

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the Westside Area Plan by establishing the Westside Planning Area Standards District with new land use regulations, zoning maps, and permitting requirements.

SECTION 1. Section 22.300.030 is hereby amended to read as follows:

**22.300.030 Planning Area and Community Standards Districts
Established.**

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS		
Planning Area Standards District	Chapter	PASD Adoption Date
Westside Planning Area	22.322	XX/XX/XXX

TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
Baldwin Hills	22.322.080	10/28/2008

Windsor Hills-View Park	22.322.090	XX/XX/XXXX
Ladera Heights	22.322.100	XX/XX/XXXX
Unincorporated Del Rey	22.322.101	XX/XX/XXXX

SECTION 2.

Chapter 22.322 is hereby added to read as follows:

Chapter 22.322 WESTSIDE PLANNING AREA STANDARDS DISTRICT

- 22.322.010 Purpose.**
- 22.322.020 Definitions.**
- 22.322.030 Planning Area Standards District Map.**
- 22.322.040 Applicability.**
- 22.322.050 Application and Review Procedures.**
- 22.322.060 PASD Area-Wide Development Standards.**
- 22.322.070 PASD Zone-Specific Development Standards.**
- 22.322.080 Baldwin Hills Community Standards District**
- 22.322.090 Ladera Heights Community Standards**
- 22.322.100 View Park-Windsor Hills Community Standards District**
- 22.322.110 Unincorporated Del Rey Community Standards District.**

22.322.010 Purpose.

The Westside Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities

of the Westside Planning Area: West Los Angeles (LA)/ Sawtelle Veterans Affairs (VA), Ladera Heights/View Park-Windsor Hills, West Fox Hills, Marina del Rey, Ballona Wetlands, Franklin Canyon, and Gilmore Island. The PASD is necessary to ensure that the goals and policies of the Westside Area Plan (WSAP) are accomplished in a manner that protects the health, safety, and general welfare of the community.

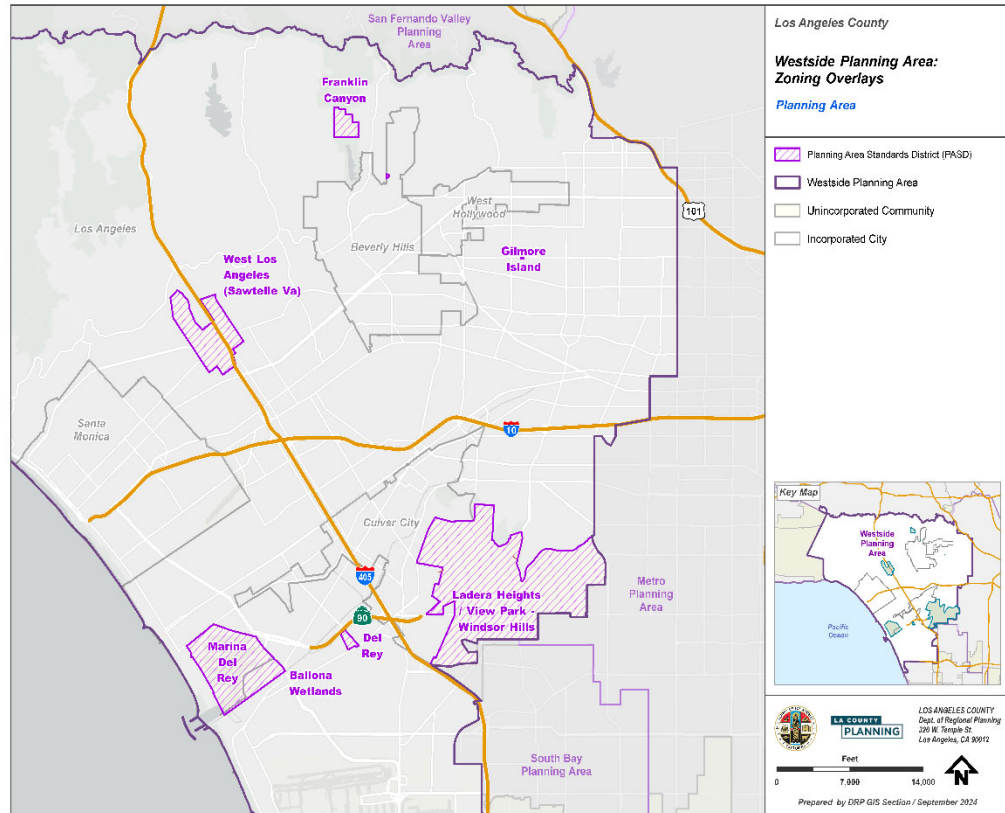
22.322.020 Definitions.

(Reserved)

22.322.030 Planning Area Standards District Map.

The boundaries of this PASD are shown in Figure 22.322-A: Westside PASD Boundary, below.

Figure 22.322-A: Westside PASD Boundary



22.322.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any applicable application for development, expansion, or change of use on lots within the boundaries of the Westside PASD.

B. Relationship to other Title 22 Provisions.

1. Specific plans. Regulations in a specific plan shall supersede any contrary provisions in this Division 10.

2. Except as otherwise expressly provided in a specific plan, a lot within the boundary of a specific plan may be subject to all the standards and requirements of the basic zone and other provisions of this Title 22.

C. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards, which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures as specified by this Chapter if alterations to the building or structure are proposed due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

D. Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

E. All housing developments located on lots that are in one of the unincorporated communities as shown in Table 22.322.040-A, below:

<u>TABLE 22.322.040-A: UNINCORPORATED COMMUNITIES WITH SITES</u>	
<u>SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING</u>	
<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u>

**TABLE 22.322.040-A: UNINCORPORATED COMMUNITIES WITH SITES
 SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

	<u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel</u> <u>Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>
<u>Westside</u>	<u>Ladera Heights</u> <u>View Park - Windsor Hills</u> <u>Unincorporated Del Rey</u>

a.- ~~Avocado Heights;~~

- b. Charter Oak;
- c. East Irwindale;
- d. East Los Angeles;
- e. East Rancho Dominguez;
- f. Florence Firestone;
- g. Hacienda Heights;
- h. North Whittier;
- i. Rowland Heights;
- j. South San Jose Hills;
- k. South Whittier-Sunshine Acres;
- l. Valinda;
- m. Walnut Park;
- n. West Athens-Westmont;
- o. West Puente Valley;
- p. West Rancho Dominguez-Victoria;
- q. West Whittier-Los Nietos; or
- r. Willowbrook-Diagram

22.322.050 Application and Review Procedures.

(Reserved.)



22.322.060

PASD Area-Wide Development Standards.

A. Building Height Limit – Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), elevator shafts and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, ~~and shall meet the following development standards:~~

C. Landscaped Buffer and Screening. Where a new non-residential primary use or an expansion in floor area of an existing non-residential primary use abuts a residence or residentially zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide.
2. One 15-gallon tree for every 50 square feet of the

landscaped buffer strip, which shall be equally spaced within said buffer strip; and

3. A solid masonry wall not less than six feet nor more than eight feet in height shall be provided along the common lot line, provided that Section 22.110.180 (Sight Distance) is satisfied.

D. Standards for Specific Uses.

1. All Residential Uses.

- a. Landscaping.

- i. The required front yard, excluding driveways

and walkways to residence entrances, shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees, and include an on-site irrigation system, such as a drip system.

22.322.070 PASD Zone-Specific Development Standards.

A. All Mixed-Use Zones.

1. Development Standards. The following development standards shall apply to mixed-use developments in the Westside PASD.

a. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:

i. Loading spaces shall be located in the rear of the structure, away from adjoining residentially zoned lots, and shall be screened with walls that are adorned with decorative masonry patterns and designs using natural stone, manufactured stone, pavers of travertine, sandstone, flagstone, bluestone, or similar stones.

ii. Decorative fencing, and/or landscaping when visible from the street, alley, or residentially zoned properties. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

iii. Loading and unloading operations shall not be conducted between 10:00 p.m. and 6:00 a.m.

22.322.080 Baldwin Hills Community Standards District.

22.322.080 Purpose.

The Baldwin Hills Community Standards District ("CSD") is established to provide a means of implementing regulations, safeguards, and controls for activities related to

drilling for and production of oil and gas within the oil field located in the Baldwin Hills area of the County. The purpose of these supplemental regulations is to ensure that oil field operations are conducted in harmony with adjacent land uses, to minimize the potential adverse impacts of such operations, to regulate such operations so they are compatible with surrounding land uses, and to enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety, and general welfare of people living, working, and recreating in the surrounding areas.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Definitions.

For the purpose of this Chapter, the following terms shall have the meanings set forth herein, unless the context indicates otherwise. Unless a word or phrase is specifically defined in this Section, the definitions set forth in Division 2 (Definitions) shall apply to this Chapter.

Bioremediation Farm. The area of land within the oil field that is used for soil remediation through petroleum hydrocarbon impacted soil removal efforts.

Breakdown. Any event that results in a violation of applicable SCAQMD rules as specified in SCAQMD Rule 430.

CalARP Program. The California Accidental Release Prevention Program.

CAP. The Community Advisory Panel as described in Section 22.310.100.A (Community Advisory Panel).

Chief Executive Officer. The Chief Executive Officer for the County of Los Angeles.

Derrick. Any portable framework, tower, mast, or structure which is required or used in connection with drilling, redrilling, reworking, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

Developed Area.

A. Any lot containing any residential, commercial, industrial, or office structure, or used for residential, commercial, industrial, or office purposes (provided that no lot on the oil field shall be considered to be developed area solely because of the presence thereon of the Cone Trust House or of a structure used by any operator for administrative functions associated with the oil field); or

B. Any lot containing any public park, house of worship, cemetery, school, parking lot, or any recreation area which has been developed and opened for public use.

Director. The Director of the Department of Regional Planning of the County of Los Angeles or their designee.

Director of Public Health. The Director of the Department of Public Health of the County of Los Angeles or their designee.

Director of Public Works. The Director of Public Works of the County of Los Angeles or their designee.

District. This CSD, the boundaries of which are shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

DOGGR. The Division of Oil, Gas, and Geothermal Resources of the Department of Conservation of the State of California.

Drilling. Digging or boring into the earth for the purpose of exploring for, developing, extracting, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam, or any other fluid or substance into the earth, but does not include remediation efforts to clean-up or remove contamination.

Drilling Equipment. The derrick, together with all parts of and appurtenances to such structure and, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with drilling or redrilling.

Drill Site. That portion of any land on which drilling equipment is placed, stored, or utilized during the drilling, redrilling, or reworking of a well.

Enhanced Oil Recovery. Any production method which involves the injection of water, gas, steam, or any other substance into the earth for the purpose of extracting oil.

Environmental Compliance Coordinator. An independent third party approved by the Director and funded by the operator with expertise in oil operations who shall monitor oil operations at the oil field to ensure compliance with all provisions of this Chapter.

Emergency Response Plan or ERP. The emergency response plan, which is a plan to handle anticipated emergencies as required by Section 5192 of Title 8 of the California Code of Regulations and the United States Environmental Protection Agency requirements set forth at 40 Code of Federal Regulations 112, or with any emergency response regulations enacted or modified by the State of California or United States Environmental Protection Agency which are applicable to the oil field.

EQAP. The environmental quality assurance program as described in Section 22.310.060.A.

Fire Chief. The Fire Chief of the Fire Department of the County of Los Angeles or their designee.

Fire Department. The Fire Department for the County of Los Angeles.

Fluids. Any liquid.

Gas. Any substance, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions. It shall also mean the gaseous components or vapors occurring in, or derived from, petroleum or natural gas.

Gas Plant. The centralized facility that is used for the separation of gas constituents and removal of impurities. This includes facilities for the removal of hydrogen sulfide, carbon dioxide, depropanizers, debutanizers, and other types of fractionation.

Idle Well. Any well that has not produced oil or gas or has not been used for injection for six consecutive months of continuous operation during the last five or more years. An idle well does not include an active observation well.

Injection Well. Any well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam, or any other substance as a means of enhanced oil recovery.

Landowner or Landowners. A person, trust, firm, corporation, partnership, association, or other business entity that owns a legal or equitable title in and to any of the real property located within the oil field portion of the district.

Lessor. The owner of the land and mineral resources therein subject to a lease.

MACC. The Multiple Agency Coordination Committee described in Section 22.310.070.H.

Maintenance. The diagnosis, repair or replacement of machinery, equipment, apparatus, structures, facilities, and parts thereof, used in connection with oil operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, redrilling, or reworking.

NFPA. The National Fire Protection Association.

Odor Suppressant. An organic emulsifier, or other compound, that is used to eliminate hydrocarbon odors by reducing the organic composition of hydrocarbon materials.

Oil. Crude oil.

Oil Cleaning Plant. All components of a future facility to be used for the storage and separation of oil, gas, and water.

Oil Field or Oil Field Portion of the District. The entire district except for the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue, all of which excluded areas are shaded on Figure 22-310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

Oil Operations. Any activity undertaken in connection with the extraction, production, storage, or shipping of oil, gas, or other hydrocarbon substances including, but not limited to, drilling, redrilling, reworking, maintenance, repair, installation, construction operations, processing, enhanced oil recovery, bioremediation, well abandonment, remediation, clean-up, demolition, restoration, and revegetation. The term shall not include purely administrative operations (e.g., work carried on in the administrative office buildings).

Oil Field Web Site. The web site described in Section 22.310.100.B.3.

Operator. A person, firm, corporation, partnership, association, or other business entity that owns or holds the right to use the surface of the land to extract oil and gas. In the event there are two or more persons or entities who qualify as operators at any given time, then the term shall apply to all of them with regard to their respective operations.

