

1           **SECTION 1.** Section 22.14.150 is hereby amended to read as follows:

2           ...

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

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

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

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

12                   Production facility. As defined in Section 3010 of the California Public  
13 Resources Code.

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

17                   Well. As defined in Section 3008(a) of the California Public Resources  
18 Code, but excluding any well used to inject or withdraw gas from an underground  
19 storage facility. This term includes any active well, idle well as defined in Section  
20 3008(d) of the California Public Resources Code, and partially plugged and abandoned  
21 well.

22           ...

23           **SECTION 2.** Section 22.16.030 is hereby amended to read as follows:

24           **22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.**

25 ...

26 C. Use Regulations.

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

29 ...

<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>						
...						
Oil wells						
<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
Oil wells and production facilities	=	=	=	=	-	Section 22.140.400
...						

30 ...

31 **SECTION 3.** Section 22.18.030 is hereby amended to read as follows:

32 **22.18.030 - Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.**

33 ...

34 C. Use Regulations.

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

37 ...

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	_CUP	_CUP	_CUP	_CUP	_CUP	-	Section 22.140.400
...							

38 ...

39 **SECTION 4.** Section 22.18.060 is hereby amended to read as follows:

40 **22.18.060 - Development Standards and Regulations for Zone RPD.**

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

42 A. Use Regulations.

43 ...

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

45 a. Oil wells and production facilities, in accordance with Section  
46 22.140.400 (Oil Wells and Production Facilities).

47 **Section 5.** Section 22.20.030 is hereby amended to read as follows:

48 **22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ,**  
49 **and C-R.**

50 ...

51 C. Use Regulations.

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

54 ...

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
...								

55 ...

56 **SECTION 6.** Section 22.20.090 is hereby amended to read as follows:

57 **22.20.090 - Development Standards and Regulations for Zone CPD.**

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

59 A. Use Regulations.

60 ...

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

62 a. Oil wells and production facilities, in accordance with Section  
63 22.140.400 (Oil Wells and Production Facilities).

64 **Section 7.** Section 22.22.030 is hereby amended to read as follows:

65 **22.22.030 - Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.**

66 ...

67 C. Use Regulations.

68 1. Principal Uses. Table 22.22.030-B, below, identifies the permit or

69 review required to establish each principal use.

70

...

<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
...					

71

72 **Section 8.** Section 22.22.040 is hereby amended to read as follows:

73 **22.22.040 - Land Use Regulations for Zone M-3.**

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

78 ...

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

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

83 2. Mobilehome parks.

84 3. Oil wells and production facilities, in accordance with Section  
85 22.140.400 (Oil Wells and Production Facilities).

86 **SECTION 9.** Section 22.22.050 is hereby amended to read as follows:

87 **22.22.050 - Land Use Regulations for Zones B-1 and B-2.**

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

90 ...

<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>
...			

91 ...

92 **SECTION 10.** Section 22.22.090 is hereby amended to read as follows:

93 **22.22.090 - Development Standards and Regulations for Zone MPD.**

94 A. Use Regulations.

95 ...

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

97 a. Oil wells and production facilities, in accordance with Section  
98 22.140.400 (Oil Wells and Production Facilities).

99 **SECTION 11.** Section 22.24.030 is hereby amended to read as follows:

100 **22.24.030 - Land Use Regulations for Rural Zones.**

101 ...

102 C. Use Regulations.

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

105 ...

<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
...			

106 ...

107 **SECTION 12.** Section 22.26.020 is hereby amended to read as follows:

108 **22.26.020 - Institutional Zone**

109 ...

110 B. Land Use Regulations.

111 3. Use Regulations.

112 a. Principal Uses. Table 22.26.020-B, below, identifies the  
113 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>
...		

114 ...

115 **SECTION 13.** Section 22.26.030 is hereby amended to read as follows:

116 **22.26.030 - Mixed Use Development Zone.**

117 ...

118 B. Land Use Regulations.

119 3. Use Regulations.

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

<b>TABLE 22.26.030-B:PRINCIPAL USE REGULATIONS FOR ZONE MXD</b>		
		<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>
...		

122 ...

123 **SECTION 14.** Section 22.26.060 is hereby amended to read as follows:

124 **22.26.060 - Parking Restricted Zone.**

125 ...

126 B. Land Use Regulations.

127 3. Use Regulations.

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

<b>TABLE 22.26.060-B:PRINCIPAL USE REGULATIONS FOR ZONE P-R</b>		
		<i>Additional Regulations</i>
...		



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>
...		

130 ...

131 **SECTION 15.** Section 22.140.400 is hereby amended to read as follows:

132 **22.140.400 Oil Wells and Production Facilities.**

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

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

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

142 1. ~~— Application Requirements.~~

143 a. ~~— A Ministerial Site Plan Review (Chapter 22.186) application~~  
144 ~~is required for oil wells:~~

145 i. ~~— In established oil fields as delineated on maps~~  
146 ~~published by the California Department of Conservation, Division of Oil, Gas, and~~  
147 ~~Geothermal Resources; and~~

148 ii. ~~— That comply with the requirements in this Subsection~~

149 C; or

150 b. ~~A Conditional Use Permit (Chapter 22.158) application is~~  
151 ~~required for oil wells:~~

152 i. ~~Outside established oil fields as delineated on maps~~  
153 ~~published by the California Department of Conservation, Division of Oil, Gas, and~~  
154 ~~Geothermal Resources;~~

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

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

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

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

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

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

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

176 c. ~~Materials, equipment, tools, or pipe used for either drilling or~~  
177 ~~producing operations at the well hole shall not be delivered to or removed from the~~  
178 ~~drilling site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in~~  
179 ~~the case of emergency.~~

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

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

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

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

194 9. ~~No Public Nuisance. All drilling and production operations shall be~~  
195 ~~conducted in such a manner as not to constitute a public nuisance. Proven~~  
196 ~~technological improvements in drilling and production methods shall be adopted as they~~

197 may become, from time to time, available if capable of reducing factors of nuisance and  
198 annoyance.

