized by the State of  
422 California, is listed in the United States Department of the Treasury's Listing of  
423 Approved Sureties and is satisfactory to the County.

424 4. The operator shall also file a written agreement with the Board that  
425 the County may satisfy, either in whole or in part from such bonds described in this  
426 Subsection F, any final judgement, the payment of which have been guaranteed by  
427 such bonds.

428 5. Such bonds may be reassessed by the Director not more than once  
429 every five years to ensure the amount is sufficient to ensure coverage as specified in  
430 this Subsection F.

431 6. After all wells have been plugged and abandoned and the lot has  
432 been restored consistent with California Geologic Energy Management Division  
433 requirements and in accordance with this Section, to the satisfaction of the Director, the  
434 Director shall release bonds required by this Subsection F.

435 G. Well Plugging and Abandonment and Restoration.

436 1. All California Geologic Energy Management Division requirements  
437 related to the plugging and abandonment of a well; removal of equipment, trash, and  
438 other waste materials; and well site and lease restoration shall be fulfilled.

439           2. All equipment and pipelines which are not necessary for the  
440 operation or maintenance of other oil wells or production facilities on the property shall  
441 be removed.

442           3. The well site or lease area shall be restored so that the site is free  
443 of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and debris.

444           4. Restoration of the well site shall be completed within 60 days  
445 following plugging and abandonment of the well.

446           5. When the last oil well on a lot is plugged and abandoned or the  
447 production facility on the lot is removed, restoration of the lot shall begin within three (3)  
448 months and be completed within one year after the plugging and abandonment of the  
449 last oil well on the lot, unless the California Geologic Energy Management Division  
450 approves a schedule with a longer timeline for restoration. The lot shall be restored in  
451 compliance with all California Geologic Energy Management Division requirements and  
452 to the satisfaction of the Director.

453           H. Schedule for Compliance. Existing oil wells and production facilities shall  
454 comply with the requirements in Subsections C through G, in accordance with the  
455 following schedule:

456           1. Existing oil wells and production facilities shall comply with  
457 Subsection E (Site Maintenance) and Subsection G (Well Plugging and Abandonment  
458 and Restoration) on *month, day, year*, the effective date of this Section.

459           2. Existing oil wells and production facilities shall comply with  
460 Subsection C (Signs) and Subsection D (Comment and Complaint Log) by *month, day,*  
461 *year*, one year from the effective date of this Section.

462                   3. Existing oil wells and production facilities shall comply with  
463 Subsection F (Bonds) by **month, day, year**, two years from the effective date of this  
464 Section.

465           **SECTION 17.** Section 22.316.080 is hereby amended to read as follows:

466           ...

467           C.     Union Pacific Area.

468           ...

469           4.     Zone Specific Development Standards

470           ...

471                   b.     Zone M-1.

472                   ...

473                           ii.     Uses Subject to Permits. In addition to the uses  
474 specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and  
475 M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following  
476 uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

477                                   ...

478                                   · Motors, the manufacture of electric motors.

479                                   ~~· Oil wells and appurtenances, to the same extent and~~  
480 ~~under all of the same conditions as permitted in Zone A-2.~~

481                                   ...

482           **SECTION 18.** Section 22.324.070 is hereby amended to read as follows:

483           ...

484           C.     Industrial Zones

485 ...

486 2. Zone M-1. The standards prescribed for Zone C-M in Subsections  
487 B.4.a through B.4.g, above, shall apply to Zone M-1. In addition, the following standards  
488 shall apply:

489 ...

490 e. Uses Subject to Permits. In addition to the uses specified in  
491 Chapter 22.22 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone  
492 M-1, and notwithstanding any contrary provision within that Chapter, the following uses  
493 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

494 ...

495 • Nightclubs.

496 ~~• Oil wells and appurtenances, to the same extent and~~  
497 ~~under all of the same conditions as permitted in Zone A-2.~~

498 ...

**RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
OIL WELL ORDINANCE  
PROJECT NO. 2020-000246-(1-5)  
PLAN NO. RPPL2020000624**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a duly noticed public hearing on June 8, 2022 to consider the Oil Well Ordinance, an amendment to Title 22 (Planning and Zoning) of the Los Angeles County Code to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period.