Outer Boundary Line. The exterior limits of the oil field portion of the District.

Permanent Structure. Any building, facility, or equipment that is intended to, or does, remain in place on the oil field for more than one year, and shall include all tanks and all components of any steam drive plant, oil cleaning plant, or water processing facility. Wells and pipelines shall not be considered permanent structures.

Processing. The use of operations for gauging, recycling, compressor repressuring, injection, dehydration, stimulation, separation (including, but not limited to, separation of liquids from gas), shipping and transportation, and the gathering of oil, gas, other hydrocarbon substances, water, or any combination thereof.

Public Health Department. The Department of Public Health for the County of Los Angeles.

Pure Tones. Any sound for which the one-third octave band sound-pressure level in the band with the tone exceeds the arithmetic average of the sound-pressure levels of the two contiguous one-third octave bands by five dB for center frequencies of 500 Hertz and above, or by eight dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

Redrilling. Any drilling operation conducted to recomplete an existing well in the same or different oil producing zone where the well is deeper than the initial well depth.

Regional Water Quality Control Board or RWQCB. The Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

Reworking. Recompletion of an existing well and includes operations such as liner replacements, perforating, or fracing. Reworking also includes redrilling a well that is not deepened or sidetracked beyond the existing well bore.

SIMQAP. The safety inspection, maintenance, and quality assurance program described in Section 22.310.060.C.

SCAQMD. The South Coast Air Quality Management District, which is the regional body that regulates and monitors air quality within the four counties of Los Angeles, Orange, San Bernardino, and Riverside.

SPCC. The spill prevention, control, and countermeasure plan that meets the regulatory requirements of 40 CFR Part 112, or of any subsequently enacted or modified United States Environmental Protection Agency provisions on spill prevention, control, and countermeasure plans.

Steam Drive Plant. All components of a potential future centralized facility that would allow for the production of steam to be injected into portions of the oil field, including a water treatment plant, water softening facility, and all related tanks and equipment.

Subsidence. The settling or sinking of the ground surface.

SWPPP. The stormwater pollution prevention plan that meets the requirements specified by the Regional Water Quality Control Board.

Tank. A container, covered or uncovered, used in conjunction with the drilling or production of oil, gas, or other hydrocarbons for holding or storing fluids.

Uplift. The rising or rebound of the ground surface.

Well. Any oil or gas well or any well drilled for the production of oil or gas, or any well reasonably presumed to contain oil or gas, and shall include injection wells used for the purpose of enhanced oil recovery or to dispose of fluids associated with the production of oil and gas, or an observation well.

Well Abandonment. The permanent plugging of a well, in accordance with State law as set forth in Division 3, Chapter 1 of the California Public Resources Code and pursuant to requirements of DOGGR, found in Title 14 of the California Code of Regulations, Sections 1723-1723.9, or in accordance with subsequently enacted applicable State laws or regulations regarding well abandonment.

Well Servicing. Any maintenance work performed within any existing well bore which does not involve drilling, redrilling, or reworking.

Water Processing Facility. All components of a future centralized facility that would be used to treat and store water that is used for injection.

(Ord. 2019-0004 § 1, 2019.)

22.310.030 District Map.

The boundaries of this CSD are as shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Area Specific Development Standards.

A. Operational Limits. No surface drilling or other surface oil operations shall be allowed within the portions of this CSD consisting of the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue. These areas are shaded on Figures 22.310-B and C at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Oil Field Development Standards.

The following provisions shall apply throughout the oil field portion of this CSD:

A. Fire Protection and Emergency Response. The operator shall comply with the following provisions:

1. Community Alert Notification System ("CAN"). The operator shall maintain and test on an annual basis a CAN for automatic notification of area residences and businesses in the event of an emergency arising at the oil field that could require residents or inhabitants to take shelter, evacuate, or take other protective actions.
2. Spill Containment Response Training. The operator shall conduct annual spill containment response training and shall at all times have available, on-site, sufficient and properly maintained equipment and/or facilities so that a spill of the entire contents from the largest oil tank on the oil field can be responded to and

contained in a timely manner to reduce the likelihood that the spill reaches a catch basin.

3. Emergency Response Plan ("ERP"). The operator shall at all times maintain and fully implement and comply with all provisions of an emergency response plan and shall further ensure that the then current ERP satisfies all rules and regulations of the United States Environmental Protection Agency and California Code of Regulations relating to emergency action plans and spill prevention control and countermeasure plans, as well as the rules, regulations, and requirements of the California Office of Spill Prevention and Response. The ERP shall also satisfy the rules and regulations of the United States Department of Transportation relating to onshore pipeline spills.

B. Air Quality and Public Health. The operator shall at all times conduct oil operations to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances, and shall comply with the following provisions:

1. Emission Offsets. The operator shall obtain emission offsets or RECLAIM credits as defined and required by SCAQMD Regulations for all new or modified emission sources that require a new or modified SCAQMD permit.

2. New Gas Plant. No new gas plant or flare shall be installed at any steam drive plant that may be constructed on the oil field. The operator shall connect any such steam drive plant to the existing gas plant to eliminate the need for a new gas plant or flare at the steam drive plant.

3. Odor Minimization. At all times the operator shall comply with the provisions of an odor minimization plan that has been approved by the Director. The odor minimization plan shall include any measures requested by the Director. The plan shall provide detailed information about the facility and shall address all issues relating to odors from oil operations. Matters addressed within the plan shall include setbacks, signs with contact information, logs of odor complaints, method of controlling odors such as flaring and odor suppressants, and the protocol for handling odor complaints. The odor minimization plan shall be reviewed by the operator on an annual basis to determine if modifications to the plan are required. Any modifications to the odor minimization plan shall be submitted to the Director for review and approval.

4. Air Monitoring Plan. At all times the operator shall comply with the provisions of an air monitoring plan that has been approved by the Director. The air monitoring plan shall include any measure requested by the Director. During drilling, redrilling, and reworking operations, the operator shall monitor for hydrogen sulfide and total hydrocarbon vapors as specified in the approved plan. Total hydrocarbon vapors shall be monitored at the gas plant as specified in the approved plan. Such monitors shall provide automatic alarms that are triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. For drilling, redrilling, or reworking monitors, the alarms shall be audible and/or visible to the person operating the drilling, redrilling, or reworking equipment. For the gas plant monitors, the alarms shall be audible or visible to the gas plant operator. Actions to be taken shall be as follows when specified alarm levels are reached:

- a. At a hydrogen sulfide concentration of equal to or greater than five parts per million but less than 10 parts per million, the operator shall immediately investigate the source of the hydrogen sulfide emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. If the concentration is not reduced to less than five parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, or reworking operations in a safe and controlled manner, until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard.
- b. At a hydrogen sulfide concentration equal to or greater than 10 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking operations in a safe and controlled manner until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. When an alarm is received, the operator shall promptly notify the County Fire Department-Health Hazardous Materials Division, the Culver City Fire Department, the Office of Emergency Services, and the SCAQMD.
- c. At a total hydrocarbon concentration equal to or greater than 500 parts per million but less than 1,000 parts per million, the operator shall immediately investigate the source of the hydrocarbon emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented

in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. If the concentration is not reduced to less than 500 parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, reworking, or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard.

d. At a total hydrocarbon concentration equal to or greater than 1,000 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. When an alarm is received, the operator shall promptly notify the County Fire Department-Health Hazardous Materials Division, the Culver City Fire Department, and the SCAQMD.

e. All the monitoring equipment shall keep a record of the levels of total hydrocarbons and hydrogen sulfide detected at each of the monitors, which shall be retained for at least five years. The operator shall, on a quarterly basis, provide a summary of all monitoring events where the hydrogen sulfide concentration was at five parts per million or higher and the total hydrocarbon concentration was at 500 parts per million or higher to the Fire Chief. At the

request of the Fire Chief, the operator shall make available the retained records from the monitoring equipment.

5. Portable Flare for Drilling. The operator shall have a gas buster and a portable flare, approved by the SCAQMD, at the oil field and available for immediate use to remove any gas encountered during drilling operations from drilling muds prior to the muds being sent to the shaker table, and to direct such gas to the portable flare for combustion. The portable flare shall record the volume of gas that is burned in the flare. The volume of gas burned in the flare shall be documented in the drilling log. The operator shall notify the Fire Chief and the SCAQMD within 48 hours in the event a measurable amount of gas is burned by the flare, and shall specify the volume of gas that was burned in the flare. No drilling or redrilling shall be conducted in areas that are known to penetrate the Nodular Shale zone unless a fully operational and properly maintained gas buster and portable flare are installed on the rig. All other drilling and redrilling operations shall be conducted so that any measurable gas that is encountered can, and will, be retained in the wellbore until the gas buster and portable flare are installed on the rig, after which the gas will be run through the system. The operator shall immediately notify the Fire Chief and the SCAQMD in the event any gas from drilling or redrilling operations is released into the atmosphere without being directed to and burned in the flare.

6. Oil Tank Pressure Monitoring and Venting. All oil tanks that contain or could contain oil shall have a fully operational pressure monitoring system that continuously measures and digitally records the pressure in the vapor space of each tank. The detection system shall notify the operator via an alarm when the

pressure in the tank gets within 10 percent of the tank relief pressure. In the event of an alarm, the operator shall immediately take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log. The operator shall notify the Fire Chief and the SCAQMD within 24 hours if the pressure in any tank covered by this Subsection ever exceeds such tank's relief pressure. Within seven calendar days after any tank vapor release, the operator shall report the incident to the SCAQMD as a breakdown event pursuant to Rule 430, and shall provide the Fire Chief with a written report of the event and the corrective measures undertaken and to be undertaken to avoid future oil tank vapor releases. The operator shall make any changes to such report that may be required to obtain approval from the Fire Chief and the SCAQMD, and shall promptly institute all corrective measures called for by the report.

7. Odor Suppressant for Bioremediation Farms. When loading material or tilling material at the bioremediation farms, the operator shall use an odor suppressant such that no odor from the bioremediation farms can be detected at the outer boundary line.

8. Odor Suppressant for Drilling and Redrilling Operations. The operator shall use an odor suppressant spray system on the mud shaker tables for all drilling and redrilling operations to ensure that no odors from said operations can be detected at the outer boundary line.

9. Closed Systems. The operator shall ensure all produced water and oil associated with production, processing, and storage, except those used for sampling only, are contained within closed systems at all times.

10. Meteorological Station. The operator shall maintain and operate a meteorological station at the oil field in good operating condition and in compliance with all applicable Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director.

11. Updated Health Risk Assessment. After every five years of operation of the meteorological station, the operator shall provide the previous five years of meteorological data to the SCAQMD and the Director. If the SCAQMD or the Director determines that the previous five years of meteorological data from the oil field could result in significant changes to the health risk assessment that was conducted as part of the Baldwin Hills Community Standards District Environmental Impact Report, then the County may elect to re-run the health risk assessment using the previous five years of meteorological data from the meteorological station.

12. Off-Road Diesel Construction Equipment Engines. All off-road diesel construction equipment shall comply with the following provisions:

a. Utilize California Air Resources Board ("CARB") EPA Certification Tier III or better certified engines or other methods approved by the CARB as meeting or

exceeding the Tier III standard or Tier II certified engines as long as no drilling or redrilling occurs during construction.

- b. Utilize a CARB Verified Level 3 diesel catalyst. The catalyst shall be capable of achieving an 85 percent reduction for diesel particulate matter. Copies of the CARB verification shall be provided to the Director. Said catalysts shall be properly maintained and operational at all times when the off-road diesel construction equipment is in use.

13. Drill Rig Engines. All drilling, redrilling, and reworking rig diesel engines shall comply with the following provisions:

- a. Utilize CARB/EPA Certification Tier II or better certified engines, or other methods approved by CARB as meeting or exceeding the Tier II standard.
- b. Utilize second generation heavy duty diesel catalysts capable of achieving 90 percent reductions for hydrocarbons and for particulate matter smaller than 10 microns. Said catalysts shall be properly maintained and operational at all times when the diesel engines are running.

14. Drilling and Redrilling Setbacks. The following setbacks shall apply within the oil field for drilling or redrilling:

- a. At least 400 feet from developed areas.
- b. At least 20 feet from any public roadway.

15. Construction Schedule. To reduce construction air emissions, no overlap shall be permitted in major facility construction and installation activities such as the steam drive plant, the water processing facility, or the oil cleaning plant.

16. Fugitive Dust Control Plan. The operator shall comply with the provisions of a fugitive dust control plan that has been approved by the Director. The plan shall be based upon the requirements of SCAQMD Rule 403 and the SCAQMD CEQA Guideline Fugitive Dust Control Measures. The fugitive dust control plan shall be reviewed by the operator every five years to determine if modifications to the plan are required. Any modifications to the fugitive dust control plan shall be submitted to the Director for review and approval. The fugitive dust control plan shall include any measure requested by the Director.

C. Safety and Risk of Upset. The operator shall at all times conduct oil operations in a manner that minimizes risk of accidents and the release of hazardous materials, and shall comply with the following provisions:

1. Natural Gas Liquid Blending. Natural gas liquids at the gas plant shall be blended with the oil to the maximum allowable pipeline system vapor pressure. Natural gas liquids storage shall be limited to the volume allowed in the risk management plan approved by the Fire Department.
2. Propane and Natural Gas Liquids Bullet Fire-Proofing. The operator shall install and maintain fire-proofing insulation on all propane and natural gas liquids bullets within the oil field. The fire-proofing insulation shall have a minimum two-hour fire rating and otherwise be acceptable to the Fire Chief. All propane and natural gas liquid bullets shall be equipped with an automatic deluge system.
3. Steam Drive Plant Setback. The steam drive plant, if constructed, shall be located at least 1,000 feet from a developed area and shall use urea or equivalent, low

toxicity material for any nitrogen oxide emission reduction that is required by the SCAQMD.

