Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	September 13, 2021		
HEARING DATE:	September 30, 2021	AGENDA ITEM:	2
PROJECT NUMBER:	R2015-02225		
PERMIT NUMBER(S):	ADVANCE PLANNNING CASE NO. RPPL2019005203		
SUPERVISORIAL DISTRICT:	2		
PROJECT LOCATION:	5640 S. Fairfax Ave.		
CASE PLANNER:	Edgar De La Torre edelatorre@planning.lacounty.gov		

SUBJECT: Periodic Review of the Baldwin Hills Community Standards District

On October 28, 2008, the Los Angeles County Board of Supervisors adopted the Baldwin Hills Community Standards District ("CSD") which established additional development standards and operating procedures for the oil and gas production operations within the unincorporated areas of the Inglewood Oil Field, as listed under the Los Angeles County Zoning Code Section 22.310. The main purpose of the CSD is to ensure that operations are conducted in a safe manner with minimum impacts to the surrounding communities to protect the comfort, health, safety, and general welfare of these communities. As part of the requirements of the CSD, a Periodic Review as described under Section 22.310.070.G, must be conducted at least every five years to determine if the CSD's provisions are protecting the health, safety, and general welfare of the public.

Pursuant to Section 22.310.070.G of the Los Angeles County Zoning Code, the County conducted a comprehensive review of the provisions of the CSD to determine if these provisions are adequately protecting the health, safety, and general welfare (for the period between January 2014 to December 2018) of the public in the surrounding area and prepared a draft report regarding the review. The Administrative Final Draft Periodic Review analyzes each section of the CSD and provides a summary of complaints and issues raised by the public, an analysis of compliance and effectiveness, an analysis on new technology, and recommendations for implementation strategy and CSD language changes. Public comments on the previous draft are summarized under Appendix A of the Administrative Final Draft Periodic Review (written comments have not been received on the final draft). This public meeting is being held pursuant to Section 22.310.070.G.1 of the CSD.

The Periodic Review process initiated during a Community Advisory Panel (CAP) meeting on October 25, 2018, with a presentation by the County to the CAP on January 24, 2019. The January 2019 presentation provided an overview of the Periodic Review provision of the CSD and solicited public comments on the effectiveness of the CSD for input to the Periodic Review. The County received comments at CAP meetings and via emails with the comment period ending May 31, 2019. All input was considered in the preparation of the Periodic Review public draft document.

The Periodic Review public draft document was released on September 23, 2019. Public comments were taken for the draft document during a 60-day comment period ending on November 23, 2019. A presentation on the Periodic Review draft public document was made during the October 24, 2019 CAP meeting. This presentation provided an overview of the report preparation process and a summary of the report recommendations for strengthening current implementation procedures of the CSD that included Sections 22.3103050.D, 22.310.050.O, 22.310.060.D, 22.310.060.G, and 22.310.100.B. No modification to the current language of the CSD were recommended.

In support for the Periodic Review, a Health Risk Assessment (HRA) was conducted. A presentation on the HRA process was made during the August 27, 2020 CAP meeting. The HRA was completed and released to the public on December 4, 2020. A presentation on the results of the HRA was made during the December 10, 2020 CAP meeting. The presentation provided an overview of the methodology, analysis, results of the study. The results of the HRA report were considered in the preparation of the Administrative Final Draft Periodic Review report.

The Administrative Final Draft Periodic Review report, addressing comments received on the public draft, was released to the public on August 11, 2021. The Administrative Final Draft Periodic Review includes a comprehensive analysis of the effectiveness of the CSD, reviewed and considered enforcement activity, operational records, and other issues related to oil field operations pursuant to Section 22.310.070.G.1. It also includes a discussion of new technology, if applicable, in the analysis of each section of the CSD pursuant to Section 22.310.070.G.

The report's results document that the provisions of the CSD have been effective and adequate in protecting the health, safety, and general welfare of the public. The document lists nine recommendations for strengthening current implementation procedures of the CSD for Sections 22.3103050.D, 22.310.050.O, 22.310.050.Z.3, 22.310.060.C, 22.310.060.D, 22.310.060.G, and 22.310.100.B. No modification to the current language of the CSD are recommended.

Staff recommends that the Periodic Review is approved with no changes to the current language of the CSD.

If you need further information, please contact Edgar De La Torre at (213) 974-6483 or edelatorre@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Report Reviewed By: _____
Alex Garcia, Supervising Regional Planner

Report Approved By: Jon Sanabria
Jon Sanabria, Deputy Director