

EXECUTIVE SUMMARY

Board of Supervisors Date (Consent Item): October 28, 2008

Agenda Item Number:

Subject of Consent Item:

Adoption of the final Baldwin Hills Community Standards District (CSD) prepared by County Counsel

Summary of Proposed Baldwin Hills CSD:

The proposed project is the Baldwin Hills Community Standards District (CSD) which would establish development standards and operating procedures for oil production activity in the unincorporated area of the Baldwin Hills to ensure that operations are conducted in a safe manner and are compatibility with surrounding residential, commercial, institutional and recreational uses.

Issues:

On October 21, 2008 the Board of Supervisors held a public hearing to consider the Baldwin Hills Community Standards District and Final Environmental Impact Report. After three hours of public testimony, the Board voted to certify the FEIR and instructed County Counsel to revise the CSD as follows:

- Limit the number new wells that can be drilled in the first year to 24;
- Cap the total number of newly drilled wells over the next 20 years to 600;
- Revise the maximum number of wells that can be drilled or redrilled in one year under the Director's Review procedure from 53 to 45 for new wells and the remaining wells of that annual total limited to redrills of existing wells;
- Add provision to prevent over-concentration in any one year of drilling activities in any one area;
- Change the subsidence damage provision to require Public Works to forward to DOGGR any concerns it has about subsidence-related damage regardless of the conclusion of the operator investigation;
- Revise the provision regarding fines for violations of the CSD per Planning's recommendation, with the exception of the provision that allows time to cure the violation;
- Include a provision allowing modifications to the CSD if necessary;
- Add a provision requiring the Planning Department to develop an Implementation Plan for the CSD that addresses the requirements of each of the required plans;
- Require a uniform time frame of 45-days for County review of required plans;
- Require shut-down of operations for operations that exceed the hydrogen sulfide and hydrocarbon thresholds unless shut-down would create a safety hazard;

Executive Summary for BOS Consent Item
Baldwin Hills Community Standards District

- Revise the timing of the initial community meeting to 180 after CSD takes effect from the original 60-day requirement;
- Allow the existing gas plant flare to remain on-site as a back-up if the South Coast Air Quality Management District determines it may stay;
- Remove the requirement for the periodic five-year Compliance Audit;
- Allow the use of new technologies on off-road diesel construction equipment to achieve emission reductions similar to that currently required in the CSD.
- Include a single uniform process for reporting complaints;
- Modify the provision requiring a hearing to when output reaches 2,000 barrels per day to 630 barrels per day – this change was at the request of DOGGR;
- Add option to use “quality of life” survey for periodic review of the CSD;
- Require the first periodic review of the CSD in three years;
- Eliminate redundant requirements for equipment storage;
- Require public review of Auditor-Controller reports.

On October 28, 2008 the Board of Supervisors will consider the final CSD, prepared by County Counsel with the requested revisions as a consent item.

BHCSO consent item 10-28-08

Executive Summary 10/23/08