4. Secondary Containment for Oil. The operator shall comply with the following provisions:

a. The operator shall ensure that all existing oil tank areas in the oil field, unless determined by the Director to be infeasible, and all the new oil tank areas shall have secondary containment (berms and/or walls) that can contain at least 110 percent of the largest oil tank volume to reduce the likelihood of oil spills entering the retention basins. In the event the Director determines that it would be infeasible to provide 110 percent containment for a particular existing oil tank, the operator shall provide such containment as the Director determines is feasible.

b. All retention basins in the oil field shall be adequately sized, and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.

c. All above ground piping in the oil field that contains or could contain oil shall be protected by basins or secondary containment measures (berms and/or walls).

D. Geotechnical. The operator shall comply with the following provisions:

1. Grading. The operator shall comply with all of the following provisions:

a. All proposed grading shall be subject to prior review and approval by the Director of Public Works.

- b. Grading involving up to 5,000 cubic yards and grading associated with the bioremediation farms may be undertaken pursuant to a County master grading plan stamped by a registered professional engineer and a California-certified engineering geologist and approved by the Director of Public Works.
- c. No slope of cut or fill shall have a gradient steeper than two to one (2:1) unless specifically approved by a site specific geotechnical report.
- d. Cuts and fills shall be minimized to avoid erosion and visual impacts.

2. Geotechnical Investigations. The operator shall comply with the following provisions:

- a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards, unless associated with the on-site Bioremediation Farms and approved pursuant to a master grading plan approved by the Director of Public Works, and for any grading that supports or impacts a critical facility as determined by the Director. The investigation shall be completed by a California-certified engineering geologist and submitted to the Director and the Director of Public Works for review and approval, in conjunction with an application for a revised grading permit.
- b. A site-specific geotechnical investigation shall be completed for all proposed permanent structures. The investigation shall include analysis and recommendations associated with potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California-certified engineering geologist and submitted to the Director of Public Works for review and approval.

3. Erosion Control. The operator shall comply with the following provisions:

a. The operator shall comply with all provisions of an erosion control plan that has been approved by the Director. The erosion control plan shall be reviewed by the operator every two years to determine if modifications to the plan are required. Any modifications to the erosion control plan shall be submitted to the Director for review and approval. The erosion control plan shall include any measures requested by the Director.

b. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.

4. Restoration of Slopes. Slopes shall be restored to their original grade once the use that required the grading of the slope has been discontinued. However, if restoration of a slope would negatively affect existing drainage patterns or slope stability, then the slope shall be restored to a grade that avoids these negative effects.

5. Ground Movement Surveys. The operator shall conduct ground movement surveys once every 12 months, or more frequently if determined necessary by the Director of Public Works, following all provisions of a ground movement monitoring plan that is acceptable to DOGGR and the Director of Public Works, that calls for both vertical and horizontal ground movement surveys, at specified survey locations within, and in the vicinity of, the oil field, utilizing high precision Global Positioning System technology, in combination with a network of ground stations

(or any alternative technology specified in the ground movement monitoring plan approved by the Director of Public Works), and following other survey methods outlined in the plan. The surveys shall be conducted by a California-licensed surveyor. The survey results shall be analyzed in relation to oil field activities, such as production, steam injection, and waterflooding, taking into consideration individual oil producing zones, injection schedules, rates, volume, and pressure. The analysis shall be completed in collaboration by a California-registered professional petroleum engineer, registered geotechnical engineer, and certified engineering geologist. The results of the annual monitoring survey and analysis shall be forwarded to DOGGR and the Director of Public Works. If requested by DOGGR or the Director of Public Works, the operator shall make modifications to the ground movement monitoring plan. In the event that survey indicates that on-going ground movement, equal to or greater than 0.6 inches at any given location, or a lesser value determined by the Director of Public Works is occurring in an upward or downward direction in the vicinity of or in the oil field, the operator shall review and analyze all claims or complaints of subsidence damage that have been submitted to the operator or the County by the public or a public entity in the 12 months since the last ground movement survey. Based thereon, the operator shall prepare a report that assesses whether any of the alleged subsidence damage was caused by oil operations and submit said report to DOGGR and Public Works. Public Works shall review the report to determine if it concurs with its conclusions. If the report concludes that damage has not been caused by oil operations, and Public Works does not concur in that conclusion, it shall forward its conclusions to

DOGGR for its review and possible action. If the report concludes that damage was caused by oil operations and Public Works concurs with any such conclusion, Public Works shall forward Public Works' conclusions to DOGGR and ask DOGGR to evaluate the operator's fluid injection and withdrawal rates to determine whether adjustments to these rates may alleviate the ground movement, and if so, where in the oil field such adjustments should be made. The operator shall implement whatever adjustments in the rates of fluid injection and/or withdrawal that DOGGR determines are necessary and appropriate to alleviate any ground movement damage. The County shall promptly notify the CAP of any such action that is taken pursuant to this Subsection. Injection pressures associated with secondary recovery operations (i.e., water flooding) or disposal of produced fluids shall not exceed reservoir fracture pressures as specified in Title 14 of the California Code of Regulations, Section 1724.10, and as approved by the DOGGR.

6. Construction of Permanent Structures. No permanent structures shall be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California-certified engineering geologist. Following the fault study, no permanent structures shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Director of Public Works for review and approval.

7. Oil Field Accelerometer. The operator shall operate and maintain an accelerometer at the oil field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer

shall be recorded at the oil field and transmitted in real-time to the Caltech Seismological Laboratory. The operator shall cease operations and inspect all oil field pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the oil field of 13 percent of gravity (0.13 g) and promptly notify the Director. The operator shall not reinstitute operations at the oil field and associated pipelines until it can reasonably be determined that all oil field infrastructure is structurally sound.

8. Pipeline Management Plan. The operator shall maintain and implement a pipeline management plan that meets the requirements of DOGGR regulations.

9. Paleontological Monitor. The operator shall have a qualified paleontologist, approved by the Director, monitor all rough grading and other significant ground disturbing activities in paleontological sensitive sediments. The sensitive sediments that have been identified within the oil field include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene Lakewood Formation. A paleontologist will not be required on site if excavation is only occurring in artificial fill or Holocene alluvium.

E. Noise Attenuation. All oil operations on the oil field shall be conducted in a manner that minimizes noise and shall comply with the following provisions:

1. Noise Limits. The operator shall comply with the following provisions:

a. All oil operations on the oil field shall comply with the noise provisions of Chapter 12.08 of Title 12 (Environmental Protection) of the County Code, with the exception of drilling, redrilling, and reworking, which are exempt from the provisions of said Chapter.

b. Hourly, A-weighted equivalent noise levels associated with drilling, redrilling, and reworking shall not elevate existing baseline levels by more than five dBA at any developed area. For daytime activities (7:00 a.m. to 7:00 p.m.) existing baseline noise levels shall be defined as the maximum daytime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. For nighttime activities (7:00 p.m. to 7:00 a.m.), existing baseline noise levels shall be defined as the minimum nighttime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. Updated baseline noise levels may be set and additional monitoring sites may be established, from time to time by the Director. In no case shall baseline noise levels include any drilling, redrilling, or reworking operations.

c. Noise produced by oil operations shall include no pure tones when measured at a developed area.

2. Backup Alarms. Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 8:00 p.m. and 8:00 a.m. During periods when the backup alarms are disabled, the operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.

3. Quiet Mode Drilling Plan. All drilling and redrilling on the oil field between the hours of 6:00 p.m. and 8:00 a.m. shall be conducted in conformity with a quiet mode drilling plan that has been approved by the Director and the Director of Public

Health. The quiet mode drilling plan shall be reviewed by the operator every year to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Health. Any modifications to the quiet mode drilling plan shall be submitted to the Director and the Director of Public Health for review and approval. The quiet mode drilling plan shall include any measures requested by the Director or the Director of Public Health.

4. Equipment Servicing. All noise producing oil field equipment shall be regularly serviced and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment service log for all noise-producing equipment.
5. Deliveries to the Oil Field. Deliveries to the oil field shall not be permitted after 8:00 p.m. and before 7:00 a.m. except in cases of emergency. Deliveries on Sundays or legal holidays shall not be permitted after 8:00 p.m. or before 9:00 a.m., except in cases of emergency.
6. Deliveries within the Oil Field. Deliveries to areas of the oil field located within 500 feet of any residential property shall not be permitted after 5:00 p.m. or before 7:00 a.m. except in cases of emergency. Deliveries to such areas on Sundays or legal holidays shall not be permitted after 5:00 p.m. and before 9:00 a.m., except in cases of emergency.
7. Time Limits for Construction. Construction of permanent structures shall not be permitted after 7:00 p.m. and before 7:00 a.m., or during Saturdays, Sundays, or legal holidays.

8. Construction Equipment. All construction equipment shall be selected for low-noise output. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.

9. Construction Equipment Idling. Unnecessary idling of construction equipment internal combustion engines is prohibited.

10. Worker Notification. The operator shall instruct employees and subcontractors about the noise provisions of this Subsection E prior to commencement of each and every drilling, redrilling, reworking, and construction operation, and shall annually certify to the Director that such employees and subcontractors have been properly trained to comply with such noise provisions. The operator shall prominently post quiet mode policies at every drilling and redrilling site.

F. Vibration Reduction. All oil operations on the oil field shall be conducted in a manner that minimizes vibration. Additionally, vibration levels from oil operations at the oil field shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at any developed area.

G. Biological Resources. All oil operations on the oil field shall be conducted in a manner that minimizes impacts to biological resources and shall comply with the following provisions:

1. Oil Spill Response. The operator shall comply with all provisions of an Emergency Response Plan ("ERP") that has been approved by the Director, to protect biological species and to revegetate any areas disturbed during an oil spill or clean-up activities. The operator shall make changes to the ERP if requested by the Director. Any modifications to the ERP shall be submitted to the Director for review

and approval. The ERP shall include any measures to protect biological species that may be requested by the Director.

2. Special Status Species and Habitat Protection. The operator shall comply with all provisions of a special status species and habitat protection plan that has been approved by the Director. The operator shall make changes to the plan if requested by the Director. Any modifications to the plan shall be submitted to the Director for review and approval. The special status species and habitat protection plan shall include any measures requested by the Director.

3. Habitat Restoration and Revegetation Plan. Prior to any disturbance of sensitive natural habitat areas, as identified in the special status species and habitat protection plan, the operator shall hire a biologist, approved by the County, to conduct a survey of the area to determine if significant impact to sensitive natural habitat, including coastal sagebrush, coyote bush scrub, riparian scrub, and oak woodland will occur. If the biologist determines that significant impact to sensitive natural habitat will occur, then the operator shall have a County-approved restoration specialist, with expertise in southern California ecosystems and revegetation techniques, prepare a habitat restoration and revegetation plan. The plan shall be submitted to the Director for review and approval. The Director shall make best efforts to complete the review of the plan as expeditiously as possible and shall then either approve the plan or provide the operator with a list of specific items that must be included in the plan prior to approval. No removal of sensitive natural habitat shall occur until the plan has been approved by the Director. The

habitat restoration and revegetation plan shall include any measures requested by the Director.

4. Pre-Construction Surveys. The following surveys shall be conducted prior to any significant vegetation removal in sensitive natural habitat as identified in the special status species and habitat protection plan.

a. The operator shall hire a County-approved ecologist/botanist to conduct sensitive plant surveys.

b. The operator shall hire a County-approved biologist to conduct sensitive wildlife surveys in habitat areas that could support sensitive wildlife species.

c. The operator shall hire a County-approved biologist to conduct breeding and nesting bird surveys if the construction activities would occur during the breeding season (February 1 to August 31 for raptors, and March 15 to September 15 for sensitive/common birds).

d. The operator shall hire a County-approved wetland delineator to delineate any wetlands that would be affected by construction.

5. Listed Plant or Wildlife Species. If federal- or State-listed plant or wildlife species are found, then the operator shall comply with all applicable United States Fish and Wildlife and California Department of Fish and Wildlife rules and regulations.

6. Construction Monitoring. If the pre-construction surveys find sensitive plant, wildlife species, or nesting birds, a biological monitor hired by the operator, and approved by the County, shall be on site during construction to monitor the construction activities. The biological monitor shall be responsible for the following:

a. Establishing a 300-foot buffer around any active breeding bird nests.

- b. Assuring that vegetation removal does not harm sensitive wildlife species.
- c. Monitoring the construction area for sensitive wildlife species and relocating them to suitable habitat outside of the construction area.
- d. Ensuring that exclusionary fencing is installed around the construction area to prevent sensitive wildlife species from entering the construction area.

7. Tree and Riparian Scrub Removal. Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as possible, for removal outside the nesting season to avoid impacts to nesting birds. If avoidance of removal of trees or riparian scrub during the recommended periods is not possible, a County-approved biologist shall perform a survey to ensure that no nesting birds are present prior to removal. If for any reason a nest must be removed during the nesting season, the operator shall provide written documentation to the Director demonstrating concurrence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife authorizing the nest relocation and a written report documenting the relocation efforts.

