

Oil Well Ordinance for Unincorporated Los Angeles County

Regional Planning Commission

Agenda Item #9

April 15, 2020



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



LA County Board of Supervisors

Motion March 29, 2016

1. Direct Regional Planning, Public Health, Fire Department, and Public Works to convene a “Strike Team” to study existing oil and gas facilities in unincorporated Los Angeles County.
2. Update Title 22 regulations for new and existing oil and gas facilities.



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



LA County Board of Supervisors

Motion March 29, 2016

mrs

Oil and Gas Facility Compliance Review Project
Bi-Annual Report Number Three
County of Los Angeles Existing Oil Wells
September 26, 2017

Prepared for:
County of Los Angeles

Prepared by:
MRS Environmental (MRS)

Los Angeles Oil and Gas Strike Team
Oil and Gas Facility Compliance Review Project

mrs

Oil and Gas Assessment Project
Phase II - Report Number 2
County of Los Angeles
September 24, 2019

Prepared for:
County of Los Angeles

Prepared by:
MRS Environmental (MRS)

Los Angeles Oil and Gas Strike Team
Bi-Annual Report Number Seven



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



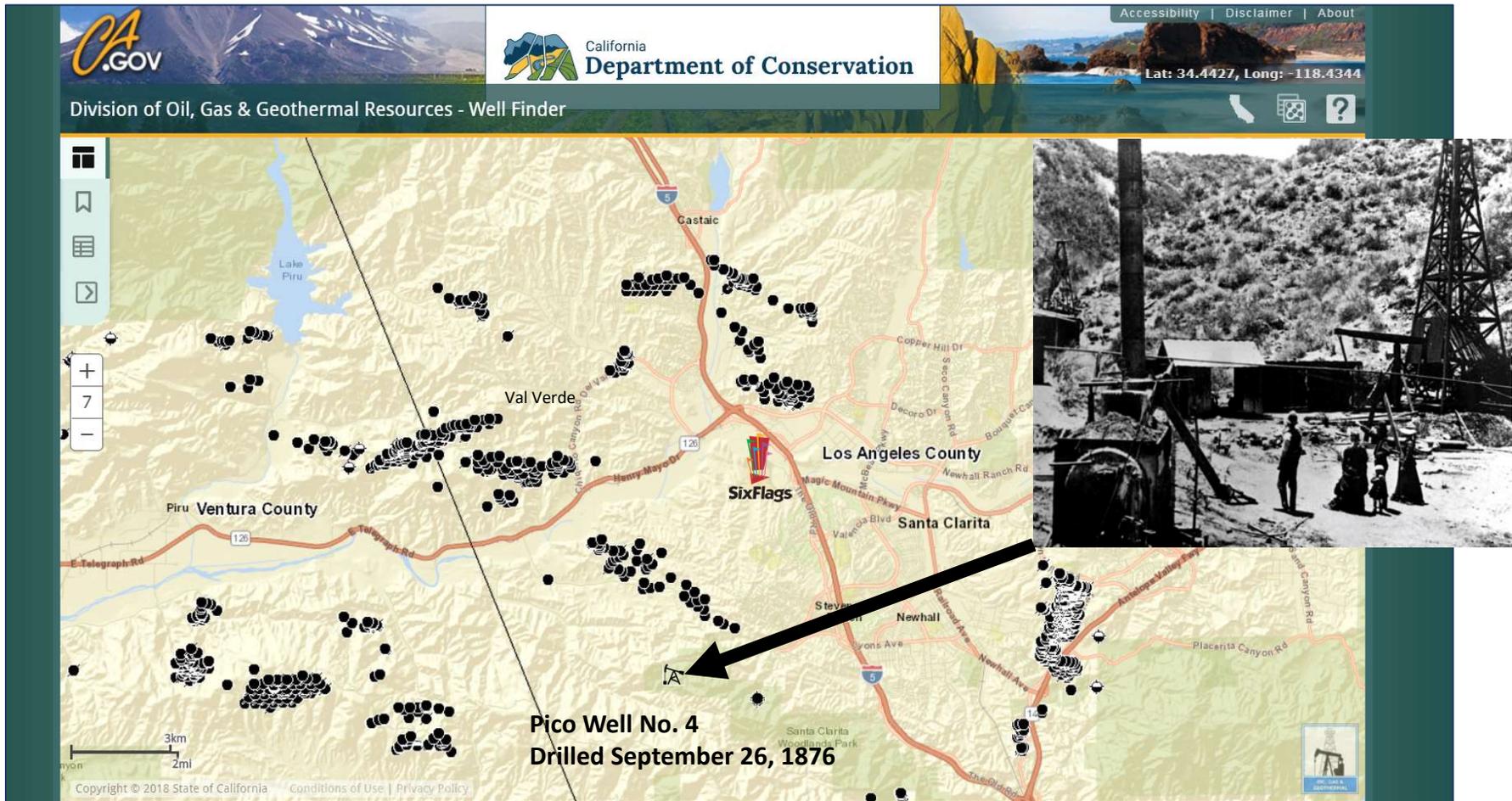
LA County Board of Supervisors

Motion March 29, 2016

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Oil in Unincorporated LA County



Source: <https://maps.conservation.ca.gov/doggr/wellfinder>, <https://aoghs.org/petroleum-pioneers/first-california-oil-well/>



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



Oil in Unincorporated LA County



1957-2004

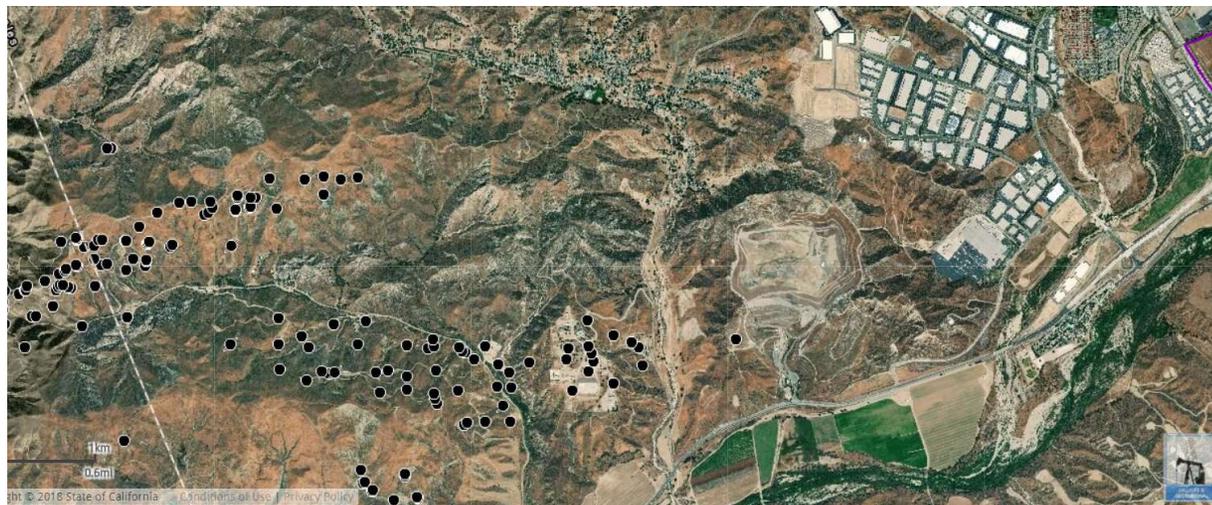


OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



Oil in Unincorporated LA County



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



COUNTY OF LOS ANGELES OIL & GAS WELLS

Unincorporated

January 2016

LEGEND:

Oil or Gas Well

- Base Features**
-  Supervisorial District
 -  Unincorporated Area
 -  City Boundary
 -  National Forest
 -  Perennial Water Body
 -  Intermittent Water Body
 -  Dry Water Body

Source of oil well data is the California Department of Conservation, Division of Oil Gas & Geothermal Resources
(www.conservacion.ca.gov/doggr)

VICINITY MAP:



