

GREATER BALDWIN HILLS ALLIANCE

COMMUNITY STANDARDS DISTRICT

COVERING THE

BALDWIN HILLS OIL FIELD



Greater Baldwin Hills Alliance



The
City
Project

CHC

Community Health Councils, Inc.



WORKING DRAFT

GREATER BALDWIN HILLS ALLIANCE

Baldwin Hills Homeowner's Association

Baldwin Vista Block Club

Coalition for a Safe Environment

Community Health Councils

Culver City Homeowners Association

Culver Crest Neighborhood Association

Empowerment Congress West Area Neighborhood Development Council

Fairway Fairland Circleview Block Club

Ladera Heights Civic Association

Mujeres de la Tierra

Marina Del Rey Homeowners Association

Our Winners Group

Rancho Higuera Neighborhood

The City Project

United Homeowner's Association

Windsor Hills Block Club

A Message to Readers: It is our sincere hope that this document will stimulate thoughtful discussion between the community, PXP and the County. While still incomplete, we believe this draft CSD makes great strides towards ensuring a balance between private economic interests and community needs and expectations for a sustainable, healthy community and environment.

WORKING DRAFT

GREATER BALDWIN HILLS ALLIANCE

COMMUNITY STANDARDS DISTRICT

TABLE OF CONTENTS

| | |
|---|----|
| TITLE | 1 |
| PURPOSE | 1 |
| Establishment | 1 |
| Existing Oil Field | 1 |
| Impacted Neighbors | 2 |
| Impacted Schools | 2 |
| Impacted Businesses | 2 |
| Impacted Parks | 2 |
| Potential Parkland | 2 |
| Consolidation Goal | 3 |
| Public Necessity | 3 |
| Available Technology | 3 |
| Park Master Plan | 3 |
| Periodic Review | 3 |
| RELATED REGULATIONS | 4 |
| PERIODIC UPDATES | 4 |
| ADVISORY COMMITTEE | 4 |
| EXCLUSIVE PROCEDURES FOR DRILLING AND PRODUCTION ACTIVITIES | 5 |
| TRANSFER | 5 |
| FINANCIAL RESPONSIBILITY | 5 |
| Annual Certification | 5 |
| Factors Considered | 6 |
| Financial Statements | 6 |
| Processing Fee | 6 |
| DEFINITIONS | 7 |
| BLOWOUT PREVENTION MEASURES | 12 |
| POLLUTION CONTROL PLAN | 12 |
| EMISSION CONTROL MEASURES | 12 |

WORKING DRAFT

Necessity12

Biannual Review12

Required Contents of Plans12

Emission Levels13

Violations13

Automated Shutdown Mechanism14

Human Monitoring.....14

Prevention of Gas Flaring14

Containment14

Compliance With Other Related Emissions Regulations14

Information Sharing14

Record Keeping14

Bioremediation Farms15

SIGNAGE15

NOISE.....15

SUBSIDENCE17

 Determination of Accumulated Subsidence.....17

 Annual GPS Measurement Updates.....17

 Consequences of Detected Subsidence18

VIBRATION.....18

LIGHTING18

PERIMETER FENCING18

LANDSCAPING18

PAINTING.....19

ROUTINE MAINTENANCE OF EXISTING WELLS19

APPLICATIONS FOR NEW WELLS OR RE-DRILLING EXISTING WELLS19

 Requirements19

 Consolidation20

FACILITY AUDIT AS A CONDITION PRECEDENT TO ANY NEW PERMITS.....20

PERMITS FOR NEW WELLS AND OTHER NEW FACILITIES21

 List of Existing Wells21

 Conditional Use Permit.....21

 Steam Drive Plant21

Bioremediation Farms.....21

Updated Equipment22

Location22

Depth.....22

Term.....22

Acoustical Blankets22

Derricks.....23

Removal Of Equipment23

Grading23

Geology.....23

Drainage/Runoff24

Parkland24

Cone Trust House24

Archeology.....24

Special Features25

ESHAs.....25

 A. Sensitive Vegetation25

 B. Existing Healthy Habitat Areas and Habitat Links25

 C. Priority Habitat Restoration Areas27

PERMITS FOR RE-DRILLING EXISTING WELLS.....29

WELL ABANDONMENT29

IDLE WELLS30

PROHIBITED USES30

NOTICES.....30

 Required Notices.....30

 Designated Agent.....31

MISCELLANEOUS31

 Equipment.....31

 Tanks.....31

 Pipelines.....32

 Earthquakes.....32

 Employee Safety33

 Fire Safety.....33

Waste Disposal.....33

Mapping33

Underground Pipelines.....34

Sewer Connections.....34

Sanitation34

Storage34

Electrical34

Dust Control.....34

Trash Removal34

Annual Disposal Plan.....34

Responsibilities Upon Completion34

Upkeep of the Cone Trust House.....35

Sensitive Vegetation35

Archeology.....35

Ombudsperson36

Newsletter36

ENFORCEMENT36

 Complaints36

 Reports Of Violations37

 Powers Of Suspension37

 Penalties37



WORKING DRAFT

**GREATER BALDWIN HILLS ALLIANCE
COMMUNITY STANDARDS DISTRICT
COVERING THE
BALDWIN HILLS OIL FIELD
TITLE**

This Chapter shall be known as the "Baldwin Hills Oil Field Community Standards District Ordinance."

PURPOSE

Establishment. This Chapter creates a Community Standards District covering the Baldwin Hills Oil Field, also known as the Inglewood Oil Field. The area surrounding this District (within a five mile radius) contains over one million people, together with their residences, businesses, schools, places of worship, social and cultural facilities, governmental facilities, parks, recreation areas and public rights of way -- all of which currently are adversely impacted by the operations of the Oil Field. The high and escalating price of oil is resulting in ever increasing economic pressure to expand efforts to extract additional crude oil and gas from this subterranean reserve. At the same time, significant technological advances are now available which provide important opportunities that must be implemented to better protect the neighbors and natural environment. The regulations contained in this Chapter will enable the County to better regulate: (i) the oil and gas exploration and production activities occurring within the District, and (ii) the impacts that oil and gas exploration and production have on neighboring occupants, adjacent uses, and the natural environment, including native vegetation and wildlife.

Existing Oil Field. Large portions of the Baldwin Hills have been and continue to be used for oil and gas production that commenced in 1924; those privately owned production facilities cover approximately 750 acres in the Baldwin Hills. Of the more than 1400 wells that have been drilled in the Oil Field, 436 are in active production, 207 are used for water injection, 177 are idle, and 643 are plugged and abandoned. There is heavy development of the Oil Field, including private roads, wells, pipelines, tanks and associated ancillary equipment and bioremediation farms.

Impacted Neighbors. There are numerous established residential neighborhoods around the Oil Field. These communities include Ladera Heights, Culver Crest, Blair Hills, Baldwin Hills, Baldwin Vista, View Park, Culver City Creekside, and Windsor Hills. Single family homes make up 45% of the uses adjacent to the Oil Field. Many of these single family residences are located along the ridgelines above and below the Oil Field in the western and eastern portions of the Baldwin Hills. Multi-family dwellings are also located in the vicinity of the Oil Field, including the complexes known as Village Green, Cameo Woods, Raintree Townhomes, Raintree Condominiums, Tara Hills, Lakeside Village, Lakeside Villas and The Heather, as well as numerous units located in the vicinity of Jim Gilliam Park. Of the approximately 283,245 residents that live within three miles of the District, the ethnic makeup is: 40% are African American, 23% are Hispanic, 11% are non-Hispanic White, 8% are Asian-Pacific Islander and 17% are "other." Economically, over 18% lives in poverty. In addition, 62% are renters, and 38% are homeowners. The residents are 48% male and 52% female; 25% are children and 11% are seniors.