8. Habitat Restoration. Within 60 days of completion of construction activities that have significantly impacted sensitive natural habitat, the operator shall begin habitat restoration consistent with the approved native habitat restoration and revegetation plan discussed in Subsection G.3, above. Restoration priority shall be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The operator shall replace any significant loss of sensitive natural habitat at the following ratios:

a. 1:1 for each acre of coastal sagebrush or coyote bush scrub.

b. 2:1 for each acre of riparian scrub or oak woodland.

H. Cultural/Historic Resources. The operator shall comply with all of the following provisions:

1. Cone Trust House. Oil operations shall not result in impacts to the Cone Trust House.

2. Archeological Training. The operator shall provide archeological training for all construction personnel who will be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training and will receive training material prepared by a qualified archaeologist prior to working on ground disturbance activities.

3. Construction Treatment Plan. The operator shall comply with all provisions of a construction treatment plan, approved by the Director, to ensure that any new archeological discoveries are adequately recorded, evaluated, and, if significant, mitigated. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist, approved by the Director. The construction treatment plan shall include any measures requested by the Director.

I. Lighting. Outdoor lighting shall be restricted to only those lights which are required by code for the lighting of building exteriors, drilling, and redrilling rigs and for safety and security needs. In addition, the operator shall comply with the following provisions:

1. Screening. All new point lighting sources within the oil field shall be screened and directed to confine direct rays to the oil field and to prevent off-site spillover lighting effects to the extent feasible.

2. Lighting Plan. A detailed lighting plan shall be prepared for each new permanent structure and submitted to the Director for review and approval. No work may be commenced on such permanent structure until the lighting plan therefore has been approved by the Director. The lighting plan shall include any measures requested by the Director.

J. Landscaping, Visual Screening, Irrigation and Maintenance. The operator shall comply with the conceptual landscaping plan for the oil field prepared by Mia Lehrer & Associates, dated October 2008, on file with the Department, which is intended to beautify and screen the oil field from adjoining residential, recreational, and institutional areas or adjacent public streets or highways. Landscaping required by this plan shall be completed in phases over a two-to five-year period as approved by the Director. All landscaping on the oil field shall be routinely inspected (on at least a monthly basis) and maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, fertilizing, and replacement of plants as needed. Litter shall also be removed on a regular basis.

K. Oil Field Waste Removal. The operator shall comply with the following provisions:

1. Waste Collection. All drilling, redrilling, and reworking waste shall be collected in portable steel bins compliant with United States Department of Transportation standards. Any drilling, redrilling, and reworking wastes that are not intended to be injected into a Class II Well, as permitted by DOGGR, shall be removed from the

oil field no later than 30 days following completion of the drilling, redrilling, and reworking. This provision does not apply to active sumps and mud pits.

2. Waste Discharge. No oil field waste shall be discharged into any sewer, storm drain, irrigation systems, stream or creek, street, highway, or drainage canal. Nor shall any such wastes be discharged on the ground provided that the foregoing shall not prohibit the proper use of active drilling sumps and mud pits.

3. Recycling Plan. The operator shall comply with all provisions of a recycling plan that has been approved by the Director. The recycling plan shall include any elements requested by the Director.

L. Construction of Private Roads. Roads and other excavations shall be designed, constructed, and maintained to provide stability of fill, minimize disfigurement of the landscape, prevent deterioration of vegetation, maintain natural drainage, and minimize erosion. Prior to construction of any new road, the operator shall prepare and submit to the Director of Public Works for review and approval a private road construction plan. The operator shall thereafter comply with all provisions of the approved private road construction plan. All new private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway.

M. Signs. All signage shall comply with Chapter 22.114 (Signs). In addition, the operator shall comply with the following provisions:

1. Perimeter Identification Signs. Identification signs, at intervals acceptable to the Director, shall be posted and maintained in good condition along the outer

boundary line fence and along the fences adjoining the public roads that pass through the oil field. Each sign shall prominently display current and reliable emergency contact information that will enable a person to promptly reach, at all times, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action. Each sign shall also have the telephone number of the Department Zoning Enforcement Section and the number of SCAQMD that can be called if odors are detected.

2. Main Entrance Sign. A sign shall be posted and maintained in good condition at the main entrance of the oil field prominently displaying a telephone number by which persons may contact a representative of the operator at all times to register complaints regarding oil field operations.

3. Other Required Signs. All identification signs, warning signs, no trespassing signs, and other signs required by County, State and federal regulations shall be properly posted and maintained in all required locations and in good condition.

4. Well Identification Signs. Well identification signs including the well name and well number shall be posted and maintained in good condition at each well location.

5. No Littering Signs. "No littering" signs shall be prominently posted and maintained in good condition on all oil field entrance gates.

N. Painting. All oil operation-related structures visible from public roadways and surrounding properties within the oil field shall be painted or otherwise surfaced or textured with a color that is compatible with the surrounding areas and has been approved by the Director. The painting or other surfacing of all structures covered by this Subsection shall thereafter be maintained in good condition.

O. Sumps. The operator shall comply with all of the following provisions:

1. Sump Clean Out. All sumps that are used, installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling, redrilling, or reworking of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud, and rubbish removed.
2. Sump Fencing. Around each sump of any depth, there shall be erected and continuously maintained a fence that encloses the sump and complies with the requirements of Sections 11.48.010 through 11.48.050, Title 11 (Health and Safety) of the County Code. This provision shall not apply to sumps that are constantly and immediately attended while drilling, redrilling, and reworking operations are proceeding as specified in Section 11.48.020 in Title 11 (Health and Safety) of the County Code.

P. Well Cellars. All well cellars shall be constructed in accordance with the most current American Petroleum Institute standards. In addition, the operator shall comply with the following provisions:

1. Cellar Fluids. Well cellars shall be kept free of all oil, water, or debris at all times. During drilling, redrilling, and reworking, the cellar shall be kept free of excess fluids by a pump which discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.
2. Access to Multi-Well Cellars. All multi-well cellars exceeding three feet in depth and 25 feet in length shall have two means of entrance and exit and an additional exit for every 50 feet in length thereafter. At least one means of entrance or exit

for all multi-well cellars of 25 feet in length shall be a stairway constructed to California Division of Industrial Safety standards.

3. Single-Cellar Covers. All single-cellars shall be covered with open grating and have no openings larger than three inches at any point. Covers shall be capable of supporting vehicle weight or guardrails shall be erected to prevent vehicle access.

4. Cellar Ladder Openings. All openings for ladders through grating shall be designed to allow exit from underside without obstruction and shall be kept free of storage of any type. Said openings shall not be less than 24 inches on either side.

Q. Stormwater and Drainage Management. The operator shall comply with the following provisions:

1. Storm Water Pollution Prevention Plan. The operator shall maintain and implement all provisions of a SWPPP that has been inspected by the Regional Water Quality Control Board and Public Works. The operator shall provide the Director and the Director of Public Works with a copy of the SWPPP, and any future modifications, revisions, or alterations thereof, or replacements therefore. The SWPPP shall be updated prior to new construction activities as required by the Regional Water Quality Control Board.

2. Spill Prevention, Control, and Countermeasure Plan. The Operator shall maintain and implement all provisions of a SPCCP which meets the requirements of the Local California Unified Program Agency and the United States Environmental Protection Agency. The operator shall provide the Director and the Fire Chief with

a copy of the SPCCP and any future modifications, revisions, or alterations thereof, or replacements therefore.

3. Hydrological Analysis. A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that results in the loss of vegetated, sandy, permeable ground areas, which could alter surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in Public Works Hydrology Manual as amended. The hydrological analysis shall be submitted to the Director of Public Works for review and approval. The new grading that required the hydrologic analysis shall not occur until approval of the analysis by the Director of Public Works.

R. Water Management Plan. The operator shall comply with all provisions of a water management plan that has been approved by the Director and the Director of Public Works. The plan shall include best management practices, water conservation measures, the use of a drip irrigation system, and shall include provisions for the use of surface water runoff in the retention basins for dust suppression and landscaping. The plan shall also address the availability of reclaimed water for use at the oil field. The water management plan shall be reviewed by the operator every three years to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Works. Any modifications to the water management plan shall be submitted to the Director and the Director of Public Works for review and approval. The water management plan shall include any elements requested by the Director or the Director of Public Works.

In addition, the operator shall comply with the water conservation measures and reporting requirements specified in Sections 20.09.020 through 20.09.080 in Title 20 (Utilities) of the County Code.

S. Groundwater Monitoring. The operator shall develop, implement, and carry out a groundwater quality monitoring program for the oil field that is acceptable to the Director and consistent with all requirements of the Regional Water Quality Control Board. Pursuant to the approved program, the operator shall install and maintain groundwater monitoring wells in the vicinity of each surface water retention basin, which is permitted by the Regional Water Quality Control Board. Such monitoring wells shall be completed to the base of the permeable, potentially water-bearing, alluvium, Lakewood Formation, and San Pedro Formation, and to the top of the underlying, non-water bearing Pico Formation, as determined by a California-certified professional geologist. The Regional Water Quality Control Board and the Director shall be regularly advised of the results of such monitoring and shall be immediately advised if such monitoring indicates a potential problem.

T. Fencing. All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations codified at California Code of Regulations Title 14, Article 3, Sections 1778 and 1779, or as may be subsequently amended by the State.

U. Oil Field Cleanup and Maintenance. The operator shall maintain the site in a clean and orderly condition and shall comply with the following provisions:

1. Equipment Removal. All facilities that have reached the end of their useful economic life shall be properly decommissioned and removed from the oil field

within one year. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use, unless such restoration and revegetation would interfere with fire safety or access to oil operations.

2. Equipment Maintenance. All equipment, improvements, facilities, and other personal property or fixtures located on the oil field shall be maintained in good condition to the satisfaction of the Director and the Director of Public Works.

3. Site Debris and Vegetation. The operator shall keep the property free of debris and vegetation overgrowth to the satisfaction of the Director. All outside storage of parts or equipment shall comply with Chapter 22.140.430 (Outdoor Storage).

V. Security. All unmanned entrances to the oil field shall be equipped with sliding gates which shall be kept closed at all times except when authorized vehicles are entering or leaving the oil field. The operator shall have a security guard on duty 24 hours per day.

W. Vehicle Parking. Vehicular parking shall comply with Chapter 22.112 (Parking).

X. Sanitation. The operator shall comply with the following provisions:

1. Garbage and Refuse. The oil field shall be maintained in a clean, sanitary condition, free from accumulations of garbage, refuse, and other wastes.

2. Toilets and Wash Facilities. Sanitary toilet and washing facilities shall be installed at any site where personnel are permanently stationed. Portable facilities shall be provided wherever crews are temporarily employed. Such facilities shall be maintained in a clean and sanitary condition at all times.

Y. Storage of Hazardous Materials. The operator shall comply with all provisions of a hazardous materials business plan that has been submitted to the Fire Chief. The operator shall deliver to the Fire Chief for review and approval an updated hazardous material business plan on an annual basis. This plan shall provide the location of where hazardous materials are stored at the oil field. Hazardous materials shall be stored in an organized and orderly manner and identified as may be necessary to aid in preventing accidents, and shall be reasonably protected from sources of external corrosion or damage to the satisfaction of the Fire Chief.

Z. Drilling, Redrilling, and Reworking Operations. The operator shall comply with all of the following provisions:

1. DOGGR Regulations. All DOGGR regulations related to drilling, redrilling, and reworking operations.

2. Number of Drilling and Redrilling Rigs. No more than three drilling or redrilling rigs shall be present within the oil field at any one time.

3. Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Before the end of each calendar year, the operator shall develop and deliver to the Director an annual drilling, redrilling, well abandonment, and well pad restoration plan, which shall describe all drilling, redrilling, well abandonment, and well pad restoration activities that may be conducted during the upcoming calendar year. Drilling and redrilling shall be scheduled to avoid over concentration of such activities in that year in any one area if located near a developed area. The operator may at any time submit to the Director proposed amendments to the then current annual plan. No drilling, redrilling, or abandonment activity may be

commenced unless it is described in a current annual plan (or an amendment thereto) which has been approved by the Director. The annual plan (and any amendments) shall be provided to the CAP for review and comment. All comments on the annual plan from the CAP shall be submitted to the Director in writing, and, if timely submitted, will be considered as part of the review and approval by the Director. The Director shall complete the review of the annual plan (and any amendments) within 45 days of receipt, and shall either approve the annual plan or provide the operator with a list of deficiencies. The annual plan shall comply with the provisions of this Subsection, and shall include the following:

- a. The maximum number of wells proposed to be drilled or redrilled;
- b. Approximate location of all wells proposed to be drilled or redrilled;
- c. Approximate location of all proposed new well pads, including their size and dimensions;
- d. Estimated target depth of all proposed wells and their estimated bottom hole locations;
- e. A discussion of the steps that have been taken to maximize use of existing well pads, maximize use of redrilled wells, and maximize the consolidation of wells;
- f. Location of all proposed well abandonments, if known, in accordance with DOGGR integrity testing program of idle wells;
- g. Location of all well pads proposed to be abandoned and restored;
- h. A proposed schedule and phasing of the drilling, redrilling, well abandonment, well pad abandonment, and restoration activities;

i. A discussion of the latest equipment and techniques that are proposed for use as part of the drilling and redrilling program to reduce environmental impacts; and

j. A topographic vertical profile showing proposed location of new wells that reflects local terrain conditions and that addresses the potential visibility of existing and proposed wells and other production facilities from residential and recreation areas.

4. Drill Rig Engines. All engines used for drilling and redrilling operations shall be operated by muffled internal-combustion engines or by electric motors.

5. Fire Safety Regulations. All drilling, redrilling, and reworking shall be in conformance with applicable fire and safety regulations.