LOS ANGELES COUNTY
Dept. of Planning
235 W. Temple St.
Los Angeles, CA 90012

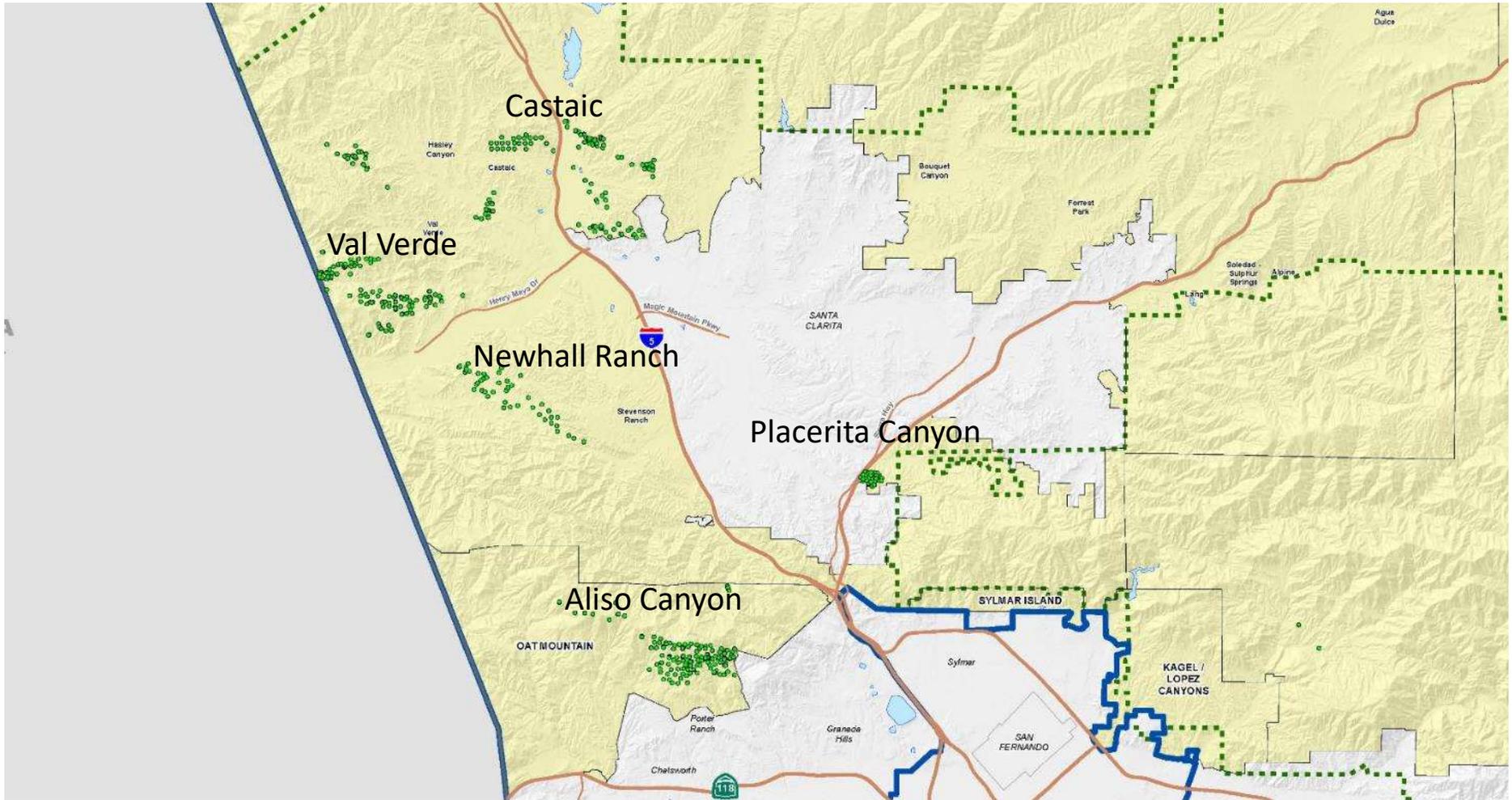


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PROJECTS\OPR_LAND_USE_REGULATION\working_folders\mappings\oil_gas_wells\oil_gas_wells\OGW_Base_OI_Wells_Countywide

NOTE: Santa Catalina Island is not shown in its true location.
San Clemente Island is not shown on this map.