Impacted Schools. West Los Angeles College is another large use adjacent to the western boundary of the Oil Field; this community college serves nearly 10,000 students and encompasses almost 70 acres. Several elementary schools and churches are also located within less than a mile radius of the field.

Impacted Businesses. A mix of office and retail uses are located on the western side of the Oil Field, for about a half-mile stretch along Jefferson Boulevard in Culver City. This area features businesses ranging from commercial office buildings to major retail and restaurants facilities. [RESERVED]

Impacted Parks. In addition to the residential, commercial and governmental land uses mentioned above, the Baldwin Hills contain approximately 650 acres of natural open space and parkland, including the Kenneth Hahn State Recreation Area, the Ladera Ball Fields, the Baldwin Hills Scenic Overlook, Culver City Park and Norman O. Houston Park.

Potential Parkland. The Baldwin Hills represent one of the last largely undeveloped areas of open space in urban Los Angeles County. Situated between downtown Los Angeles and the Pacific Ocean, the Baldwin Hills encompass over two square miles of dramatic ridgelines and steep canyons. The Baldwin Hills are the largest remaining expanse of the once dominant coastal sage scrub habitat in this area of the Los Angeles Basin, and contain remnants of the riparian (streamside) and grassland habitats that once made up much of the surrounding area. Coastal sage scrub is unique to Southern and Central California, and the Baldwin Hills are home to hundreds of native plant and wildlife species. Over one million people live within five miles of the Baldwin Hills, and, with barely one acre of parkland per one thousand people, this is one of the most park-poor regions on California. Through appropriate land management, the Baldwin Hills could eventually be made accessible to millions of residents, and could thereby provide unparalleled opportunities for outdoor recreation in a natural setting. Furthermore, as home to hundreds of species of native plants and animals, the Baldwin

Hills provide important natural habitats, an example of the vast system of swamps, grasslands and riparian areas that once made up this area. With large expanses of Southern California's native coastal sage scrub, sweeping vistas, and the potential for key connections via pedestrian walkways and bridges to schools, parks, trails, Ballona Creek and the beach, the Baldwin Hills present a unique opportunity to enrich the lives of millions by creating one of the most dramatic new parks in an urban setting desperately in need of critical park space.

Consolidation Goal. One of the goals of this Chapter is to encourage the consolidation of oil exploration and production facilities in the District wherever possible so as to minimize the impact of the oil operations on surrounding land uses such as housing, recreation, open space, and schools.

Public Necessity. Existing Oil Field operations create adverse public health, safety and welfare impacts, as identified in the Environmental Impact Report that will accompany adoption of this Ordinance. In the absence of the regulations contained in this Chapter, the oil and gas exploration and production in this Oil Field will continue to adversely impact air quality, biological resources, water resources, geology, transportation, adjacent land uses, noise, vibration, recreation opportunities, fire and other emergency services, cultural and archeological resources, aesthetics, public services and global warming. The adoption of this Chapter is therefore necessary in order to create a safe, secure, clean, attractive, and better-informed community and environment. This Chapter shall regulate the exploration, production, storage, processing, transportation, and disposal of oil and gas, as well as the drilling, re-drilling, operation, plugging and abandonment of wells, and of all operations and equipment accessory and incidental thereto. It is not the intent of this Chapter to regulate public utility operations for the storage or distribution of natural gas; however, drilling and production of natural gas shall be subject to this Chapter.

Available Technology. This Chapter reflects the current technological advancements available to the operation of oil fields, particularly in urban environments, and shall be amended as future technological advancements are made available that can further reduce the impact of oil operations on adjacent land uses.

Park Master Plan. Because the District is located within the territory of the Baldwin Hills Park Master Plan developed in May 2002 by the California Resources Agency and California State Parks, any new permits for activity in the District must be consistent with the long-range future plans for establishment of an important large urban public park as envisioned therein.

Periodic Review. The regulations contained in this Chapter shall be re-examined from time to time to ensure that the regulations best serve their intended purposes. Community involvement will be key to the ultimate success of this Community Standards District.

RELATED REGULATIONS

This Chapter, insofar as it regulates petroleum operations also regulated by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, is intended to supplement such state regulations and to be in furtherance and support thereof. Additionally, the following codes and standards are intended to supplement the regulation of this Chapter:

- (1) California Building Code (CBC);
- (2) California Electric Code, NEC 70;
- (3) California Fire Code (CFC), Article 79, as amended;
- (4) ASME Pressure Boiler and Pressure Vessel Code;
- (5) National Board Inspection Code: NB-23;
- (6) Pertinent and applicable California codes, statutes and regulations;
- (7) Applicable American Petroleum Institute (API) Standards, such as, but not limited to:
 - (A) API RP 500: Recommended Practice for Classification of Locations for Electrical Installation at Facilities Classified as Class I, Division 1 and Division 2,
 - (B) API 510: Pressure Vessel Inspection Code: Maintenance Inspection, Rating, Repair, and Alteration,
 - (C) API 570: Piping Inspection Code Inspection, Repair, Alteration and Rating of In-service Piping Systems,
 - (D) API Standard 650: Welded Steel Tanks for Oil Storage,
 - (E) API Standard 653: Tank Inspection, Repair, Alteration and Reconstruction,
 - (F) API Standard 12B - Bolted Tanks,
 - (G) API RP 12R1: Recommended Practice for Setting, Maintenance, Inspection, Operation, and Repair of Tanks in Production Service,
 - (H) API 1104: Welding of Pipelines and Related Facilities, and
 - (I) API Standard 2000: Venting Atmospheric and Low-Pressure Storage Tanks Non-refrigerated and Refrigerated.

Furthermore, as a recipient of Federal funds, the County shall ensure that oil operations under this Chapter comply with all of the following: Title VI of the Civil Rights Act of 1964 and its Regulations; California Government Code Section 11135 and its Regulations (22 CCR § 9810); and the definition of "environmental justice" as codified at California Government Code Section 65040.12.

PERIODIC UPDATES

The regulations contained in this Chapter shall be updated five years after their adoption, if not sooner, and at least every ten years thereafter to ensure that they are serving their intended purpose.

ADVISORY COMMITTEE

The Board of Supervisors shall establish a fifteen member advisory committee to monitor the effectiveness of these regulations and ensure a healthy dialogue is maintained between the operators of the Oil Field and the area residents, businesses, community

groups and organizations, governmental agencies and other interested parties. [DESCRIBE HOW THESE SELECTIONS WILL BE MADE; INCLUDING SCAQMD, CULVER CITY, CITY OF LOS ANGELES, BALDWIN HILLS CONSERVANCY, PXP, DOGGR, DTSC, WATER RESOURCES BOARD, County Fire Department's Petroleum-Chemical Unit, NEIGHBORS, ETC.] Members of the Committee shall serve for a term of two years without compensation and may be reappointed for successive two-year terms without any limitations. Any qualified member of the interested parties listed above may apply, and the County shall actively solicit such applications. The Committee shall meet at least semi-annually to discuss matters of on-going concern, to consider potential non-regulatory solutions to those concerns and to monitor community outreach efforts concerning the Oil Field operations. All Committee proceedings shall be open to the public and notice to the public shall be provided in the same manner as notice of the Board of Supervisors. The County shall provide technical and administrative assistance to the Committee in furtherance of its purpose and shall also provide sufficient resources as are reasonably necessary for the Committee to conduct its business. All documents received and reports issued by the Committee shall be matters of public record and shall be made available on an Internet website maintained by the County.