6. New Technology. Proven reasonable and feasible technological improvements which are capable of reducing the environmental impacts of drilling and redrilling shall be considered as they become, from time to time, available.

7. Derricks and Portable Masts. All derricks and portable masts used for drilling, redrilling, and reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or as may be amended.

8. Equipment Removal. All drilling and redrilling equipment shall be removed from the site within 90 days following the completion of drilling or redrilling activities unless the equipment is to be used at the oil field within five days for drilling or redrilling operations.

9. Drill Site Conditions. All drilling sites shall be maintained in a neat and orderly fashion.

10. Belt Guards. Belt guards shall be required over all drive belts on drilling, redrilling, and reworking equipment. Guarding shall be as required by Title 8 of the California Code of Regulations, Section 6622, or as may be subsequently amended.

AA. Processing Operations. The operator shall comply with the following provisions:

1. Limits on Processing Operations. Unless otherwise expressly required by DOGGR, the only processing operations permitted at the well site shall be the dehydration of oil and gas produced from the well; the storage, handling, recycling, and transportation of such materials; and those processing operations required for water injection purposes.
2. Refining. No refining shall be conducted within the oil field.
3. Well Pump Motors. All well pumping units shall be operated by electric motors.
4. Well Pumps. Downhole submersible pumps and low-profile pumping units for production wells must be used wherever feasible.
5. Removal by Pipeline Only. All oil, gas, and other hydrocarbons produced from any well in the oil field shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Excluded from this requirement are propane and other related natural gas liquids that are in amounts in excess of what can be blended into the pipeline. Should any pipeline through which oil or gas is currently transported become unavailable for the safe transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of oil and gas needing transportation, or because the owner or operator of such pipeline elects to discontinue transporting oil or gas through such pipeline, then the

operator shall within 180 days of the date the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit, or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, oil and gas may be transported by truck until the emergency situation is resolved or until a replacement pipeline shall be permitted and constructed in compliance with all applicable laws and regulations.

6. Pipelines. The operator shall comply with the following provisions:

- a. New pipelines that remove oil or gas from the oil field shall be buried below the surface of the ground;
- b. All pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Chief. Said covers shall be maintained in a neat, orderly, and secure manner;
- c. Any and all water or brine produced during pipeline construction shall either be injected in accordance with DOGGR requirements, or disposed of in accordance with other local, State or federal regulations;
- d. New pipeline corridors shall be consolidated with existing pipelines or electrical transmission corridors where feasible; and
- e. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.

7. Active Pipeline Site Plan. The operator shall submit to the Fire Chief a site plan depicting the approximate location of all active pipelines regulated by the United States Department of Transportation or California State Fire Marshall owned by the operator that are located outside the outer boundary line, including waste water, and trunk and gathering lines to transport oil or petroleum products. The site plan shall be submitted within 30 days of the installation of any new pipelines or the relocation of an existing pipeline.

8. Machinery Enclosures. The operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening, or housing. Said enclosures shall be installed in compliance with Section 11.16.020 in Title 11 (Health and Safety) of the County Code.

9. Opening Protections. The operator shall cap, close, or protect the openings in all oil wells, test holes, and similar excavation in compliance with Section 11.54.010 in Title 11 (Health and Safety) of the County Code.

BB. Well Reworking Operations. The operator shall comply with the following provisions:

1. DOGGR Regulations. The operator shall comply with all DOGGR regulations related to well reworking operations.

2. Number of Reworking Rigs. No more than eight reworking rigs shall be present within the oil field at any one time, unless an emergency condition requires additional Reworking rigs. This does not include equipment used for well maintenance or well abandonment.

3. Hours of Operation. With exception of emergencies, well reworking operations shall not be allowed after 7:00 p.m. or before 7:00 a.m., nor on Sundays or legal holidays.
4. Specifications. Reworking rigs shall meet the standards and specifications of the American Petroleum Institute.
5. Equipment Removal. Reworking rigs shall be removed from the oil field within seven days following the completion of reworking operations unless such rig will be used on another well at the oil field within five days.

CC. Tanks. The operator shall comply with the following provisions:

1. New Tank Specifications. All new tanks and appurtenances shall be designed, constructed, installed, and maintained in accordance with current Title 32 (Fire Code) of the County Code, American Petroleum Institute, DOGGR, California Division of Industrial Safety, Environmental Protection Agency Standards, applicable provisions of Title 14 of the California Code of Regulations Section 1774, and applicable CalARP Program requirements.
2. Setbacks. No new storage tank, excluding a replacement tank, shall be constructed closer than 500 feet from any developed area, or closer than 200 feet from a public road. No building shall be constructed within 50 feet of any oil storage tank.
3. Vapor Recovery. Oil, wash, and produced water tanks shall be vapor tight and shall be equipped with a vapor recovery system.
4. Specifications for New Tank Piping, Valves, Fittings, and Connections. All new tank piping, valves, fittings, and connections including normal and emergency relief

venting, shall be installed and maintained in accordance with current American Petroleum Institute standards to the satisfaction of SCAQMD and DOGGR.

5. Detection of Tank Bottom Leaks. The operator shall design, implement, and comply with a program, approved by the Fire Chief, for controlling and detecting tank bottom leaks on all tanks at the oil field. The operator may use a combination of methods including but not limited to diversion walls, dikes, tank foundations of concrete or gravel, and a tank bottom leak detection system in compliance with Title 14 of the California Code and Regulations, Section 1773, or subsequently enacted State regulations regarding tank bottom leaks.

DD. Well and Production Reporting. The operator shall deliver annual production reports to the Director and the Fire Chief. The reports shall provide the following information:

1. A copy of all DOGGR Forms 110 and 110B submitted during the previous 12 months.
2. Number and mapped location of wells drilled or redrilled, including well identification numbers.
3. Number and mapped location of water injection wells, including well identification numbers.
4. Number and mapped location of idled wells, including well identification numbers and the date each well was idled.
5. Number and mapped location of abandoned wells, including date each well was abandoned and/or re-abandoned.
6. Any additional information requested by the Director or the Fire Chief.

EE. Idle Well Testing and Maintenance. The operator shall comply with Title 14 of the California Code of Regulations, Section 1723.9, regarding testing and maintenance of idle wells, or subsequently enacted state regulations regarding testing and maintenance of idle wells. The operator shall carry out all additional tests, remedial operations, and mitigation measures required by DOGGR if any idle wells do not meet the test standards.

FF. Abandoned Well Testing. The operator shall conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned wells. The testing shall be done using a soil gas vapor probe, or another method approved by the Director. The results of the testing shall be submitted to the Director and DOGGR on an annual basis. Abandoned wells that are found to be leaking hydrocarbons that could affect health and safety shall be reported to the Director and DOGGR within 24 hours of the abandoned well test. If directed by DOGGR, the operator shall re-abandon the well in accordance with DOGGR rules and regulations. If the test results for an abandoned well area are at or below the background levels for two consecutive years that area shall thereafter be tested every five years.

GG. Well and Well Pad Abandonment. If DOGGR orders the operator to plug and abandon any wells on the oil field, the operator shall deliver to the Fire Department, on a timely basis, all notices of intent to plug and abandon a well that the operator files with DOGGR and shall commence promptly and proceed diligently with the plugging and abandonment operations in accordance with DOGGR rules and regulations and the terms of the DOGGR permit to plug and abandon the well. Well abandonment may commence once all necessary permits and approvals are

obtained. If the well pad associated with the abandoned well does not contain other production, injection, or idle wells, and will not be used for future drilling, then the operator shall promptly abandon the well pad consistent with the following provisions:

1. Closure of Sumps. The operator shall clean out all sumps, cellars, and ditches, and level and fill all sumps and depressions pursuant to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed. Sumps shall be closed in accordance with Regional Water Quality Control Board and California Department of Toxic Substances Control requirements.
2. Well Pad Site Cleanup. The operator shall leave the site entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances to the satisfaction of DOGGR and in compliance with federal requirements.
3. Contaminated Materials. All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and federal regulations.
4. Well Pad Revegetation. The well pad shall be revegetated following the requirement of the native habitat restoration plan.

HH. County Request for Review of Well Status. The Director may periodically review the status of the operator's wells and submit to DOGGR a list of wells the Director believes should be plugged and abandoned as specified in Section 3206.5 of the California Public Resources Code or any subsequently enacted State law related to a local jurisdiction's right to request state-agency review of idle wells.

II. Reduced Throughput Triggering Review. When oil or gas throughput is less than 630 barrels per day, the Director shall conduct a public hearing to determine if shut down of the oil field or other actions are appropriate.

JJ. Abandonment Procedures. Within 180 days of permanent facility shut down, the operator shall submit an abandonment plan to DOGGR and submit to the Director for review and approval a time line for facility removal, site assessment, and remediation as necessary. The operator shall begin abandonment of the site no later than 20 days after the Director's approval of the timeline, and shall provide to the Director quarterly updates on the abandonment process until such time as the oil field is abandoned and remediated. The operator shall post a performance bond to insure compliance with all provisions of this Subsection and the operators and landowners shall continue to pay property taxes at the rates assessed during oil field operation until all site restoration work has been fully completed, as determined by the Director.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Monitoring and Compliance.

A. Environmental Quality Assurance Program. The operator shall comply with all provisions of an environmental quality assurance program that has been approved by the Director. The following provisions relate to the EQAP:

1. EQAP Requirements. The EQAP shall provide a detailed description of the steps the operator shall take to assure compliance with all provisions of this Chapter, including but not limited to, all of the monitoring programs called for by this Chapter.
2. Annual EQAP Reports. Within 60 days following the end of each calendar year, the operator shall submit to the Director an annual EQAP report that reviews the operator's compliance with the provisions of the EQAP over the previous year and addresses such other matters as may be requested by the Director. The annual EQAP report shall include the following:
 - a. A complete list and description of any and all instances where the provisions of the EQAP, or any of the monitoring programs referred to therein or in this Chapter, were not fully and timely complied with, and an analysis how compliance with such provisions can be improved over the coming year.
 - b. Results and analyses of all data collection efforts conducted by the operator over the previous year pursuant to the provisions of this Chapter.
3. EQAP Updates. The EQAP shall be updated as necessary and submitted to the Director for approval along with the annual EQAP report. The EQAP updates shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC, if timely received, shall be considered by the Director before making a decision to approve the same. The Director shall complete the review of EQAP updates as soon as practicable, and shall either approve the updated EQAP or provide the operator with a list of specific items that must be included in the EQAP prior to approval. The operator shall respond to any request for additional

information within 30 days of receiving such request from the Director, unless extended by the Director.

B. Environmental Compliance Coordinator. The operator shall recommend and fund the environmental compliance coordinators. The number of environmental compliance coordinators shall be determined by the County and shall take into account the level of oil operations at the oil field. The environmental compliance coordinator(s) shall be approved by, and shall report to, the Director. The responsibilities of the environmental compliance coordinator(s) shall be set forth in implementation guidelines that may be developed by the County for the oil field and shall generally include:

1. On-site, day-to-day monitoring of construction or drilling and redrilling activities as determined by the Director.
2. Taking steps to ensure that the operator, and all employees, contractors, and other persons working in the oil field, have knowledge of, and are in compliance with all applicable provisions of this Chapter.
3. Evaluating the adequacy of drilling, redrilling, and construction impact mitigations, and proposing improvements to the operator or contractors and the County.
4. Reporting responsibilities to the various County agencies with oversight responsibility at the oil field, as well as other agencies such as DOGGR, and SCAQMD.

C. Safety Inspection, Maintenance, and Quality Assurance Program. The operator shall comply with all provisions of a SIMQAP that has been approved by the Director and the Fire Chief.

1. SIMQAP Requirements. The SIMQAP shall, at a minimum provide for:
 - a. Inspection of construction techniques;
 - b. Regular maintenance and safety inspections;
 - c. Periodic safety audits;
 - d. Corrosion monitoring and leak detection; and
 - e. Inspections of all trucks carrying hazardous and/or flammable material prior to loading.
2. SIMQAP Updates. The operator shall periodically review and revise the SIMQAP to incorporate changes in procedures, and new safety and maintenance technologies and procedures. The operator shall make such revisions at least every five years, or more frequently, if the operator determines changes are necessary or if requested by the Director or the Fire Chief. The operator shall submit SIMQAP updates to the Director and the Fire Chief for their review and approval. The Director shall complete the review of SIMQAP updates as soon as practicable, and shall either approve the updated SIMQAP or provide the operator with a list of specific items that must be included in the SIMQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.
3. Worker Notification. The operator shall ensure that all persons working on the oil field comply with all provisions of the currently approved SIMQAP.
4. Inspections. The SIMQAP shall provide for involvement of County staff or the environmental compliance coordinator in all inspections required by this Chapter.

D. Annual Emergency Response Drills of the County and Culver City Fire Departments.

The operator shall demonstrate the effectiveness of the emergency response plan by responding to one planned emergency response drill per year which shall be conducted in conjunction with the County and Culver City Fire Departments. Emergency response drills required by other agencies that involve the County and Culver City Fire Departments can be used to satisfy this provision. In addition, the operator shall demonstrate the effectiveness of the emergency response plan by responding to not more than two unannounced drills each year which may be called by the County Fire Department at the oil field. If critical operations are then underway at the oil field, the operator need not respond to a unannounced drill to the extent such a response would, as a result of such critical operations, create an undue risk of personal injury or property damage, but in such case the operator must promptly explain the nature of the critical operations, why response is not possible, and when the critical operations will be completed.

E. Noise Monitoring. The Public Health Department shall retain an independent

qualified acoustical engineer to monitor ambient noise levels in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should noise from the oil operations exceed the noise thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the noise and the operator takes the steps necessary to assure compliance with thresholds specified

in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP.