**WHEREAS**, the Regional Planning Commission finds as follows:

1. On September 15, 2021, the Los Angeles County Board of Supervisors (Board) approved three motions "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County," "Developing an Oil Well Cleanup Pilot Program for Los Angeles County," and "Developing a Comprehensive Strategy for a Just Transition Away from Fossil Fuels for Los Angeles County." These motions assigned several County agencies to work on these directives.
2. The motion "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County" instructed the Department of Regional Planning (Department) to prepare the Oil Well Ordinance.
3. The Ordinance amends Title 22 (Planning and Zoning) of the Los Angeles County Code to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period.
4. The Ordinance applies to the unincorporated areas of Los Angeles County, except for the Baldwin Hills Community Standards District, areas designated as a specific plan, and uses operating under a valid discretionary permit.
5. The Ordinance affects approximately 473 existing oil wells and production facilities.
6. The Ordinance prohibits new oil wells and production facilities by adding "oil wells and production facilities" as a use "not permitted" in Zones A-1, A-2, O-S, R-R, W, R-A, R-1, R-2, R-3, R-4, R-5, RPD, C-H, C-1, C-2, C-3, C-M, C-

MJ, C-R, CPD, M-1, M-1.5, M-2, M-2.5, M-3, B-1, B-2, MPD, C-RU, MXD-RU, IT, MXD, and P-R.

7. The Ordinance amends the East Los Angeles Community Standards District and the Florence-Firestone Community Standards District in order to prohibit new oil wells and production facilities.
8. By adding "oil wells and production facilities" as a use "not permitted" in Title 22, the Ordinance designates existing, legally established oil wells and production facilities as nonconforming due to use.
9. The Ordinance adds consistent regulations to Title 22 for existing oil wells and production facilities, including: well and site signage, comment and complaint log, requirements for site maintenance, bonds for existing wells, and standards for well plugging and abandonment and restoration.
10. The Ordinance is consistent with and supportive of the goals, policies, and principles of the General Plan, including: Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques; Policy LU 7.8: Promote environmental justice in the areas bearing disproportionate impacts from stationary pollution sources; Policy LU 9.1: Promote community health for all neighborhoods; and Policy LU 9.4: Encourage patterns of development that protect the health of sensitive receptors.
11. The Ordinance is in the interest of the public health, safety, and general welfare and in conformity with good zoning practice.
12. The Ordinance is consistent with other applicable provisions of Title 22.
13. Pursuant to Chapter 22.244 (Ordinance Amendments) and Section 22.222.180 of the County Code, a public hearing notice was published in 14 local newspapers countywide, including the Spanish-language newspaper La Opinión. The public hearing notice and materials were posted on the Department website and promoted through social media.
14. The Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) and the County CEQA Guidelines pursuant to CEQA Guidelines sections 15061(b)(3), 15061(b)(2), 15301 (Class 1), and 15308 (Class 8).

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the Oil Well Ordinance;

2. That the Board find that the Oil Well Ordinance is exempt from the provisions of the California Environmental Quality Act for the reasons in the record;
3. That the Board determine that the Oil Well Ordinance is compatible with and supportive of the goals and policies of the General Plan; and
4. That the Board adopt the Oil Well Ordinance.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on June 8, 2022

*Elida Luna*

Elida Luna  
Commission Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By

*Elaine Lemke*

Elaine Lemke  
Assistant County Counsel  
County of Los Angeles

**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
PROJECT NUMBER PRJ2020-000246-(1-5)  
ADVANCE PLANNING CASE NUMBER RPPL2020000624  
OIL WELL ORDINANCE**

**June 8, 2022 Regional Planning Commission Hearing**

On June 8, 2022, the Regional Planning Commission (Commission) conducted a duly-noticed public hearing to consider the Oil Well Ordinance (Ordinance). At the public hearing, the Commission considered the amendment to Title 22 - Planning and Zoning of the County Code. The amendment to Title 12 - Environmental Protection of the County Code was provided to the Commission for their information. Regional Planning staff (staff) provided an overview of the Ordinance to the Commission.

Eight speakers supported the Ordinance. After expressing support that the Ordinance will ban new oil wells and phase out existing oil wells, additional comments included several topics. Speakers encouraged the County to proceed quickly to address areas not covered by the Ordinance. Speakers requested that the Ordinance include additional regulations, including: public health and safety protections from the 2020 draft ordinance; the comment and complaint log be made available to the public; and to require testing and robust remediation for sites after oil wells are plugged and abandoned.