EXCLUSIVE PROCEDURES FOR DRILLING AND PRODUCTION ACTIVITIES

Except as provided in this Chapter, it shall be unlawful and a nuisance for any person to drill or re-drill any oil or gas well or to erect any derrick or other equipment for oil or gas production within the District, or to operate or maintain the same or any thereof, or any portion of any thereof in or upon any real property in the District. Except as provided in this Chapter, no petroleum operations may be carried out within the District until a permit, as provided for herein, has been applied for and issued therefore.

TRANSFER

No permit issued under this Chapter may be assigned or otherwise transferred without first providing written notification to the Director; any such assignment or transfer made or attempted to be made without such written notification shall be null and void and is without any force or effect whatsoever.

FINANCIAL RESPONSIBILITY

Annual Certification. No permit for any new well or for re-drilling any existing well shall be issued to an operator until that operator has first demonstrated to the satisfaction of the County's Chief Executive Officer that the operator has the financial ability to bear the full potential cost to cleanup any spills or other disasters that may befall the operator's new and existing wells and to restore the area to its original condition. Such financial responsibility shall be re-certified on at least an annual basis. An operator may establish evidence of financial responsibility by any one of, or combination of, the following methods: certificate of insurance, surety bond, self-insurance, guaranty, or other methods acceptable to the County's Chief Executive Officer, which may include any fund established by federal or state legislation to cover liability

for claims and cleanup costs stemming from oil spills. Notwithstanding the foregoing, self-insurance shall be permitted only in combination, where feasible, with other methods of establishing financial responsibility which provide direct funding resources for oil spill cleanup and restoration, such as certificates of insurance, surety bonds or other direct guarantees. Before the County's Chief Executive Officer may approve the financial ability of an operator, all instruments establishing such financial responsibility shall be approved as to form by the County Counsel.

Factors Considered. In determining the amount of financial responsibility required of an operator, the County's Chief Executive Officer shall take into consideration such factors as the County's Chief Executive Officer may determine, including but not limited to: information disclosed by or referenced in environmental impact documents; the likely costs to cleanup and remove oil and other substances that may be spilled; the likely costs to restore potentially affected resources to pre-spill conditions; the actual cleanup and restoration costs incurred as a result of major oil spills at other locations; and the costs of monitoring cleanup, removal and restoration operations.

Financial Statements. To satisfy this requirement of financial responsibility, operators shall submit an annual, current non-consolidated balance sheet and an annual, current non-consolidated statement of income and surplus, certified by an independent certified public accountant. Those financial statements shall be accompanied by an additional statement from the applicant's treasurer (or equivalent corporate officer), certifying to both the amount of current assets and the amount of total assets included in the accompanying balance sheet, which are located in the United States and acceptable for purposes of this Chapter, i.e., unencumbered assets or encumbered assets with net equity. If the balance sheet and statement of income and surplus cannot be submitted in consolidated form, non-consolidated statements may be submitted if accompanied by an additional statement prepared by the involved independent certified public accountant, certifying to the amount by which the operator's: (A) assets, located in the United States and acceptable under this part, exceed total (i.e., worldwide) liabilities; and (B) current assets, located in the United States and acceptable under this part, exceed its current liabilities. Additional financial information shall be submitted upon request of the County's Chief Executive Officer. Any operator who chooses to use self-insurance to meet all or any part of the financial responsibility requirement shall notify the County's Chief Executive Officer within thirty days of the date such operator (or any corporate officer of such operator) knows, or has reason to believe, that the amounts of working capital or net worth have fallen below the amounts previously certified. Each additional statement must specifically name the operator, indicate that the amounts so certified relate only to the applicant apart from any other entity, and identify the consolidated financial statement to which it applies.

Processing Fee. A reasonable processing fee shall be collected from operators in an amount necessary to recover costs incurred by the County for processing applications to establish financial responsibility as required by this part. No certification of financial responsibility shall be granted unless all fees required by this Section have been paid. Failure to file timely any statement, data or affidavit required by this Chapter shall

constitute grounds for the revocation all permits issued by the County for drilling or petroleum operations within the District.

DEFINITIONS

The following words or phrases as used in this Chapter shall have the following meanings unless it is apparent from the context that a different meaning is intended.

Abandonment. "Abandonment" means the permanent plugging of a well, pipeline, or other facility in accordance with the requirements of DOGGR, the removal of all equipment related to the Well, and includes the restoration of the Drill Site or Well operation site as required by these regulations.

Advisory Committee. "Advisory Committee" or "Committee" shall mean a community advisory committee appointed by the Board of Supervisors pursuant to the provisions of this Chapter.

API. "API " shall mean the American Petroleum Institute.

Baldwin Hills Park Master Plan. "Baldwin Hills Park Master Plan " shall mean the Park Master Plan developed in May 2002 by the California Resources Agency and California State Parks.

Bioremediation Farm. "Bioremediation Farm" shall an area of land used for soil remediation through contamination removal efforts.

Blowout Preventer. "Blowout preventer" shall mean a mechanical, hydraulic, pneumatic or other device combination of such devices, secured to the top of a Well casing, including valves, fittings, and control mechanism connected therewith which can be closed around the drill pipe or other tubular goods which completely closes the top of the casing and is designed for preventing blowout.

CSFM. "CSFM" means the California State Fire Marshall.

Chapter. "Chapter" shall mean this Baldwin Hills Oil Field Community Standards District Ordinance.

Chief Executive Officer. "Chief Executive Officer" shall mean the Chief Executive Officer for the County of Los Angeles.

Completion of Drilling, Redrilling and Reworking. "Completion of Drilling, Redrilling, or Reworking" is deemed to occur, for the purpose of this code, sixty (60) days after the Drilling rig has been released unless drilling, testing, or remedial operations are resumed before the end of the sixty-day period. The drilling rig is released within the meaning of this Section when work at the well is suspended, either temporarily or permanently.

Conditional Use Permit. "Conditional Use Permit" shall the same type of permit as when that term is used elsewhere in the County Code.

County. "County" shall mean the County of Los Angeles.

Cone Trust House. "Cone Trust House" shall mean [RESERVED].

County Engineer. "County Engineer" shall mean the County Engineer, also known as County Surveyor, in the Department of Public Works for the County of Los Angeles.

Deep Drilling. "Deep Drilling" shall mean any deep well penetrating the Nodular Shale.

Department of Transportation. "Department of Transportation" means the Department of Transportation for the State of California.

Derrick. "Derrick" shall mean any portable framework, tower, mast, or structure which is required or used in connection with drilling, re-drilling, re-working, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

Director. "Director" shall mean the Director of Regional Planning for the County of Los Angeles.

District. "District" shall mean the area of land located in the Baldwin Hills regulated by this Ordinance, which is intended to cover the entire Oil Field, and no more. This land consists of approximately 750 acres of privately owned land and shall be reflected on a map attached hereto as Exhibit " ".

Division of Code Enforcement. "Division of Code Enforcement" shall mean the Division of Code Enforcement within the Los Angeles County Department of Regional Planning.

DOGGR. "DOGGR" shall mean the Division of Oil Gas and Geothermal Resources of the Department of Conservation of the State of California.

Drilling. "Drilling" shall mean digging or boring into the earth for the purpose of exploring for, developing, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam or any other fluid or substance into the earth.