Oil in Unincorporated LA County

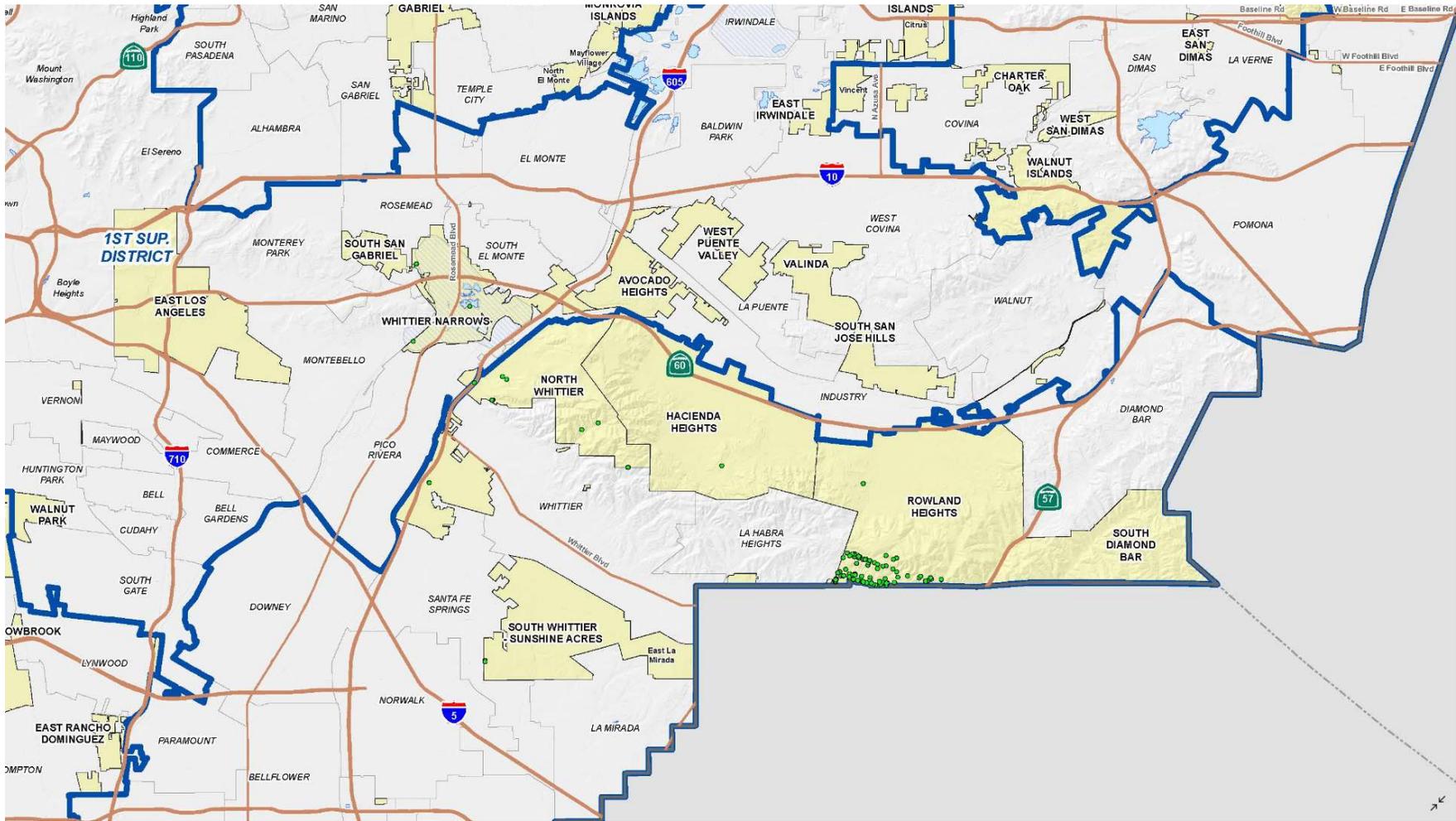


OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



Oil in Unincorporated LA County

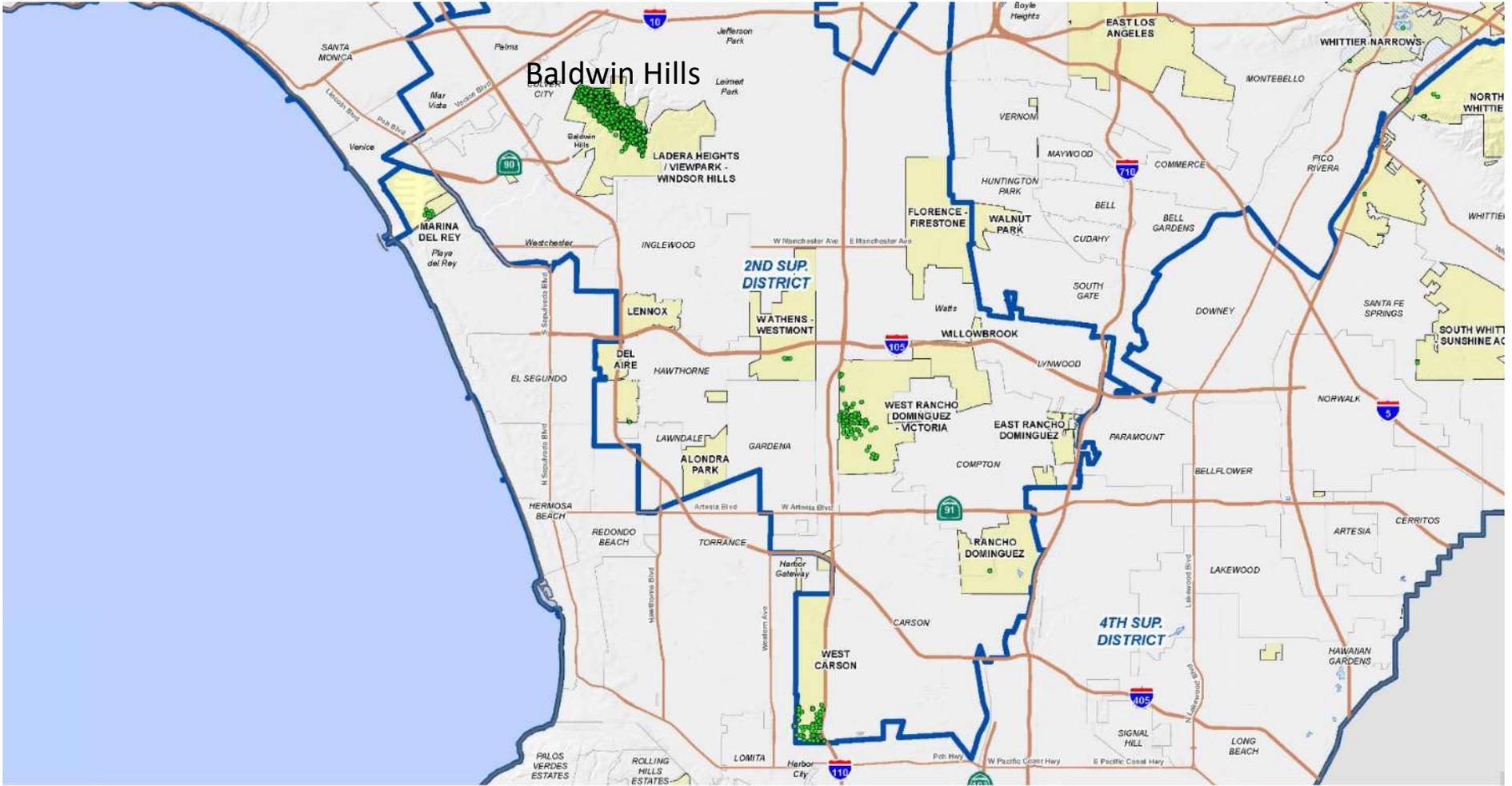


OIL WELL ORDINANCE

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Oil in Unincorporated LA County



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



Oil in Unincorporated LA County

~ 1,687: Wells in Unincorporated LA County

~874: Wells in the Baldwin Hills Community Standards District

~ 813: Wells in the rest of Unincorporated LA County

~148: Wells operating under a discretionary permit

~665: Wells operating under ministerial permit or other (will be subject to the Oil Well Ordinance)



Oil in Unincorporated LA County

Title 22 Regulations Today

Permit Requirements (1971)

- Ministerial Site Plan Review: Zones A-2, M-1, M-1.5, M-2
 - CUP required for oil wells within 300 feet of a buildings or 20 feet of a streets
- Conditional Use Permit: Zones R-1, R-2, R-3, R-4, R-A, A-1, C-H, C-1, C-2, C-3, C-M, C-R, C-RU, M-2.5, R-R, O-S, and W

Development and Operating Standards (1978)

- Provisions for signage and toilets
- Removal of equipment within 90 days after drilling ends
- No deliveries between 6 pm and 8 am



LA County Board of Supervisors

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2. Update Title 22 regulations for new and existing oil and gas facilities.