Three speakers opposed the Ordinance. Comments included that the Ordinance was bad policy and it would not benefit the people of Los Angeles County because it will: shutdown a legal and viable essential industry; result in an illegal taking of property that will lead to major litigation and related expenses for the County; make Los Angeles County more reliant on oil from foreign and domestic sources, which do not have the same regulatory protections that are in Los Angeles County; and lead to increased traffic and pollution at the ports in Los Angeles from importing oil. Speakers stated that the California oil and natural gas industry complies with rules and ordinances at the local, state, and federal levels, adheres to environmental regulations to protect the safety of the workforce and communities where they operate, and produces the cleanest oil and natural gas in the world. Speakers requested that instead of moving forward with the Ordinance, the County work with the operators and stakeholders to find the right balance of regulations, best practices, and good neighbor provisions.

One speaker requested an amendment to the Ordinance to explicitly exempt the Baldwin Hills Community Standards District (CSD), specific plans, and uses operating under a discretionary permit.

In response to public testimony, staff stated that the Ordinance was the first step in fulfilling the September 15, 2021 Board motion "Protecting Communities Near Oil and Gas Drilling Operations in Los Angeles County". Staff highlighted the history and purpose of the project from the initial 2016 Board motion to the present. Staff explained that the 2020 draft ordinance reflected the policy directives in the initial 2016 Board motion and would have required operators to make significant improvements and investments to

comply with updated standards; and, in exchange, the operators would receive a permit to continue to extract oil. Staff explained that the policy directive in the September 15, 2021 Board motion was different in that it directed the Department to prohibit new oil wells and deem existing oil wells as nonconforming. Staff noted that oil wells are highly regulated in California and that air quality, site remediation, fire, seismic monitoring, etc. are already regulated by various federal, state, and local agencies. Staff stated that, as the land use authority over unincorporated areas, the standards in the Ordinance were within the Department's purview.

Regarding the request to amend the Ordinance to explicitly exempt the Baldwin Hills CSD, specific plans, and uses operating under a discretionary permit, staff noted that Title 22 already addresses the applicability of the Ordinance and that the requested amendment is not necessary.

During discussion, the Commission noted that recommending the Ordinance, as written, to the Board would initiate the phase out of oil wells in the unincorporated areas of Los Angeles County and that they look forward to updates from staff on additional efforts to fulfil the rest of the September 14, 2021 Board motion. Prior to voting on the resolution, the Commission advised that before eliminating oil wells in the unincorporated areas, the County should deeply examine the feasibility of sustainable energy and the adequacy of alternatives should sustainable energy not work in the long term. After discussion, the Commission closed the public hearing and with a vote of (4-1), and adopted the resolution to recommend that the Board of Supervisors consider and adopt the Ordinance.

**Notice of Exemption****To:**

- Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

- County Clerk  
County of: Los Angeles, Business Filings  
12400 E. Imperial Hwy., #1201  
Norwalk, CA 90650

**From:**

Public Agency: LA County Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific: \_\_\_\_\_

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project: \_\_\_\_\_

Name of Public Agency Approving Project: County of Los Angeles Board of Supervisors

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  
 Categorical Exemption. State type and section number: \_\_\_\_\_  
 Statutory Exemption. State code number: \_\_\_\_\_  
 Common Sense Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: \_\_\_\_\_

Lead Agency  
Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: \_\_\_\_\_

ATTACHMENT TO NOTICE OF EXEMPTION  
OIL WELL ORDINANCE

**Project Location**

The project location is Los Angeles County. A map of the project location is attached.

**Project Description**

The project is the Oil Well Ordinance, Project No PRJ2020-000246-(1-5) and Case No RPPL2020000624. The project amends Title 22 (Planning and Zoning) and Title 12 (Environmental Protection) of the Los Angeles County Code. The project consists of more stringent regulations than the current regulations in Title 22 and Title 12 and does not relax regulatory standards for new or existing oil wells and production facilities.

The project amends Title 22 to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period. The regulations include: well and site signage, comment and complaint log, requirements for site maintenance, bonds for existing wells, and standards for well plugging and abandonment and restoration. The amendment to Title 22 applies to the unincorporated areas of Los Angeles County, except for the Baldwin Hills Community Standards District, areas designated as a specific plan, and uses operating under a valid discretionary permit.

The project amends Title 12 by removing the exception for oil wells from regulations for noise and vibration, resulting in more stringent regulations for oil wells because the use must comply with the County's regulations for noise and vibration.

**Reasons Why this Project is Exempt**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) and the County CEQA Guidelines pursuant to CEQA Guidelines sections 15061(b)(3), 15061(b)(2), 15301 (Class 1), and 15308 (Class 8).