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

Drill Site. "Drill Site" shall mean that portion of any parcel of land on which drilling equipment is placed, stored or utilized during the drilling, re-drilling or re-working of a well or wells located thereon.

WORKING DRAFT

Enhanced Recovery. "Enhanced Recovery" shall mean any production method which involves the injection of water, Gas, steam, or any other substance into the earth for the purpose of extracting oil or other hydrocarbons.

Existing Healthy Habitat. "Existing Healthy Habitat" shall mean the areas so designated on Figure 10 of the Baldwin Hills Park Master Plan.

Facility Audit. "Facility Audit " shall a comprehensive facilities safety audit performed by a team of licensed petroleum engineers (and related professionals) as described in this Chapter. Such audit shall cover the entire oil field operations within the Oil Field, including not only all operating wells and facilities, but also all abandoned wells. In addition to the physical conditions of the site, operations and procedures manuals for employees and equipment at the facility shall be subject to review, as well as manuals addressing emergency planning and procedures.

Fire Chief. "Fire Chief" shall mean the Fire Chief of the County of Los Angeles Fire Department.

Fire Department. "Fire Department" shall mean the County of Los Angeles Fire Department.

Fluids. "Fluids" shall mean any liquid.

Gas. "Gas" shall mean 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.

Habitat Links. " Habitat Links" shall mean the areas so designated on Figure 10 of the Baldwin Hills Park Master Plan.

Idle Well. "Idle Well " shall mean any well that has not produced oil or natural gas or been used for fluid injection for a cumulative period of six (6) months during any consecutive 5-year period.

Injection Well. "Injection Well" shall mean any Well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam or any other substance as a means of Enhanced Recovery, re-pressurization or disposal whether under pressure, gravity, or vacuum.

Maintenance. "Maintenance" shall mean and include the diagnosis, repair or replacement of machinery, equipment, apparatus, structure, facility, and parts thereof, used in connection with Oil Field operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, re-drilling or re-working, as those terms are defined in this Section.

New Well. " New Well" shall mean a new well bore or well hole established at the ground surface and shall not include re-drilling or re-working of an existing well. An

abandoned well that is re-entered shall be considered a new well for purposes of drilling, re-drilling, or re-working.

NLG. "NLG" shall mean natural gas liquids produced from any well in the Oil Field.

Noise Control Ordinance. "Noise Control Ordinance " shall mean the County's Noise Control Ordinance codified at Chapter 12.08 of the County Code.

Oil Field. "Oil Field" shall mean the Inglewood Oil Field, also known as the Baldwin Hills Oil Field, as recognized by DOGGR Field Map #122.

Oil Operation. "Oil Operation" and "Oil Operations" shall mean the use or maintenance of any installation, facility, or structure used, either directly or indirectly, to carry out or facilitate one or more of the following functions: drilling, re-drilling, re-working and repair, production, processing, extraction, enhanced recovery, stimulation, abandonment, storage or shipping of oil or gas from the subsurface of the earth, but shall not include administrative operations (e.g., work carried on in the administrative office buildings).

Ombudsperson. "Ombudsperson" means an employee or authorized agent identified by an operator to serve as an ombudsperson to respond to questions and concerns concerning the Oil Field operations by the operator who appointed the Ombudsperson.

Operator. "Operator" shall mean a person, firm, corporation, partnership, or association who owns mineral or leasehold rights in land or a legal or equitable title in or right to occupy the surface of a Drill Site, Well Site, or Oil Operation Site within the Oil Field.

Ordinance. "Ordinance" shall mean this Baldwin Hills Oil Field Community Standards District Ordinance.

Perimeter Boundary Line. "Perimeter" shall mean the exterior limits of the contiguous parcels of land, whether in one or different ownership, which at the time of enactment of this Section cover the Oil Field and on which surface oil operations and/or gas operations are currently being conducted, as depicted on the map attached hereto as Exhibit " ". In determining the contiguity of such parcels of land, no street, road, highway or alley lying within the District shall be deemed to interrupt such contiguity.

Priority Habitat Restoration Areas. "Priority Habitat Restoration Areas" shall mean the areas so designated on Figure 10 of the Baldwin Hills Park Master Plan.

Pollution Control Plan. "Pollution Control Plan" or "SPPC Plan" shall mean the operator's spill prevention, control and countermeasure plan(s) required by the United States Environmental Protection Agency (USEPA).

Processing. "Processing" shall mean the use of operations for gauging, recycling, compressor repressuring, injection, reinjection, 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.

WORKING DRAFT

Recovery Heater. "Recovery Heater" shall mean any steam generator, or air or oil/water heater used in an oil field recovery operation.

Re-Drilling. "Re-drilling" means any drilling operation, conducted to recomplete an existing well in the same or different zone, but does not include reworking operations as defined in this Section.

Reinvestment Fund. "Reinvestment Fund" shall mean a fund established for the sole purpose of acquiring and restoring land within the District for public use pursuant to the Baldwin Hills Park Master Plan as described elsewhere in this Chapter.

Reworking. "Reworking" shall mean recompletion or an existing well within its existing well bore, to include operations such as liner replacements, perforating, acidizing or fracing, but does not include deepening of the well, beyond its originally permitted depth.

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

Subsidence. "Subsidence" shall mean the settling or sinking of the ground surface.

Tank. "Tank" shall mean a container, covered or uncovered, used in conjunction with the drilling or production of oil, Gas, or other hydrocarbons for holding or storing Fluids.

Well. "Well" shall mean any oil or gas well or 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 recovery, re-pressurization of the field, and disposal wells for the purpose of disposing of waste water.

Well Servicing. "Well Servicing" shall mean any maintenance work performed within any existing well bore which does not involve drilling, re-drilling or re-working.

Well Site. "Well Site" shall mean one (1) well within a surface area primarily used for the drilling and production of oil and/or gas.

Zoning Administrator. "Zoning Administrator " shall mean the Current Planning Division Administrator of the Department of Regional Planning for the County of Los Angeles.

[RESERVED]

Unless a word or phrase is specifically defined in this Chapter, the definitions set forth in the Los Angeles County Zoning Ordinance Sections 22.08.010A, *et seq.*, shall apply to this Chapter.

BLOWOUT PREVENTION MEASURES

All new and existing drilling wells and wells being worked over will be equipped with adequate blowout equipment, the controls of which must be located outside of the sub-base of the drilling rig, or such greater distance as may be specified by the zoning administrator for special circumstances, and must be capable of closing off the well with pipe in or out of the hole. The specifications contained in DOGGR Publication MO7, as be amended or restated from time to time, will be a minimum guideline.

POLLUTION CONTROL PLAN

Each operator within the District shall file with the zoning administrator a copy of the operator's spill prevention, control and countermeasure plan(s) ("SPCC Plan") required by the United States Environmental Protection Agency (USEPA). In the event that an operation is exempt from the requirement to develop an SPCC Plan or the plan does not cover all the operator's leases within the District, a pollution control plan ("PCP") shall be developed for those operations that are not subject to an SPCC Plan. The operator shall insure that the SPCC Plans and the PCPs referred to in this Section meet all requirements of county, state, and federal authorities. All such SPCC Plans will be subject to review by the zoning administrator. PCP plans will be subject to review and approval by the zoning administrator. In addition to the foregoing, all such PCPs will describe how the operator will control spillage from the operator's facilities.

EMISSION CONTROL MEASURES

Necessity. All petroleum facilities in the District, whether new or existing, shall at all times be operated and maintained so as to reflect the best available safety devices and measures for the prevention of, the release, escape or emission of dangerous, hazardous, harmful, noxious, bothersome or irritating gasses, vapors, odors or substances.