F. Vibration Monitoring. The Public Health Department shall retain an independent qualified acoustical engineer to monitor vibration in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should vibration from the oil operations exceed the vibration thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the vibration and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP. A telephone number by which persons may contact the operator at all times to register complaints regarding oil operations shall be posted in the main entrance sign to the facility and included in the annual newsletter required by Section 22.310.100.B.2 (Newsletter) and on the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

G. Complaints. All complaints related to oil operations received by the operator shall be reported on the same business day to the environmental compliance coordinator and to the Director. In addition, the operator shall maintain a written log of all complaints and provide that log to the Director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight

authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Administrative Items.

A. Costs of Implementing Monitoring and Enforcing Conditions. The operator shall be fully responsible for all reasonable costs and expenses incurred by the County or any County contractors, consultants, or employees, in implementing, monitoring, or enforcing this Chapter, including but not limited to, costs for permitting, permit condition implementation, mitigation monitoring, reviewing and verifying information contained in reports, undertaking studies, research and inspections, administrative support, and including the fully burdened cost of time spent by County employees on such matters.

B. Draw-Down Account. The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the expenses involved in the County's review and verification of the information contained in any required reports and any other activities of the County, including but not limited to, enforcement, permitting, inspection, coordination of compliance monitoring, administrative support, technical studies, and the hiring of independent consultants. The initial amount to be deposited by the operator shall be \$500,000. In the first year, if withdrawals from the account have reduced its balance

to less than 50 percent of the amount of the initial deposit (\$250,000), the operator shall deposit \$50,000 in supplemental funds within 30 business days of notification. After the first year, if the balance in the draw-down account is reduced at any time to \$50,000, the operator shall deposit \$50,000 in supplemental funds on each occasion that the account is reduced to \$50,000 or less within 30 business days of notification. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amounts specified in this Subsection. The Director may, from time to time, increase the minimum \$50,000 figure to account for inflation or the County's experience in obtaining funds from the account.

C. Indemnification. The operator shall enter into an agreement with the County to indemnify and hold harmless the County, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding for damages arising from its oil operations, including water, air or soil contamination, health impacts, or loss of property value during the oil operations, well abandonment, and post-abandonment activities with terms approved by, and in a form acceptable to, the CEO.

D. Insurance Requirements. Within 90 days following the effective date of the ordinance establishing this CSD or such later time as may be approved by the Director for good cause shown, and without limiting the operator's indemnification of the County as required in Subsection C, above, the operator shall provide evidence of insurance coverage that meets County requirements as required and approved by the CEO including identifying the County and its elected and appointed officers and employees

as additional insureds. Such coverage shall be maintained so long as oil operations are conducted within the district and until such time as all abandonment requirements are met and certified by the appropriate local, State, and federal agencies. Such insurance coverage shall include but is not necessarily limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage insuring clean-up costs and endorsing for 'Sudden and Accidental' contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable State and federal requirements, with no special limitations. At the operator's request and only with County approval by the CEO, the operator may self-insure all or any part of the above coverage obligations in lieu of purchasing commercial coverage. These insurance requirements shall be in addition to all other indemnification, insurance and performance security required by federal, State, and local regulations and permits.

E. Performance Security. The operator shall be subject to the following provisions:

1. Performance Bond. Prior to issuance of the first drilling or redrilling permit pursuant to this Chapter, the operator shall provide to the Department a faithful performance bond or financial instrument in the sum to be determined by the CEO, payable to the County and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup and shall be in a format and include terms approved by the CEO.

2. Change of Operator. The performance bond shall continue in force for one year following any sale, transfer, assignment, or other change of operator of the oil field, or of the current operator's termination of activities at the oil field. The County may release said bond prior to the end of the one-year period upon satisfaction by the operator of all its obligations. Notwithstanding the foregoing, the performance bond shall not be terminated or released upon the sale, transfer, assignment, or other change of operator until the new operator has delivered a replacement bond complying with the provisions of this Section 22.310.070.

3. Funding Options. At its sole option, the County may accept certificates of deposit, cash deposits, or U.S. government securities in lieu of commercial bonds to meet the above bonding requirements on terms approved by the CEO.

F. Other Obligations. The insurance, indemnification, and performance security requirements in Subsections C, D and E, above, shall be in addition to all other indemnification, insurance, and performance security required by federal, State and local regulations, and permits.

G. Periodic Review. The County shall conduct a comprehensive review of the provisions of this Chapter at least every five years to determine if the provisions of this Chapter are adequately protecting the health, safety, and general welfare. Such reviews shall, among other things, consider whether additional provisions should be added, appended, or removed. One of the main goals of the periodic review shall be to evaluate if proven technological advances that would further reduce impacts of oil operations on neighboring land uses should be incorporated into the provisions of this Chapter.

1. Review Requirements. Each review shall include a report by a Hearing Officer designated by the Director, which shall be prepared after public notice and an opportunity for public comment. The report shall include a comprehensive analysis of the effectiveness of this Chapter, and shall review and consider enforcement activity, operational records, and any other issues relating to oil operations. The report, at the option of the County, may include a survey of residents near the oil field regarding noise, odors, vibrations, and other issues requested by the Director of Public Health. A draft of the report shall be provided to the CAP and the operator for review and comment. All comments on the draft report from the CAP and the operator shall be submitted to the Hearing Officer in writing, and will be considered, if timely received, before the report is finalized. The final report by the Hearing Officer shall include a recommendation as to whether the Director should prepare proposed amendment to this Chapter for submission to the Board.

2. Early Reviews. At the discretion of the Director, reviews of this Chapter may be conducted more frequently than every five years. Without limiting such discretion, the Director shall consider whether an early review should be undertaken if more than three material violations occur within any 12-month period.

3. Initial Review. The initial review shall occur no sooner than three years and no later than five years after the effective date of the ordinance establishing this CSD unless the Director determines that such initial annual review shall occur at an earlier time pursuant to Subsection G.2, above.

H. Multiple Agency Coordination Committee. A MACC shall be established to coordinate activities and communications between the various agencies with regulatory

authority over the oil operations within the district. While each agency will continue to make its own decisions with regard to their respective areas of authority, the MACC will allow for collection and analysis of data and for discussion of both strategic evaluations and enforcement actions taken by the various agencies at the oil field.

1. MACC Members. The Director shall establish a MACC that includes representatives from the following agencies: the Department, the Fire Department, Public Works, and the Department of Public Health. The SCAQMD, the Regional Water Quality Control Board, DOGGR, and Culver City Fire Department shall be invited to appoint a representative from their agency as a member of the MACC.

2. MACC Chair. The Director or his designee shall chair the MACC meetings and shall coordinate all MACC activities including scheduling and keeping minutes of MACC meetings.

3. MACC Meetings. The MACC shall determine its meeting schedule.

4. Documents Provided to the MACC. Copies of all monitoring and compliance reports, plans, and other documents that are requirements of this Chapter shall be submitted to the MACC.

I. Related County Code Provisions. The County Code contains a number of provisions related to oil wells and oil field operations. Where the regulations of this Chapter differ from any other provisions in the County Code, these regulations shall supersede unless the contrary provisions are mandated by State law.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Permitting.

A. Ministerial Site Plan Review Required. The operator shall apply for and receive approval of a Ministerial Site Plan Review (Chapter 22.186) prior to any new drilling and redrilling. New drilling and redrilling approved through a Ministerial Site Plan Review procedure shall be limited to no more than 53 wells per year, with the maximum number of newly drilled wells of that total, limited to 45 per year, except that during the first year following the effective date of the ordinance establishing this CSD, new drilling and redrilling shall be limited to no more than 24 wells. Approval through Ministerial Site Plan Review for drilling new wells shall be limited to 600 wells over 20 years, beginning on the effective date of this ordinance establishing this Chapter. Drilling and redrilling shall be planned to avoid over concentration of such activities in one area in any one year, if near developed areas. The Ministerial Site Plan Review procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. No new permits for drilling or redrilling shall be approved by the Director unless the subject wells have been approved as part of an annual drilling plan as described in Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan). Approval shall not be granted until copies of all related permits have been submitted to the Director; other permits include, but are not limited to, the

permits required by DOGGR, the Fire Department, Public Works, the Sanitation District, RWQCB, SCAQMD, and other pertinent agencies identified by the Director.

B. Conditional Use Permit Required. Provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit, the following uses may be established:

1. Drilling or redrilling that exceeds the maximum number allowed pursuant to a Ministerial Site Plan Review (Chapter 22.186);
2. Steam drive plant; and
3. New tanks with a capacity of greater than 5,000 barrels.

C. Conditional Use Permit Requirements. For those uses requiring a Conditional Use Permit, in addition to the requirements of Chapter 22.158, the applicant shall substantiate to the satisfaction of the Hearing Officer that:

1. The requested use is in compliance with the provisions of this Chapter; and
2. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.

D. Application Where Violation Exists. No application required pursuant to this Chapter shall be accepted for processing or approved where any existing use in this CSD is being maintained or operated by the operator or its agents in violation of any material provision of this Title 22.

(Ord. 2019-0004 § 1, 2019.)

22.322.090 Enforcement.

In addition to the provisions in Chapter 22.242 (Enforcement Procedures), the operator shall be subject to the following enforcement provisions:

A. Civil Penalties and Performance Security. The operator shall be subject to a penalty for violation of any requirement of this Chapter as determined by, and at the discretion of, the Director in an amount not less than \$1,000 or more than \$10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of \$100,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance establishing this CSD, to establish a draw-down account. A written notice of violation and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the notice of violation, the penalty amount cited in the notice of violation will be deducted from the account. If the violation is corrected within the time period set forth in the notice of violation, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount (\$50,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$100,000) within 10 business days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts oil operations within this CSD. If the operator is dissatisfied with the action of the

Director, the operator may file an appeal with the Hearing Officer within 15 days after the date which notice is mailed. Upon receiving a notice of appeal, the Hearing Officer shall take one of the following actions.

1. Affirm the action of the Director;
2. Refer the matter back to the Director for further review with or without instructions;
or
3. Set the matter for public hearing and after hearing, affirm, modify, or reverse the action of the Director.

The decision of the Hearing Officer shall be final.

B. Access to Records and Facilities. As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.

C. Right of Entry. Any officer or employee of the County, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any oil operations are being conducted for which any permit is required under this Chapter, for the purpose of making any of the inspections pursuant to this Chapter, or in any other ordinance of the County, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the

operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

(Ord. 2019-0004 § 1, 2019.)

22.322.100 Public Outreach.

A. Community Advisory Panel. A CAP shall be established by the Director to foster communication about ongoing operations at the oil field and to allow the community representatives to provide input to the County and the operator.

1. CAP Members. The CAP may include representatives of the County, the City of Los Angeles, the City of Culver City, West Los Angeles College, the operator, the landowners, and each of the major neighborhoods surrounding the oil field (including Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest, Blair Hills, and Raintree). The operator and each of the governmental entities previously referred to may each designate a representative to the CAP. Each landowner and neighborhood organization of the surrounding communities may submit a nomination to the Director for appointment to the CAP. Where there is no neighborhood organization, a community resident may make a request to the Director to be appointed to the CAP. School districts with schools in the vicinity of the oil field and the lessors may make a request to the Director to have a representative appointed to the CAP.

2. CAP Meetings. The CAP shall determine its meeting schedule.

3. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports and results, all plans, audits and studies, and any other available documents that are required by this Chapter shall be submitted to the CAP promptly after they are prepared or otherwise available. Copies of these reports, documents, and other items shall be provided to CAP members upon request except to the extent information therein may not be legally

disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of all violations of the provisions of this Chapter that have occurred since the last CAP meeting.

B. Community Relations.

1. Community Meetings. The operator shall hold community meetings on an annual basis to provide updates on oil operations.

2. Newsletter. The operator shall publish an informational newsletter annually, which shall contain updated information on oil operations including drilling, redrilling, maintenance, repair, and reworking activities and all recently granted Conditional Use Permits or applications filed for Conditional Use Permits for the oil field. The newsletter shall be mailed by the operator to all owners of property located within 1,000 feet of the outer boundary line; all owners of property within 1,000 feet of the perimeter of the district as shown in the records of the Assessor's Office; to any person or entity who has filed a written request therefore with the Director; and to neighboring cities. The operator shall also make these newsletters available on the oil field web site. The oil field web site address shall be publicized in each newsletter.

3. Oil Field Web Site. The operator shall maintain and update on a regular basis an oil field web site that shall include information on oil operations at the oil field, including drilling and production activities. All monitoring and compliance reports and results, plans, audits and studies, and any other available documents that are required by this Chapter (except to the extent they contain information that may not legally be disclosed) shall be promptly posted on the oil field web site in .pdf format.

C. Ombudsperson. The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each

ombudsperson shall be familiar with all the provisions of this Chapter and all conditions of approval related to permits and approvals issued by the County or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the Director, the MACC, and the CAP on a quarterly basis.

(Ord. 2019-0004 § 1, 2019.)

22.322.110 Modification of Development Standards.

A. Application. A CSD Modification application, as specified by this Section, may permit modifications from the development standards specified in Section 22.310.050 (Oil Field Development Standards).

B. Application and Review Procedures.

1. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
2. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Section.

C. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the oil field, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the CAP.

D. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection D.2, below.

2. Findings.

a. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

- c. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
- d. That the modification is necessary for the preservation of a substantial property right of the operator.
- e. That the modification will not create an adverse safety impact in the surrounding community nor result in a significant impact on the environment.
- f. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises nor contrary to the purposes of the district.
- g. That the modification will not adversely affect or be in conflict with the General Plan.