**CEQA Guidelines section 15061(b)(3)**

*The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The project is exempt pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. The project adopts more stringent regulations for oil wells and production facilities than the current regulations in Title 22 and Title 12. The project does not cause physical changes to the environment and does not have any potential for causing a significant effect on the environment.

**CEQA Guidelines section 15061(b)(2)**

*The project is exempt pursuant to a categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.*

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OIL WELL ORDINANCE

The project is exempt pursuant to CEQA Guidelines section 15301, Existing Facilities, Class 1 and CEQA Guidelines section 15308, Actions by Regulatory Agencies for Protection of the Environment, Class 8.

- **CEQA Guidelines Section 15301, Existing Facilities, Class 1.** *Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.*

The project consists of more stringent regulations than the current regulations in Title 22 and Title 12. Under the amendment to Title 22, new oil wells and production facilities are prohibited and existing oil wells and production facilities as nonconforming may continue to operate in accordance with Section 22.172 (Nonconforming Uses, Buildings and Structures). The project also establishes consistent regulations in Title 22 for existing oil wells and production facilities, including: well and site signage, comment and complaint log, requirements for site maintenance, bonds for existing wells, and standards for well plugging and abandonment and restoration. The amendment to Title 12 removes the exception for oil wells from regulations for noise and vibration. The project involves no change nor expansion to existing facilities and sites. Therefore, the project qualifies for a Class 1 exemption.

- **CEQA Guidelines Section 15308. Actions by Regulatory Agencies for Protection of the Environment, Class 8.** *Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.*

The project consists of more stringent regulations than the current regulations in Title 22 and Title 12. Under the amendment to Title 22, new oil wells and production facilities are prohibited and existing oil wells and production facilities as nonconforming may continue to operate in accordance with Section 22.172 (Nonconforming Uses, Buildings and Structures). The amendment to Title 12 removes the exception for oil wells from regulations for noise and vibration, therefore, oil wells will be subject to regulations for noise and vibration. The project does not relax standards for existing oil wells and production facilities. The project increases the level of protection of the environment. Therefore, the project qualifies for a Class 8 exemption.

**Review of Possible Exceptions to the Categorical Exemptions**

CEQA Guidelines Section 15300.2 identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under

ATTACHMENT TO NOTICE OF EXEMPTION  
OIL WELL ORDINANCE

CEQA. None of the following exceptions to the categorical exemptions are applicable to the project, therefore, the project qualifies for Class 1 and Class 8 exemptions under CEQA Guidelines section 15061(b)(2).

- CEQA Guidelines Section 15300.2 (a) - Location.  
This exception is specific to Classes 3, 4, 5, 6, and 11. This exception does not apply to the Class 1 or Class 8 exemptions.
- CEQA Guidelines Section 15300.2 (b) - Cumulative Impact.  
In Title 22, the project prohibits new oil wells and production facilities and allows existing oil wells and production facilities to continue to operate in accordance with Section 22.172 (Nonconforming Uses, Buildings and Structures). Current regulations in Title 22 allow new oil wells with either a ministerial permit or a discretionary permit. In Title 12, the project removes the exception for oil wells from regulations for noise and vibration, therefore, oil wells will be subject to more stringent regulations for noise and vibration than the regulations in Title 12 before the project. The project adopts more stringent regulations for oil wells and production facilities than the current regulations in Title 22 and Title 12, therefore the project will not have an individual or cumulative adverse impact on the environment.
- CEQA Guidelines Section 15300.2 (c) - Significant Effect.  
The project does not propose or facilitate new development on any property. Currently, Title 22 allows new oil wells with either a ministerial permit or a discretionary permit. In Title 22, the project prohibits the development of new oil wells and production facilities and prohibits new wells on properties with existing oil wells and production facilities. In Title 12, the project removes the exception for oil wells from regulations for noise and vibration, The project adopts more stringent regulations for oil wells and production facilities than the current regulations in Title 22 and Title 12, therefore there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.
- CEQA Guidelines Section 15300.2 (d) - Scenic Highways.  
In Title 22, the project prohibits the development of new oil wells and production facilities, thereby preventing development of such a use on a property, including scenic resources within a highway officially designated as a state scenic highway. In Title 22, the project allows existing oil wells and production facilities to continue to operate in accordance with Section 22.172 (Nonconforming Uses, Buildings and Structures). In Title 12, the project removes the exception for oil wells from regulations for noise and vibration. Therefore, the project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- CEQA Guidelines Section 15300.2 (e) - Hazardous Waste Sites.