Biannual Review. On a bi-annual basis, operators of any petroleum facility in the District shall submit to the Director, and receive the Director's approval of, a plan for utilizing the best available measures to prevent, detect and monitor emissions of hydrogen sulfide, methane gases, organic sulfides and any other dangerous, hazardous, harmful, noxious, bothersome or irritating gas, vapor, odor or substance that might be emitted from the wells, or any combination thereof. The Director shall charge a reasonable fee to cover the cost of retaining petroleum engineers or other professionals to assist with the review of such plans. Until an operator has received approval for such a plan, and until the emission control measures called for thereby have been fully implemented to the satisfaction of the Director, no permits for new wells or re-drilling existing wells shall be issued.

Required Contents of Plans. Without limiting the provisions of the preceding Sections, the plans call for thereby shall include all of the following:

(a) An appropriate number of sensing points and their proposed locations, including an indication of whether the points are on private property, whether the owner of the property has been notified, whether the owner of the property has provided written

consent to the installation of the necessary instrumentation, the timing for installation and calibration of the instrumentation, and such other related information as may be requested or desired by the Director;

(b) Identification of the proposed monitoring instrumentation, including the industry specifications, examples of where such instrumentation is already utilized, data concerning the reliability of the instrumentation, frequency of calibration, and such other similar or related information as may be requested or desired by the Director. Under all circumstances, the emission control instrumentation shall include recording tape with a demonstrated capability to detect and record between the ranges of five to five hundred ppm hydrogen sulfide, and to activate visible and audible alarms in the event of an excessive emission;

(c) Provisions for registering an alert for hydrogen sulfide at ten ppm and an emergency at thirty ppm, with appropriate health and safety response steps for each stage; and

(d) An analysis of the other gasses, vapors or substances (in addition to hydrogen sulfide) that might be emitted in connection with the drilling operations on the site and, for each such gas, vapor or substance, a set of provisions comparable to those for hydrogen sulfide in the Sections entitled "Emission Levels" and "Violations" below.

(e) An implementation and monitoring schedule for said plan.

Emission Levels. Operations at petroleum facilities within the District shall at all times be conducted so that ambient gas concentrations shall not exceed any of the following hydrogen sulfide concentrations for the corresponding time intervals:

- Ten ppm for more than eight hours.
- Thirty ppm for more than one hour.
- One hundred ppm for more than ten minutes.
- Two hundred ppm for more than five minutes.
- Three hundred ppm for more than one minute.
- Five hundred ppm for instantaneous.

All violations of these standards shall be reported in writing to the County and the South Coast Air Quality Management District office within 24 hours. A written explanation of the source and the steps taken to remediate all violations shall be filed with the Director within five (5) days after the incident.

Violations. If ambient hydrogen sulfide concentrations ever exceed ten ppm at any sensing point, steps (including facility shutdown, if necessary) shall immediately be taken to reduce such ambient concentrations to below ten ppm and to insure that none of the concentrations specified above are exceeded for the above-specified time period. Facilities at which concentrations exceed the above specified limits more than twice in one month or four times in one year, shall be shutdown until independent auditors have certified to the County's satisfaction that the facility can operate within the required emission control regulations. Because the monitors will have been installed through

plans submitted by the operators, in the event of any violation, there shall be a rebuttable presumption that the operator's activities are responsible for the violation.

Automated Shutdown Mechanism. Each drill site shall have an automatic vapor detection sensor for hydrocarbons coupled to an automatic shutdown mechanism. Said devices shall at all times be properly maintain and in good working order. The County may order periodic or occasional testing of these devices as may be deemed appropriate by the Director.

Human Monitoring. Drilling mud shall be monitored constantly by the operator during all drilling operations for odorous substances, and operators shall take such measures as may be necessary to eliminate any odor which would be perceptible outside the drill site. Furthermore, workers shall wear mobile methane detectors when they are performing drilling activities within the District.

Prevention of Gas Flaring. Gas from wells shall be piped to centralized collection and processing facilities, rather than being flared, to preserve air quality and to reduce greenhouse gases, fire hazards and light sources as well as sources of objectionable noise and vibration. Gas shall not be vented to the atmosphere nor burned by open flame. The past practice of flaring shall be discontinued and is hereafter prohibited.

Containment. All petroleum storage containers shall have positive seals. In addition to any venting requirements of the fire department, all storage tanks shall be equipped with approved vapor recovery systems in accordance with South Coast Air Quality Management District requirements. All crude oil tanks shall be equipped with a detection system that will monitor vapor space. The detection system shall at all times monitor pressure occurring in the vapor space of the tanks and shall immediately notify the operator via an alarm whenever the pressure in the tanks gets within ten percent (10%) of the tank relief pressure point.

Compliance With Other Related Emissions Regulations. Operators of petroleum facilities shall comply with all ordinances, rules, and regulations of the county, the South Coast Air Quality Management District, and of any city through which a well, or any part thereof, is located or to be drilled.

Information Sharing. Without limiting the ability of the County to take action directly with respect to any violation of law, the Director shall refer to the appropriate governmental entity or agency any violation coming to the attention of the Director. The Director shall also comply with any requests from the cities of Inglewood, Culver City and/or Los Angeles or interested neighbors or other interested parties for notification concerning emissions which exceed these standards.

Record Keeping. The data from all emission monitors shall be available to the public in "real time" on a designated website maintained by the operator and available to the general public. Furthermore, the data shall be stored electronically by each operator for so long as they are conducting operations within the District; thereafter, the data shall

be transferred by the operator to the County for retention for a period of no less than twenty-five years.

Bioremediation Farms. An odor suppressant shall be utilized by the operator when delivering smelly materials to the bioremediation farms within the District. The zoning administrator shall periodically monitor such farms to ensure that the odor suppressant is used in sufficient quantities to be effective.

SIGNAGE

To ensure community awareness of who to call, the operator shall post signs around the perimeter of the District providing a 24-hour telephone number for the operator as well as the telephone number of the South Coast Air Quality Management District for members of the general public to dial when they detect odors from the Oil Field. The Advisory Committee shall recommend the quantity and locations of these signs. The signs' location, quantity, as well as the size of the type face, shall be subject to the approval of the zoning administrator. The operator shall be required to maintain a written log of all calls it receives. 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 made available to the Director and the Advisory Committee on a quarterly basis.

"No smoking" and "no littering" signs of a durable material shall be prominently posted and maintained on all facility entrance gates. Sign lettering shall be four (4) inches in height.

NOISE

All petroleum facilities in the District, whether new or existing, shall at all times be operated and maintained so as to reflect the best available measures for the prevention of excessive or unusual noise.

It is unlawful for any person to operate or cause to be operated any oil production or gas processing equipment on any well, or incidental to a well, within the District in any manner so as to create any noise which causes the exterior and interior noise level at the receiving property to be in excess of those limits provided in this Chapter. These provisions shall be integrated into the County's Noise Control Ordinance codified at Chapter 12.08 of the County Code.

The only activity permitted on weekends and national holidays, and between the hours of 7:30 p.m. and 7:30 a.m. Monday through Friday, will be "on bottom" drilling, with single joint connections. None of the following may be done on weekends or legal holidays nor between the hours of 7:30 p.m. and 7:30 a.m.: (a) hammering on pipe; (b) racking of pipe; (c) acceleration and deceleration of engines or motors; (d) use of drilling assembly rotational speeds that cause more noise than necessary and could reasonably be reduced by use of a slower rotational speed; or (e) picking up or laying down drill pipe, casing, tubing or rods into or out of the drill hole.