(Ord. 2019-0004 § 1, 2019.)

22.322.120 Implementation Provisions.

This Section identifies the various implementation plans and other requirements for initial compliance with this CSD and the time frames therefor. Except as identified below, the provisions of this Chapter shall be complied with on the effective date of the ordinance establishing this CSD. As used in this Section, "effective date" shall mean 30 days after the Board adopts the ordinance establishing this CSD. As soon as possible after the effective date, the Department shall develop an overall implementation plan specifying the required contents or measures for each of the plans set forth below, including the inclusion of those appropriate mitigation measures indicated as necessary by the Final Environmental Impact Report for the Baldwin Hills Community Standards District to reduce environmental impacts to less than significant levels in cases where impacts can be so reduced.

A. Fire Protection and Emergency Response.

1. Fire Protection Audit. Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall complete a third-party audit of the oil field's fire protection capabilities to evaluate compliance with NFPA requirements, Title 26 (Fire Code) of the County Code, the Fire Department regulations, California Code of Regulations, and API requirements. The third-party auditor shall be selected and funded by the operator, subject to the approval of the Fire Chief and the audit shall be conducted in cooperation with the Fire Department. The Fire Department may request that the Culver City Fire Department participate in the audit. Issues addressed in the audit shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities, and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify any non-compliance item, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action, which may be extended by the Director after consultation with the Fire Chief for good cause shown. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

2. Community Alert Notification System ("CAN"). Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief for review and approval a design for the CAN System referred to in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")). The operator shall take such actions as may be necessary for the CAN system design to be approved by the Fire Chief. The CAN system shall be operational within one year following approval of the

CAN system design by the Fire Chief, or at such later date as may be approved by the Fire Chief for good cause shown.

3. Spill Containment Response Training. The spill containment response training and equipment required by Section 22.310.050.A.2 (Spill Containment Response Training) shall be in place no later than 90 days following the effective date, or at such later date as may be approved by the Director in consultation with the Fire Chief, for good cause shown.
4. Emergency Response Plan. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief an emergency response plan satisfying the requirements of Section 22.310.050.A.3 (Emergency Response Plan ("ERP")).

B. Air Quality and Public Health.

1. Odor Minimization Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an odor minimization plan for review and approval satisfying the requirements of Section 22.310.050.B.3 (Odor Minimization). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The operator shall take such actions as may be necessary for the plan to be approved by the Director.
2. Air Monitoring Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an air monitoring plan for review and approval satisfying the requirements of Section 22.310.050.B.4 (Air Monitoring Plan). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The Director shall complete the review of the air monitoring plan within 45 days of receipt and shall either approve the plan or provide the

operator with a list of deficiencies. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall also provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide during drilling, redrilling and reworking operations, and total hydrocarbon vapors at the gas plant, as required by Section 22.310.050.B.4. The plan shall specify the number, type, and location of monitors that will be used, and shall provide detailed information concerning the reliability of the instrumentation, frequency of calibration, and additional information that may be requested by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.

3. Oil Tank Pressure Monitoring and Venting. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall install and have fully operational the tank pressure monitoring system required by Section 22.310.050.B.6 (Oil Tank Pressure Monitoring and Venting).

4. Meteorological Station. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the SCAQMD a design for the installation of a meteorological station at the oil field that shall meet all the requirements of the United States Environmental Protection Agency ("EPA") guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The operator shall take such actions as may be necessary to promptly secure SCAQMD approval of such design. The meteorological station shall be installed and fully operational within 180 days of receipt of approval of the design from the SCAQMD, or at such later date as may be approved by the Director for good cause shown.

5. Fugitive Dust Control Plan. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director for review and approval a fugitive dust control plan as specified in Section 22.310.050.B.16 (Fugitive Dust Control Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

6. Well Amortization Report. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director a well amortization report that inventories the existing wells that are located within, partially, or wholly, the setback areas specified in Section 22.310.050.B.14 (Drilling and Redrilling Setbacks). The report shall also include an amortization and abandonment schedule for the wells located within the setback areas, based upon useful economic life.

C. Safety and Risk of Upset.

1. Propane and Natural Gas Liquids Bullet Fireproofing. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall install fire-proofing insulation on all propane and natural gas liquids bullets within the oil field, as required by Section 22.310.050.C.2 (Propane and Natural Gas Liquids Bullet Fire-Proofing).

2. Gas Plant Audit. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to evaluate compliance with Title 26 (Fire Code) of the County Code, API standards, the CalARP Program, and all applicable SPCC and emergency response plan

requirements. The third-party auditor shall be selected and funded by the operator and approved by the Fire Chief. The review shall include a seismic assessment, which shall be undertaken by a seismic engineer in compliance with local emergency planning committee region 1 CalARP Program Seismic Assessments Guidance. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify the non-compliance item(s), if any, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action. Items requiring corrective action as a result of the audit shall be categorized as follows: Category 1—Significant potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 2—Moderate potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 3—Low potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; and Category 4—Housekeeping and other maintenance items. Category 1 items shall be resolved to the satisfaction of the Fire Chief as soon as possible. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. Oil Tank Secondary Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall demonstrate to the satisfaction of the Fire Chief that secondary containment satisfying the requirements of Section 22.310.050.C.4.a (Secondary Containment for Oil) is in place for all existing tank areas covered by said Subsection C.4.a.
4. Retention Basins. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good

cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that all retention basins in the oil field satisfy the 100-year storm-event requirements of Section 22.310.050.C.4.b (Secondary Containment for Oil).

5. Above Ground Piping Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that secondary containment satisfying the requirements of Section 22.310.050.C.4.c (Secondary Containment for Oil) is in place.

D. Geotechnical.

1. Accelerometer. Within 180 days following the effective date, or as may be approved by the Director for good cause shown, the operator, in coordination with the Caltech Seismological Laboratory, shall install at the oil field and have fully operational an accelerometer as required by Section 22.310.050.D.7 (Oil Field Accelerometer).
2. Tank Seismic Assessment. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall complete a seismic assessment of all tanks with a capacity greater than 5,000 barrels that contain or could contain oil. The seismic assessment shall be prepared by a California licensed civil and/or structural engineer approved by the Director of Public Works, and shall comply with Title 26 (Building Code) of the County Code. The seismic assessment results and any corrective action plan shall be submitted to the Director of Public Works for review. The corrective action plan shall indicate any necessary work requiring a building permit under Title 26, and provide a deadline for obtaining permits and completing construction of each corrective action, which deadline may be extended by

the Director of Public Works for good cause shown. The operator shall submit to the Director of Public Works all required plans, reports, and calculations, and shall pay all necessary fees to the County and other regulatory agencies involved in the permit process. The operator shall submit to the Director of Public Works monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. Erosion Control Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval an erosion control plan that satisfies the requirements of Section 22.310.050.D.3.a (Erosion Control). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

4. Accumulated Ground Movement Study. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an implementation plan for determining the accumulated ground movement (Subsidence and/or Uplift/rebound) (since post-Baldwin Hills Reservoir failure studies) that is acceptable to DOGGR and the Director of Public Works. The plan shall identify the survey measurement parameters, including fixed reflector locations (as appropriate), that shall be used in the survey. The plan shall include points within the vicinity of and in the oil field. Measurements shall be made using repeat pass differentially interferometric synthetic aperture radar technology. Within 90 days following acceptance of the plan, or such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall conduct the accumulated ground movement study. The

study results shall be forwarded to DOGGR and the Director of Public Works. The results of this study shall establish the initial baseline for future ground movement studies.

5. Ground Movement Monitoring Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an acceptable annual ground movement (Subsidence and/or Uplift/rebound) monitoring plan, as called for by Section 22.310.050.D.5 (Ground Movement Surveys).

E. Noise Attenuation.

1. Drilling Quiet Mode Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Health for good cause shown, the operator shall develop and submit to the Director and the Director of Public Health for review and approval a drilling quiet mode plan, as required by Section 22.310.050.E.3 (Quiet Mode Drilling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director. The drilling quiet mode plan shall identify specific steps the operator shall take to minimize evening and nighttime noise from drilling and re-drilling operations. No permits or other approvals for drilling or re-drilling shall be issued by the County until the plan has been approved by the Director.
2. New Gas Plant Flare. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the SCAQMD for good cause shown, the operator shall deliver to the SCAQMD an application for the installation of a new flare that will be capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line. The operator shall thereafter take all reasonable steps necessary to have such permit issued as promptly as

possible. The new flare shall be installed and operational within 180 days of receiving a permit to construct/permit to operate from the SCAQMD, or at such later date as may be approved by the Director for good cause shown. Once the new flare is in operation, the existing flare at the gas plant may remain on-site as back-up equipment if SCAQMD determines that the flare may remain on-site. Until such time as the new flare is operational, the operator shall implement operating procedures that limit the amount of gas going to the existing flare so that the flare does not causes vibration or low level airborne noise at or beyond the outer boundary line.

F. Biological Resources.

1. Special Status Species and Habitat Protection Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a special status species and habitat protection plan prepared by a qualified biologist as required by Section 22.310.050.G.2 (Special Status Species and Habitat Protection).
2. Emergency Response Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall revise and submit to the Director, for review and approval, an updated emergency response plan as referenced in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")) and G.1 (Oil Spill Response) to address protection of sensitive biological resources and the procedures that would be used to revegetate any areas disturbed during an oil spill or cleanup activities. The operator shall take such actions as may be necessary for the updated plan to be approved by the Director.

G. Cultural/Historic Resources.

1. Worker Training. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare the training material referred to in Section 22.310.050.H.2 (Archeological Training). The training material shall include any elements requested by the Director.
2. Construction Treatment Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare a construction treatment plan as required by Section 22.310.050.H.3 (Construction Treatment Plan).

H. Landscaping, Visual Screening, and Irrigation. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file with the Department that addresses screening, irrigation, and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the Director shall forward a copy of the landscaping plan to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the Director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the Director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two- to five-year period after approval by the Director. The Director may withhold County drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the

Director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the Director. Required elements of the landscaping plan shall be identified by the Director.

I. Oil Field Waste Removal. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval a recycling plan, as required by Section 22.310.050.K.3 (Recycling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

J. Signs.

1. Perimeter Identification Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post the identification signs required by Section 22.310.050.M.1 (Perimeter Identification Signs).

2. Oil Field Entrance Sign. Within 30 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post a sign at the main entrance of the oil field as required by Section 22.310.050.M.2 (Main Entrance Sign).

3. Other Required Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post all identification signs, warning signs, no trespassing signs, and other signs required by Section 22.310.050.M.3 (Other Required Signs).

4. Well Identification Signs. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post well

identification signs at each well location, as required by Section 22.310.050.M.4 (Wall Identification Signs).

5. No Littering Signs. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post "No Littering" signs as required by Section 22.310.050.M.5 (No Littering Signs).

K. Painting. Within two years following the effective date, or at such later date as may be approved by the Director for good cause shown, all visible structures within the oil field shall be painted or otherwise surfaced as required by Section 22.310.050.N (Painting). The operator shall on a semi-annual basis, deliver to the Director a report on the progress of the painting.

L. Water Management Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director and the Director of Public Works for review and approval a water management plan as required by Section 22.310.050.R (Water Management Plan). The operator shall take such actions as may be necessary for the water management plan to be approved by the Director and the Director of Public Works.

M. Ground Water Monitoring. Within one year following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall design a groundwater quality monitoring program and install monitoring wells, as required by Section 22.310.050.S (Groundwater Monitoring).

N. Oil Field Cleanup and Maintenance. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an unused or abandoned equipment

removal plan identifying all equipment at the oil field that is no longer in service and can be removed. This plan shall provide an inventory of all unused equipment and procedures for testing and handling the equipment pursuant to the operator's health and safety protocol. The plan shall identify a schedule for removal of the out of service equipment. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall be implemented in accordance with the schedule for removal contained therein, and in all events shall be fully implemented within one year of the Director's approval, unless extended by the Director for good cause shown. A compliance report shall be filed with the Director semi-annually until all the unused or abandoned equipment identified in the plan has been removed.

O. Storage of Hazardous Materials. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit a copy of the operator's most recent hazardous material business plan as required by Section 22.310.050.Y (Storage of Hazardous Materials).

P. Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the Director the first of the annual drilling, redrilling, well abandonment, and well pad restoration plans required by Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan), and shall comply with the provisions of said Subsection Z.3 with respect to such plan. No permits or other approvals for drilling or redrilling shall be issued by the County until such plan has been approved by the Director.

Q. Processing Operations.

1. Pipelines. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall comply with the pipeline requirements identified in Section 22.310.050.AA.6.b (Pipelines).

2. Active Pipeline Site Plan. Within one year following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief the site plan required by Section 22.310.050.AA.7 (Active Pipeline Site Plan).

R. Tanks. Within 180 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall develop and submit to the Fire Chief, for review and approval, a program for detecting and dealing with tank bottom leaks, as required by Subsection Section 22.310.050.CC.5 (Detection of Tank Bottom Leaks). The operator shall take such actions as may be necessary for the program to be approved by the Fire Chief.

S. Monitoring and Compliance.

1. Preparation of EQAP. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an EQAP as required by Section 22.310.060.A (EQAP). The operator shall take such actions as may be necessary for the EQAP to be approved by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the EQAP has been approved by the Director.

2. Preparation of SIMQAP. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall develop and submit to the Director and Fire Chief, for review and approval, the SIMQAP referred to in Section 22.310.060.C (SIMQAP). The operator will take such actions as may be necessary for the SIMQAP to be approved by the Director and Fire Chief.