**ATTACHMENT TO NOTICE OF EXEMPTION  
OIL WELL ORDINANCE**

In the unincorporated areas of Los Angeles County, there are nine sites on the Cortese List, a list compiled pursuant to Section 65962.5 of the Government Code. A list of sites is provided below:

<b>List of Sites on the Cortese List in the unincorporated areas of Los Angeles County</b>					
<b>SITE_FACIL</b>	<b>ENVIROSTOR</b>	<b>ADDRESS_DE</b>	<b>CITY</b>	<b>ZIP</b>	<b>LATITUDE, LONGITUDE</b>
CALTRANS I-105 FWY PROJECT 3, PARCEL 15	19990002	NE OF INTRSECTN OF WESTERN AVE & 120 ST	ATHENS	90047	33.92366078, -118.3086294
CALTRANS I-105 #16 & 17	19990003	I-5 FWY BTW NORMANDIE BLV & IMPERIAL HWY	LOS ANGELES	90047	33.92855586, -118.3017158
DAVIS CHEMICAL COMPANY	19281215	1550 NORTH BONNIE BEACH PLACE	LOS ANGELES	90063	34.0591752, -118.1826778
WHITTIER NARROWS (SAN GABRIEL VALLEY SUPERFUND SITE)	60001340	BETWEEN HIGHWAY 60 AND THE MONTEBELLO FOREBAY (NEAR WHITTIER NARROWS DAM)	SOUTH EL MONTE	91733	34.03045157, -118.0588031
PUENTE VALLEY (SAN GABRIEL VALLEY SUPERFUND SITE)	60001338	COVERS MOST OF CITY OF INDUSTRY, PORTIONS OF THE CITY OF LA PUENTE AND UNINCORPORATED LOS ANGELES COUNTY	CITY OF INDUSTRY	91744	34.02933124, -117.9674149
PALOS VERDES LANDFILL	19490181	25706 HAWTHORNE BLVD.	ROLLING HILLS ESTATES	90274	33.784775, -118.348361
WATTS/JORDAN DOWNS PROJECT	60002017	VARIOUS ADDRESSES NEAR ALAMEDA STREET AND EAST 97TH STREET	LOS ANGELES	90002	33.9487635, -118.2298932
SERVICE PLATING COMPANY INC	60002166	1855 EAST 62ND STREET	LOS ANGELES	90001	33.9842021, -118.23936
LUBRICATION COMPANY OF AMERICA	19290153	12500 LANG STATION ROAD	CANYON COUNTRY	91350	34.4323, -118.369951

The project does not propose or facilitate new development on any property designated as a hazardous waste site. Instead, the project prohibits the development of new oil wells and production facilities, thereby preventing development of such a use on any property, including properties designated as a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

- CEQA Guidelines Section 15300.2 (f) - Historical Resources.  
The project will not cause a substantial adverse change in the significance of a historical resource. None of the properties with existing oil wells and production facilities are designated as a federal, state, or local historical resource. The project prohibits the development of new oil wells and production facilities, thereby

ATTACHMENT TO NOTICE OF EXEMPTION  
OIL WELL ORDINANCE

preventing development and any negative impacts associated with such a use on a property with a historical resource.



1 ...

2 **SECTION 2.** Section 22.14.150 is hereby amended to read as follows:

3 ...

4 Oil Wells and Production Facilities. The following terms are defined solely for  
5 Section 22.140.400 (Oil Wells and Production Facilities):

6 Oil. Any natural hydrocarbon liquid or gas coming from the earth. This  
7 term includes petroleum.

8 Operator. As defined in Section 3009 of the California Public Resources  
9 Code.

10 Plugging and abandonment. The permanent plugging of a well in  
11 accordance with the requirements of the California Geologic Energy Management  
12 Division.

13 Production facility. As defined in Section 3010 of the California Public  
14 Resources Code, but excluding any underground gas storage project, as defined by  
15 Section 1726.1.(a)(6) of the California Code of Regulations.

16 Well site. The premises used during the maintaining, operating, and  
17 producing of a well or wells located thereon. Where the oil well or production facility is  
18 not the sole occupant of a property, the well site shall be determined by the Director.

19 Well. As defined in Section 3008(a) of the California Public Resources  
20 Code, but excluding any well used to observe, inject, or withdraw gas from any  
21 underground ~~storage facility~~ gas storage project, as defined by Section 1726.1.(a)(6) of  
22 the California Code of Regulations. This term includes any active well, idle well as

23 defined in Section 3008(d) of the California Public Resources Code, and partially  
24 plugged and abandoned well.

25 ...

26