WORKING DRAFT

No person, either as owner, agent, or operator, shall conduct any drilling, or redrilling operation at any well located within the District in any manner so as to create any noise which causes the exterior noise level when measured at the property line of any residence, business, public or private school, hospital, place of worship, park or recreation area, social or cultural facility, government facility, or public library to exceed the noise level standards set forth in Table 1. The exterior noise level generated by the drilling or redrilling operation shall be continuously monitored to ensure conformance to the noise level standards. The costs of such monitoring shall be borne by the operator conducting such operation.

Table 1

| Cumulative Number of Minutes in any One-hour Time Period | Noise Level | Standards, dBA |
|---|---|---|
| | Daytime (M-F) 7:30 a.m. to 7:30 p.m. | Nighttime/Weekends/Holidays 7:30 p.m. to 7:30 a.m. plus Weekends/Holidays |
| 30 | 50 | 45 |
| 15 | 55 | 50 |
| 5 | 60 | 55 |
| 1 | 65 | 60 |
| Less than 1 | 70 | 65 |

Any activities in the Oil Field creating noise in excess of the limits established above shall be prohibited; provided, however, that if the measured ambient level (when there is no drilling activity in the Oil Field) already exceeds that permissible within any of the first four noise limit categories in Table 1 above, the allowable noise exposure standard shall be increased in five-decibel increments in each affected category as appropriate to encompass or reflect the ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to equal the maximum ambient noise level.

The sound level meter used in conducting noise evaluations shall meet American National Standard Institute's Standard S1. 4--1971 for Type 1 or Type 2 sound level meters, or an instrument and the associated recording and analyzing equipment which will provide equivalent data. In the event that the owner, agent or operator conducting any operation which produces a noise level believed to be in excess of the noise levels provided in this Section refuses or otherwise declines to shut down the drilling operation so that the ambient noise level can be measured, then the ambient noise level shall be estimated by performing a measurement in the same general area of the source but at a sufficient distance such that the offending noise from the source is inaudible.

Additionally, no pure tones shall be emitted from an oil field in the District at any time. A "pure tone" shall be deemed to occur if 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 5 dB for center frequencies of 5000 Hertz and above, or by 8 dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

In addition to complying with the noise standards set forth above, the operator shall also at all times be obligated to comply with the applicable noise standards of each jurisdiction whose boundaries border the operator's oil field, regardless of whether the operator complies with the noise standards set forth above.

Violation of any provision of this Section shall be cause for a notice of violation to be issued by the zoning administrator. Thereafter, if the violation of any such decibel limit is not promptly cured, the Director shall restrict the hours of all drilling and production activities by the offending operator to those hours between 7:30 a.m. and 7:30 p.m. Monday through Friday, excluding legal holidays. Furthermore, if the operator receives more than three such noise violation notices during any 365 day interval, then the operator shall, for a period of not less than six months, completely cease all of its operations on weekends and legal holidays and at 7:30 p.m. on weekdays. This means there will be no "after hours" drilling or production for a period of six months in the event of three noise violation notices being issued during any 365-day period.

The remedies provided for in this Section shall not be exclusive but shall be in addition to any other remedies or procedures for violation which the Director may employ under any other provisions of this Chapter.

SUBSIDENCE

Determination of Accumulated Subsidence. Before any permits for new wells or other new facilities in the District may be issued, the applicant shall determine accumulated subsidence (since post-Baldwin Hills Reservoir failure studies) in the vicinity of the Oil Field, using repeat pass Differentially Interferometric Synthetic Aperture Radar (DINSAR) technology. The points of measurement shall be subject to the recommendation and approval of the County Engineer. The results shall be certified by a licensed geologist or registered civil engineer or licensed land surveyor and forwarded to the County Public Works, Engineering Department for review.

Annual GPS Measurement Updates. Thereafter, each permit holder shall update this data on at least an annual basis. This annual surveying for both vertical and horizontal ground movement shall be completed around the perimeter and throughout the interior of the District at all locations requested by the Director of Public Works, utilizing Global Positioning System (GPS) technology, in combination with a network of ground stations. The results shall be forwarded to the County Department of Public Works/Engineering for review at least once every six months. The results shall also be posted by the County on a designated website available to the general public such as is available at <http://www.yarn.org/subsidence/stations.html>. All field work, computations and other calculations shall conform with the National Geodetic Survey ("NGS") standards, with reference to the *Manual of Geodetic Leveling* (1948). All surveys shall be second-order or better. All single-point tie-ins shall be double-run; provided, however, that survey loops between two points on existing surveys may be single-run. All survey equipment shall be equal to or better than that accepted by the NGS for second-order surveys. The NGS procedures shall be followed at all times. The types of acceptable bench marks are: (a) brass rod driven to refusal or 9 meters (about 30 feet) and

fitted with an acceptable brass plate; or (b) permanent structure (head walls, bridges, etc.) with installed plate. Bench marks at well sites shall be situated so as to minimize the possibility of being destroyed during any subsequent work-over activity at the wells. Each bench mark shall be prominently marked so as to be plainly visible to work-over crews. The certified data from all surveys shall be submitted to the County Engineer within 60 days after leveling is completed.

Consequences of Detected Subsidence. In the event that GPS monitoring indicates that subsidence appears to be occurring at any of the selected monitoring points, no further permits shall be issued until the cause has been determined and a remedy has been fully implemented to successfully alleviate such subsidence to the satisfaction of the Director of Public Works. The accuracy of the monitoring shall be within 6 to 8 millimeters. Areas shall be considered unstable where an unexplained elevation change occurs of more than 0.02 feet (i.e., 0.24 inches).

VIBRATION

Vibration from exploration and operations in the Oil Field shall be kept to minimum levels. Whenever vibration is expected to reverberate to land uses off-site of the oil field, the operator shall be required to utilize vibration dampening equipment of the best available technology and to notify affected property owners a reasonable period of time prior to the occurrence. Furthermore, except in the case of emergencies, whenever vibration is expected to reverberate to land uses off-site of the oil field, the equipment causing such vibrations may only be operated between the hours of 7:30 a.m. and 5:30 p.m. Monday through Friday, excluding legal holidays.

LIGHTING

All lights related to the drilling, operation or maintenance of any oil or gas wells within the District shall be shielded and directed so as to confine direct rays to the oil field and to prevent spillover lighting effects onto off-site land uses. In addition, lighting in the Oil Field shall be utilized in a way that is sensitive to its potential impact on wildlife present in the Baldwin Hills.

PERIMETER FENCING

All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations as codified at California Code of Regulations Title 14, Article 3, Section 1778, as amended from time to time.

LANDSCAPING

A landscaping and beautification plan shall be prepared by the existing operator for the periphery of the District. Consideration shall be given to appropriate use of native plants. Within 120 days after adoption of this Ordinance, the landscaping and beautification plan shall be submitted to the Director for review and approval. The Director shall promptly forward a copy of the plan to the Advisory Committee and seek their input and suggestions. The operator shall make such changes to the plan as may be

necessary to obtain the Director's approval thereof. Within 12 months after its approval by the Director, the landscaping and beautification plan shall be fully implemented by the operator. Further, such landscaping shall be routinely inspected and be maintained in good condition. If at any time, in the Director's judgment, the operator is not proceeding in good faith with respect to its obligations under this Section, the Director may suspend processing of any future permits until full cooperation has been received from the facility operator, in addition to all other penalties and enforcement procedures allowed by law.