Oil Well Ordinance

Section 22.140.400

New Oil Wells and Accessory Production Facilities

Section 22.140.402

Existing Oil Wells and Accessory Production Facilities



OIL WELL ORDINANCE

COUNTY OF LOS ANGELES



Oil Well Ordinance

Permit Requirements

for New Oil Wells and Accessory Production Facilities

- Prohibited in Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W
- Require a Conditional Use Permit in Zones A-1, A-2, O-S, R-R, M-1, M-1.5, M-2, and M-2.5



Oil Well Ordinance

Permit Requirements for Existing Oil Wells and Accessory Production Facilities

- Require Deemed-Approved Status
 - 2 years: Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W
 - 4 year : Zones A-1, R-A, and O-S
 - 6 years: Zones A-2, M-1, M-1.5, M-2, M-2.5, M-3, and B-1
 - CUP required if deemed-approved status is not obtained
- In Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W existing wells with deemed-approved status are required to cease operation 20 years after the effective date of the ordinance



Oil Well Ordinance

Development and Operating Standards for New and Existing Oil Wells and Accessory Production Facilities

- Annual inspections
- Site maintenance standards
- Updated enforcement standards
- Updated bond requirements
- Remove Title 12 exemption to noise and vibration standards



Oil Well Ordinance

Development and Operating Standards for New and Existing Oil Wells and Accessory Production Facilities

- Community notification requirements
- Provision of records to the County
- Emissions compliance plan
- Standards for well plugging and site restoration



Oil Well Ordinance

Development and Operating Standards for New Oil Wells and Accessory Production Facilities

- 500 foot setback from Zones R-1, R-2, R-3, R-4, or R-5 (Conditional Use Permit can modify setback)
- Meteorological station



Regulations: County Departments

- Fire Department
 - Petroleum Chemical Unit
 - Health Hazardous Material Division/CUPA
 - Emergency Operations
- Department of Public Health
 - Environmental Health Division
- Department of Public Works
 - Office of Oil and Gas
 - Environmental Programs



Regulations: State and Regional Agencies



California

Department of Conservation



Cal OES

GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



CalEPA
California Environmental
Protection Agency

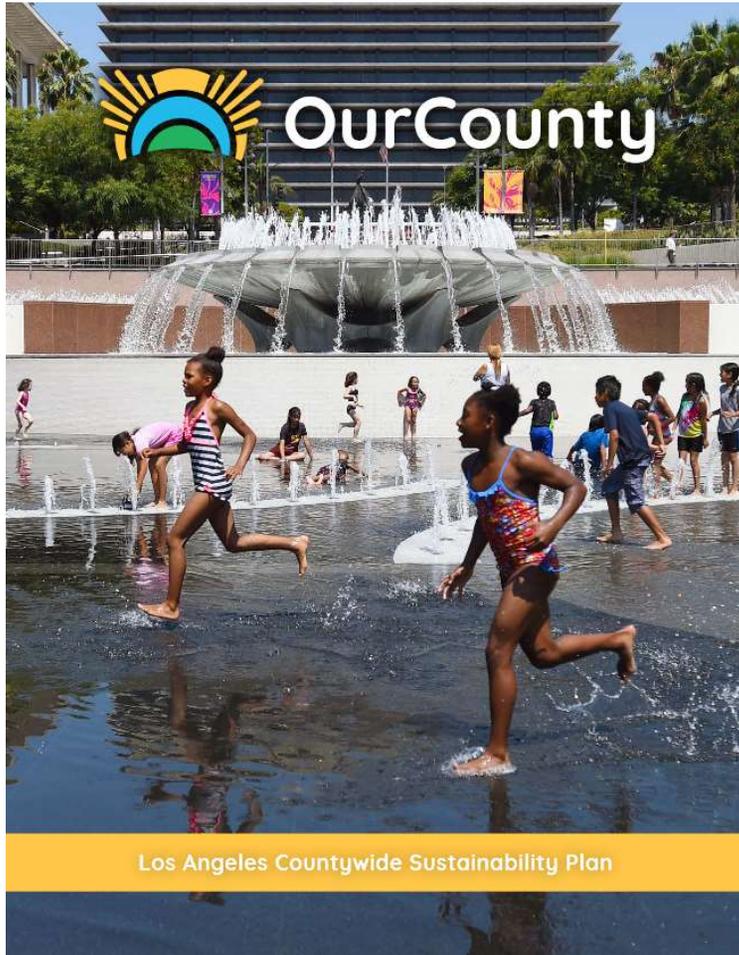


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County Sustainability Plan and Climate Action Plan



- Action 2: Expand the minimum setback distance for oil and gas operations from sensitive land uses.
- Action 4: Require oil and gas operators to prepare and make available a comprehensive Community Safety Plan



Next Steps

- Community outreach
- Prepare draft ordinance for public hearing