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

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

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

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

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

217 ~~15.— Assignment of Savings and Loan Certificates and Shares. In lieu of~~  
218 ~~the bond required by Subsection C.14, above, the oil well operator may deposit with the~~  
219 ~~Executive Officer-Clerk of the Board and assign to the County savings and loan~~  
220 ~~certificates or shares equal in amount to the required amount of the bond. Such deposit~~

221 and assignment shall comply with all the provisions and conditions of Section 4.36  
222 (~~Assignment of Savings and Loan Certificates and Shares~~) of Title 4 of the County  
223 Code.

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

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

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

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

241 ~~3. Additional Standards for Setbacks Less Than 500 Feet From~~  
242 ~~Sensitive Uses.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

283 11. Fences and Walls. Fences or walls in compliance with Chapters  
284 11.46 and 11.48 of Title 11 (Health and Safety) of the County Code is required. Such  
285 fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.

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

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

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

301                   15.— Toilet Facilities. Suitable and adequate sanitary toilet and washing  
302 facilities shall be installed on-site, and shall be maintained in a clean and sanitary  
303 condition at all times.

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

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

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

311                   19.— Bonding. A faithful performance bond, cashier's check, or certificate  
312 of deposit of \$5,000 shall be filed with the Board for each well drilled; or at the election



313 of the applicant, \$25,000 for five or more wells. Such bond, cashier's check, or  
314 certificate of deposit shall be executed in favor of the County to cover all costs of  
315 rehabilitating the drilling site after abandonment of the well in the event of a failure to  
316 rehabilitate the site.

317 A. Applicability.

318 1. This Section applies to oil wells and production facilities in all  
319 zones.

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

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

325 B. Definitions. Specific terms used in this Section are defined in Section  
326 22.14.150 of Division 2 (Definitions), under "Oil Wells and Production Facilities."

327 C. Signs.

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

330 a. Site Identification Signs.

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

333 (1) Provide the information required in Subsection  
334 C.1.a.iii, below, in lettering not less than two inches in height.

335 (2) Comply with Section 22.114.190 (Directional or  
336 Informational Signs) requirements for directional or informational signs for Zone C-1.

337 (3) Be placed in a location so that the sign is  
338 clearly readable to a person on a public street or highway.

339 ii. Where oil wells or production facilities are on a lot  
340 with another primary use and such oil wells or production facilities have individual  
341 perimeter fencing, an identification sign shall be required on each fenced area in a place  
342 clearly readable to a person passing by and shall provide the information required by  
343 Subsection C.1.a.iii, below.

344 iii. Each site identification sign shall provide the name of  
345 the operator, the name of the lease, the telephone number of the operator, the  
346 telephone number of the Department of Regional Planning Zoning Enforcement  
347 Section, and the telephone number of the South Coast Air Quality Management District  
348 for odor complaints.

349 b. Well Identification Signs. Each well shall have an  
350 identification sign that provides the name of the operator, name of the lease, the lease  
351 number of the well, and the API number of the well.

352 c. The Director may approve existing identification signs if they  
353 substantially comply with the intent of this Subsection C.

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

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

360 D. Comment and Complaint Log.

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

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

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

368 E. Site Maintenance.

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

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

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

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

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

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

387 F. Bonds.

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

394 2. Such bonds shall be executed in favor of the County to cover the  
395 costs in the event of a failure of the operator to perform any proper oil well operating  
396 actions, such as actions taken to ensure the operation of wells and production facilities  
397 in accordance with all federal, state, and local regulations; the completion of plugging  
398 and abandonment of each oil well on the site, the reabandonment of any oil well on the  
399 site where directed by the California Geologic Energy Management Division,  
400 remediation of contamination of the property, and site remediation, to the extent not fully  
401 covered by California Geologic Energy Management Division bonds, if any such work  
402 was performed by the County.

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

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

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

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

418           G. Well Plugging and Abandonment and Restoration.

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

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

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

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

429           5. When the last oil well on a lot is plugged and abandoned or the  
430 production facility on the lot is removed, restoration of the lot shall begin within three (3)

431 months and be completed within one year after the plugging and abandonment of the  
432 last oil well on the lot, unless the California Geologic Energy Management Division  
433 approves a schedule with a longer timeline for restoration. The lot shall be restored in  
434 compliance with all California Geologic Energy Management Division requirements and  
435 to the satisfaction of the Director.

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

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

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

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

448 **SECTION 16.** Section 22.316.080 is hereby amended to read as follows:

449 ...

450 C. Union Pacific Area.

451 ...

452 4. Zone Specific Development Standards

453 ...

454 b. Zone M-1.

455 ...

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

460 ...

461 • Motors, the manufacture of electric motors.

462 ~~• Oil wells and appurtenances, to the same extent and~~

463 ~~under all of the same conditions as permitted in Zone A-2.~~

464 ...

465 **SECTION 17.** Section 22.324.070 is hereby amended to read as follows:

466 ...

467 C. Industrial Zones

468 ...

469 2. Zone M-1. The standards prescribed for Zone C-M in Subsections

470 B.4.a through B.4.g, above, shall apply to Zone M-1. In addition, the following standards

471 shall apply:

472 ...

473 e. Uses Subject to Permits. In addition to the uses specified in

474 Chapter 22.22 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone

475 M-1, and notwithstanding any contrary provision within that Chapter, the following uses

476 shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

477 ...

478 • Nightclubs.

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

DRAFT