Appropriate landscaping of new individual well sites shall be determined as each permit is considered. Installation and maintenance of such landscaping shall be a condition of approval of any new wells which are approved.

PAINTING

All visible structures located at new or deepened well sites, or otherwise newly constructed or renovated, shall be painted or otherwise surfaced with non-reflective earth-tone colors that are compatible with the surrounding area and approved by the zoning administrator (after consultation with the Advisory Committee).

ROUTINE MAINTENANCE OF EXISTING WELLS

Within five years after adoption of this ordinance, all existing wells that are not painted as required by the preceding Section on Painting, or that are more than 10 years old, shall be repainted at least with non-reflective earth-tone colors that have been approved by the zoning administrator (after consultation with the Advisory Committee).

Routine maintenance that complies with the noise regulations set forth in this Chapter may be performed on equipment within the District between the hours of 7:30 a.m. and 7:30 p.m., Monday through Friday, except legal holidays. No routine maintenance shall be performed within the District after 7:30 p.m. or before 7:30 a.m. weekdays or any time on Saturdays, Sundays or legal holidays. This restriction shall not prevent maintenance activities that must be conducted in the event of an emergency.

APPLICATIONS FOR NEW WELLS OR RE-DRILLING EXISTING WELLS

Requirements. Any applicant for a drilling or re-drilling permit shall be required to file with the Director an application in writing on a form furnished for that purpose by the Director. The application shall be accompanied by all of the following:

- (a) a legal description of the oil and gas lease area and the surface operations area within which the applicant proposes to conduct petroleum operations and the maximum proposed depth of the drilling or re-drilling;
- (b) a plot plan showing the setback areas, surface location (including GPS coordinates) of the proposed well, existing and proposed tanks, wells, fences, and other facilities and appurtenant structures, and their relation to any existing hospital, sanitarium, place of worship, rest home, school, park, recreation area, dwelling or public right of way, or any other sensitive uses,

located within the distances set forth in this Chapter; provided, however, the applicant shall not be required to file any plot plan for any well whose surface location is located within an area for which a plot plan has been previously filed unless surrounding circumstances have materially changed;

- (c) the manufacturer's specifications for all equipment proposed to be installed at the proposed location;
- (d) a verified statement signed by the applicant certifying that the signer is duly authorized by the operator to make and file the application and that the signer has read the application and that it is true and correct to the best of the signer's knowledge and belief;
- (e) a certification that the means or method by which liquid spills will be removed from the site will conform to the regulations of the State Division of Oil and Gas; (f) photographs of the site and the surrounding area;
- (g) evidence that the applicant has provided notice of the proposed application to area homeowner associations and all other persons or entities previously expressing interest in such applications; and
- (h) such other information as may be reasonably required by the Director.

Prior to any hearings on a drilling or re-drilling application, the County shall notify area homeowner associations and all other persons or entities previously expressing interest in such hearings.

Consolidation. Modification of the standards set forth in this Chapter may be justified in order to encourage the consolidation of surface oil drilling facilities. Such modifications shall be reviewed and approved in the same manner as other exemptions, variances and modifications under the Zoning Code. An application for a drilling permit may include a request for review and approval of an overall plan for the location of gas and petroleum facilities, including future well bores, within a consolidated drill site. Upon approval of such plan, facilities and well bores located in accordance therewith shall be deemed to be in compliance with the requirements of this Chapter

FACILITY AUDIT AS A CONDITION PRECEDENT TO ANY NEW PERMITS

Before permits can be issued for drilling any new wells or for re-drilling any existing wells within the District, a comprehensive facilities safety audit of the entire oil field operations of the applicant within the Baldwin Hills Oil Field, including not only all operating wells and facilities, but also all abandoned wells, must have been completed within the past five years and all recommendations identified therein must have been fully implemented. In addition to the physical conditions of the site, operations and procedures manuals for employees and equipment at the facility shall be subject to review, as well as manuals addressing emergency planning and procedures.

Among other things, the required audit shall include a complete and comprehensive review of the fire fighting capabilities as per the most recent NFP A requirements, County Fire Code, County Fire Department Regulations, Culver City Fire Code, California Code of Regulations and API requirements, in coordination with the County and Culver City Fire Departments. Issues addressed shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities and fire foam requirements. This aspect of the audit shall be conducted in cooperation with the County Fire Chief and the Culver City Fire Chief.

Such audit shall be performed by a team of licensed petroleum engineers and related professionals within the County Fire Department's Petroleum-Chemical Unit (PCU) or selected and retained by the County for this purpose. The entire cost of performing such an audit shall be borne by the operator desiring the new permits. Until the facilities safety audit is fully implemented, permits for only the measures recommended in the audit can be issued, and no other permits can be issued. This audit program shall be modeled on the safety audit program conducted by the State Lands Commission for oil operations that they manage.

PERMITS FOR NEW WELLS AND OTHER NEW FACILITIES

List of Existing Wells. The list of all active or abandoned wells as of the date of this Ordinance is attached to this Ordinance as Attachment _____. The list differentiates between active wells, idle wells and abandoned wells. The list shall be accompanied by a map showing the location of each well. The County shall also post this list on a publicly-accessible website and shall update it promptly as new wells are drilled and existing wells are idle, or plugged and abandoned. This electronic map shall be prepared using GIS technology with 3-dimensional "fly through" capacity.

Conditional Use Permit. A conditional use permit shall be required for any new well, tank or other facility proposed to be drilled or installed at any location that is within line of sight from any residential, commercial, cultural or educational property. No permit for a new well shall be issued absent a determination that the targeted oil/gas reserves are not reasonably accessible from an existing well or that the location of the new well is otherwise in the public interest.

Steam Drive Plant. A conditional use permit shall also be required for all new steam drive plants in the District. Such plants shall be located at least one-quarter mile from the boundaries of the District. Furthermore, the location of new steam drive plants shall be situated so as to minimize their impact on uses surrounding the District.

Bioremediation Farms. A conditional use permit shall be required for all new or expanded bioremediation farms. All bioremediation farms shall be located at least one-quarter mile away from the boundaries of the District. Furthermore, the location of new bioremediation farms shall be situated so as to minimize their impact on uses surrounding the District.

Updated Equipment. As a general matter, state of the art equipment shall be used and installed following the adoption of this Ordinance. All pumping units located within the District shall be operated by electric motors so as to reduce impacts to surrounding land uses. Where new pumping units are installed, the operator shall use under-ground pumping units or seek the support of the Advisory Committee for above-ground pumping units.

Location. The zoning administrator may issue an administrative permit for any new well, tank or other facility provided the permit meets the standards set forth in this Chapter for well initiation and operations and further provided that a corresponding well located within line of sight from a residential, commercial, cultural or educational property is properly closed and abandoned according to state regulations and the property is restored and returned to natural condition and appearance before the new well is initiated. Whenever the zoning administrator intends to issue such a permit, the zoning administrator shall first inform the owner of the property adjacent to the Community Standards District and located nearest to the site of the proposed new well, as well as any other potentially affected property owner, of the preliminary determination that the new location will not be visible at least 30 days in advance of the determination to issue the new well permit and provide that owner with an opportunity to challenge the determination of no visual impact.

No steam generation plant, oil cleaning plant, water treating facility, or any other proposed structure, expected to have a human occupancy rate of more than 2,000 person-hours per year (CDMG 1999b) shall be constructed within 50 feet of a known active fault.