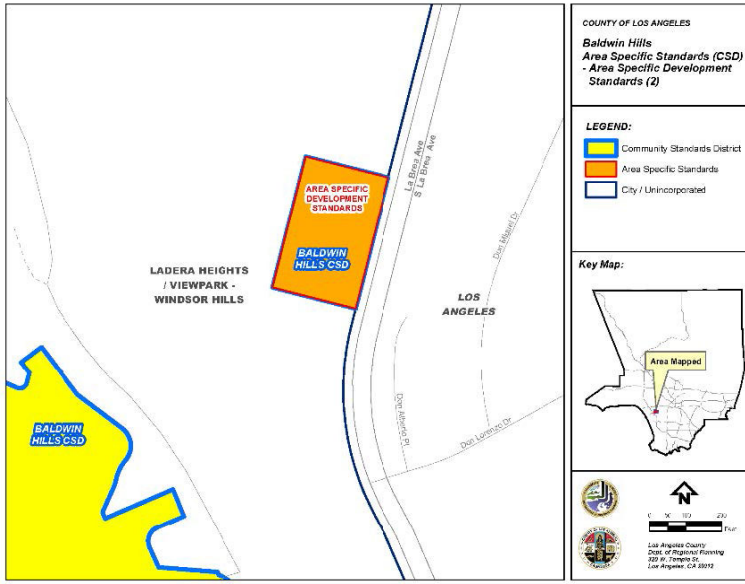
T. Administrative Items. The MACC called for by Section 22.310.070.H (MACC) shall be established within 60 days following the effective date.

U. Public Outreach.

1. Creation of CAP. The CAP referred to in Section 22.310.100.A (CAP) shall be established within 60 days following the effective date.

2. Launch of Oil Field Web Site. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall launch the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

3. First Community Meeting. The operator shall hold the first community meeting called for by Section 22.310.100.B.1 (Community Meetings) within 180 days following the effective date.



(Ord. 2019-0004 § 1, 2019.)

22.322.090

Ladera Heights Community Standards District.

A. Mixed-Use Development Zone.

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of Ladera Heights, ~~except for existing buildings and structures that exceed 45 feet above grade on parcels 4201-003-046, 4201-003-057, 4201-003-061, and 4201-003-062.~~

B. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in residential zones in the community of Ladera Heights.

a. Lighting. The shall be shielded such that the type and location

of site and building shall not impact surrounding or neighboring properties with direct glare except sidewalks or pedestrian accessible walkways within a right-of-way.

~~b.~~ c. Fence Transparency. ~~Fences and Walls. Fences and walls shall be subject to Section 22.110.070 (Fences and Walls) except that~~ Fifty percent of fences and walls within a required front yard shall not exceed three and one-half feet in height where located less than 10 feet from the property line (see Figure 22.322.090 A), nor exceed six feet in height where located 10 feet or more from the front property line.

FIGURE 22.322.090 A: FENCE HEIGHT

~~c. Fence Transparency.~~ Fences within a required front yard shall be open and non-view obscuring for portions less than 30 inches in height, and shall adhere to the following: a. Vertical support elements maintain a minimum distance of five feet apart; and b. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less than ~~30~~42 inches in height shall not be considered non-view obscuring; and b. ~~Vertical support elements maintain a minimum distance of five feet apart.~~ Chain-link fences are prohibited.

2. Front Yard Setback. The following front yard setback reduction applies to residential properties in Ladera Heights ~~View Park-Windsor Hills~~ to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain of 25% or greater. The intent is to encourage the preservation of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

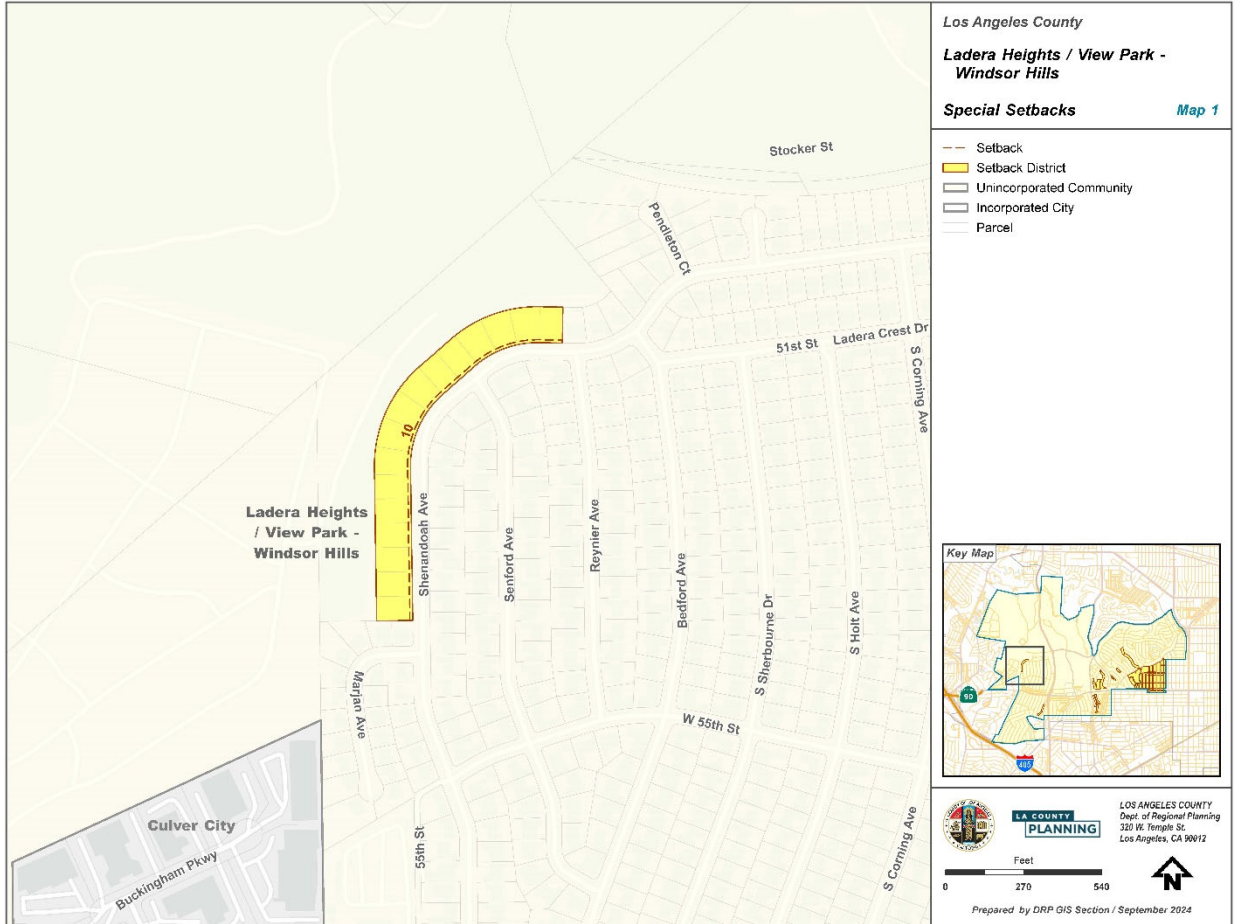
a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.090.B.3 (Front Yards – On Sloping Terrain) and nonconforming front yard setbacks exist on parcels along the same street.

b. The required front yard specified in a Reduced Front Yard Setback Overlay Zone in Figure 22.322.090-A (Reduced Front Yard Setback Requirement) shall apply to the yard that is parallel to the front lot line of the perimeter.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the national, State, or County register of historic resources.

Figure 22.322.090-B: Reduced Front Yard Setback, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above.

FIGURE 22.322.090-B: REDUCED FRONT YARD SETBACK



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22.322.100 View Park/Windsor Hills Community Standards District.

A. Mixed-Use Development Zone.

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of View Park/Windsor Hills.

B. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in residential zones in the community of View Park/Windsor Hills.

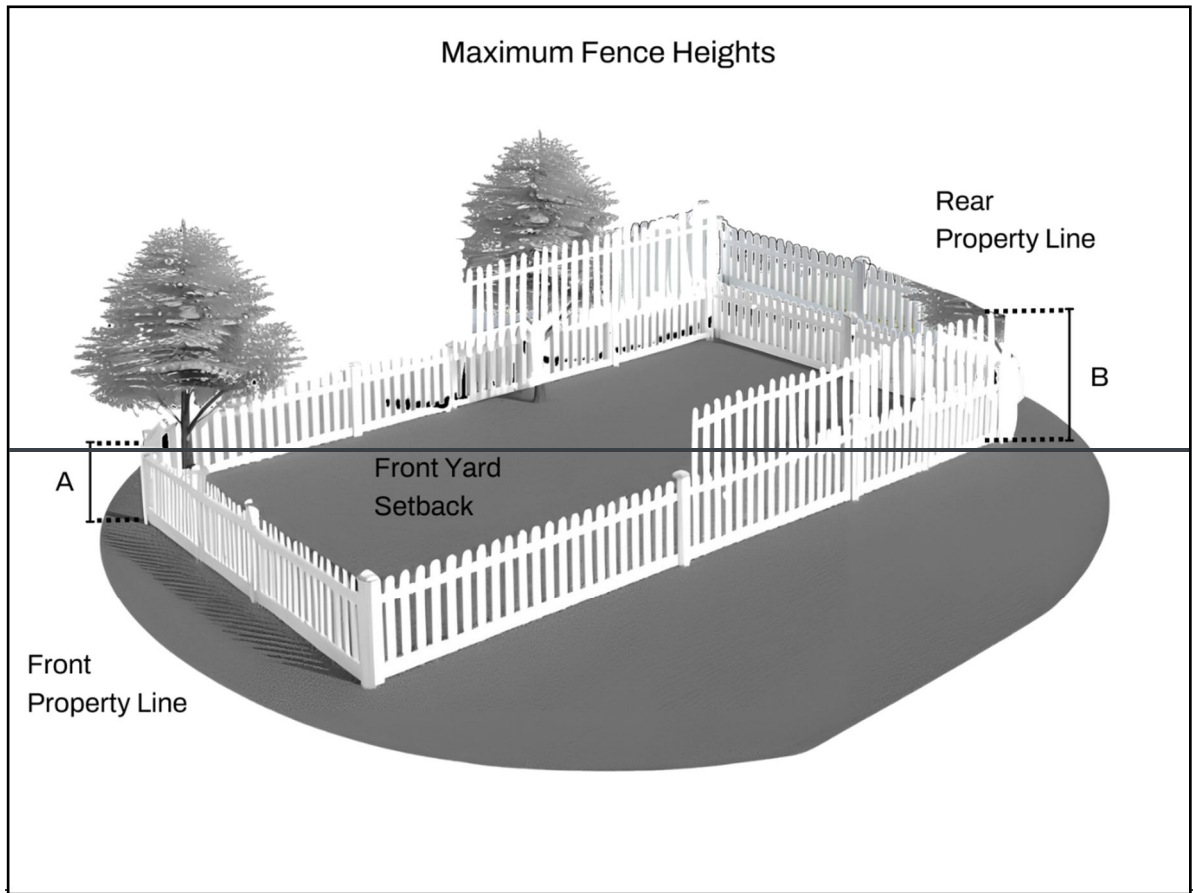
a. Lighting. The type and location of site and building shall not impact surrounding or neighboring properties with direct glare except sidewalks or pedestrian accessible walkways within a right-of-way.

b. Front Yards. The required front yard, exclusive of driveways and walkways to residence entrances, shall be landscaped.

~~c. Fences, Walls, and Hedges. Fences, walls, and hedges shall be subject to Section 22.110.070.~~

~~d. Height. Except that~~ c. Fence Transparency. Fifty percent of fences and walls within a required front yard shall not exceed three and one-half feet in height where located less than 10 feet from the property line (see Figure 22.322.100-A: Maximum Fence Heights), nor exceed six feet in height where located 10 feet or more from the front property line

FIGURE 22.322.100-A: MAXIMUM FENCE HEIGHTS



e. ~~Fence Transparency. Fences within a required front yard shall be open and non-view obscuring for portions less than 30 inches in height, and shall adhere to the following: a. Vertical support elements maintain a minimum distance of five feet apart; and b. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less than 3042" inches in height shall not be considered non-view obscuring; and b. Vertical support elements maintain a minimum distance of five feet apart.~~ Chain-link fences are prohibited.

2. Front Yard Setback. The following front yard setback reduction applies to residential properties in View Park-Windsor Hills to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain. The intent is to encourage the preservation of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.080.B.3 and nonconforming front yard setbacks exist on parcels along the same street.

b. The required front yard specified in a Reduced Setback Overlay Zone in Figure 22.322.100-A: Reduced Front Yard Setback Requirement, below, shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the national, State, or County register of historic resources.

Figure 22.322.100-A: Reduced Front Yard Setback Requirement, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above.

FIGURE 22.322.100-A: REDUCED FRONT YARD SETBACK REQUIREMENT



TABLE 22.322.100-A: REDUCED FRONT YARD SETBACK OVERLAY ZONE

Front Yard Setback	Address Range	Street
10'	4555-4547	60th St.
10'	5526-5641	Arch Crest Dr.
10'	5603-5675	Heatherdale Dr.
5'	Odd numbered addresses 5835-6029	S. Mansfield Ave.
10'	Even numbered addresses 5822-6132	S. Mansfield Ave.

10'	Odd numbered addresses 5433-5633	Onacrest Dr.
5'	Odd numbered addresses 5511-5547	Secret Dr.

22.322.110 Unincorporated Del Rey Community Standards District (Reserved).

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