Depth. No drilling reaching or penetrating the Nodular Shale shall be approved. The depth of any proposed new drilling or re-drilling shall be limited to a level that does not exacerbate the risk of encountering extreme pressure pockets that could result in unanticipated emissions of hydrogen sulfide, methane gases, organic sulfides or any other dangerous, hazardous, harmful, noxious, bothersome or irritating gasses, vapors, odors or substances.

Term. Any permit issued according to the provisions of this Chapter shall expire one year from the date of issuance, and any and all privileges granted pursuant to such permit shall terminate, unless the permit holder has commenced drilling or re-drilling operations within the year following the date of issuance of the permit.

Acoustical Blankets. Whenever a new well is drilled or re-drilled, acoustical blankets shall first be installed around the well site to the satisfaction of the Director. All derricks and all drilling machines which produce noise and which are used in connection with said drilling or re-drilling operations shall be surrounded by soundproofing and fire-resistant material. Such soundproofing shall comply with accepted A.P.I. standards and shall be subject to fire department regulations. All doors and similar openings shall be kept closed during drilling operations, except for ingress and egress and necessary logging and well completion operations.

Derricks. All derricks and masts hereafter erected for drilling, re-drilling or remedial operations, or for use in production operations, shall be removed within thirty days after completion of the work unless otherwise ordered by the State Division of Oil and Gas.

Removal Of Equipment. All drilling equipment shall be removed from the drill site within thirty days following the completion or abandonment of the well unless otherwise ordered by the State Division of Oil and Gas.

Grading. Roads and other excavations and the well site shall be planned, constructed and maintained to control dust, mud, erosion, noise, and debris, so as to result in the least possible disfigurement of the natural environment and to keep soil erosion and aesthetic disfigurement to a minimum. The location and construction of all roads, culverts, excavations and drainage structures shall be subject to the approval of the zoning administrator and such special drainage, planting, spraying or control measures shall be installed as may be necessary to prevent excessive soil erosion or other damage. 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. The remainder of said access road shall be wet down during use, oiled, hard-surfaced, or maintained in such other fashion to limit dust.

Grading may only be undertaken on the site pursuant to a current County of Los Angeles Master Grading Plan stamped by a Registered Professional Engineer and approved by the Department of Public Works. Said Master Grading Plan shall conform to the provisions of the immediately preceding paragraph and to all of the following:

- (a) No new slope or fill shall have a gradient steeper than a one foot rise in a two foot horizontal measurement.
- (b) There shall be erosion control of all slopes, and on banks that are created by any drill site construction, so that no mud or other substances are washed onto public streets or surrounding property.
- (c) New drainage facilities, including but not limited to catch basins, swales, intercepter drains, or clarifiers shall be designed and installed as necessary to contain all mud or other substances from the drill site.

When any changes in the drainage pattern are anticipated, a hydrologic analysis shall be completed to evaluate the anticipated changes and associated increased runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulation, as specified in the Los Angeles County Department of Public Works Hydrology Manual (LACDWP 2006).

Geology. For any proposed grading in excess of 1,000 cubic yards, a site-specific geotechnical investigation shall be obtained by the applicant. The investigation shall be reflected in a report prepared and certified by a geologist licensed by the State of California. The report shall be submitted to the County Department of Public Works for

review and approval before any permits may be issued for such work and before commencing the work.

Furthermore, a site-specific geotechnical investigation shall be obtained by the applicant for all proposed permanent structures, including any new or expanded steam generating facility, oil cleaning plant, water treating facility, and oil storage tanks. 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 reflected in a report prepared and certified by an engineering geologist licensed by the State of California as an engineering geologist and shall be submitted to the County Department of Public Works for review and approval before any permits may be issued for such work and before commencing the work.

Additionally, for every proposed new steam generation plant, oil cleaning plant, water treating facility, or any other proposed structure expected to have a human occupancy rate of more than 2,000 person-hours per year (CDMG 1999b), the applicant must supply the County Department of Public Works with a report showing that the proposed facility is not located within 50 feet of a known active fault. This report shall be prepared by an engineering geologist licensed by the State of California.

Drainage/Runoff. For every proposed new facility in the District, a project-specific hydrologic analysis shall be obtained by the applicant to evaluate anticipated changes in drainage patterns and associated increased runoff when new equipment is added at the site. This analysis shall be prepared consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in the County Department of Public Works Hydrology Manual (LACDPW 2006), as may be modified from time to time. The analysis shall be reflected in a report prepared and certified by a civil engineer licensed by the State of California. This report shall be submitted to the County Department of Public Works for review and approval before any permits may be issued for such work and before commencing the work.

Parkland. Because the Oil Field is located within the area encompassed by the Baldwin Hills Park Master Plan, a Baldwin Hills Park reinvestment fund ("Reinvestment Fund") shall be established for the purpose of acquiring and restoring land in the District for public use pursuant to the Park Master Plan. The Reinvestment Fund will receive revenue for any new well or re-drilled well based on a formula that reflects an adjustable percentage of immediate and long-range oil and gas productivity from proposed drilling sites. Any and all transactions of the reinvestment fund will be administered in a manner consistent with public transparency laws under the authority of a local public agency to be selected by the County Board of Supervisors after receiving the recommendations of the Advisory Committee.

Cone Trust House. No permits shall be issued for any new well or other new oil facility that would adversely impact the Cone Trust House.

Archeology. In the event that potentially significant archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities

associated with the project, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist. Upon encountering such a potential cultural resource onsite, the applicant shall enter into a contract with a qualified archaeologist to evaluate the potential significance of the resource before any further work may be resumed. An appropriate Construction Treatment Plan shall be developed by the applicant's archaeologist and submitted to the zoning administrator for approval to ensure that all such discoveries are adequately recorded, evaluated, and, if significant, mitigated.

Special Features. The zoning administrator may impose any additional safety requirements that may be rendered necessary or desirable by the then existing special features (such as topography, nature of the use, proximity to buildings on adjoining property, height, type of buildings, proposed mitigation features and the nature of the oil field development).

ESHAs. The Natural History Museum of Los Angeles County Foundation conducted an ecological assessment of the Baldwin Hills in years 2000-2001. This assessment found that the Baldwin Hills provide important habitat for many animals dependent on coastal scrub. The California walnut is a plant species cited for conservation. The population of lance-leaf dudleya (*Dudleya lanceolata*) located on a sandy bluff near West Los Angeles College should also be protected. The California Department of Fish and Game has identified the garden slender salamander as a Species of Concern, and it may exist in the District. The peregrine falcon, burrowing owl, belted kingfisher, olive-sided flycatcher, Swainson's thrush, yellow warbler, yellow-breasted chat, blue grosbeak and tri-colored blackbird may also exist within the District and should be protected. It is important to maintain the Existing Healthy Habitat areas shown on Figure 10 of the Baldwin Hills Park Master Plan (Cal. Dep't of Parks & Rec., 2002). It is also important to honor the Habitat Links and restore the Priority Restoration Areas shown on Figure 10.

A. Sensitive Vegetation. No person shall conduct any activities that could remove or damage any existing California walnut tree or any lance-leaf dudleya (*Dudleya lanceolata*) plants in the District.

B. Existing Healthy Habitat Areas and Habitat Links. Prior to any work proposed in the Existing Healthy Habitat areas or Habitat Links shown on Figure 10 of the Baldwin Hills Park Master Plan, all of the following shall occur:

1. The applicant shall contract with a County-approved biologist who shall conduct pre-construction bird surveys in areas that would potentially impact nesting habitat for the Coastal cactus wren, California thrasher, peregrine falcon, burrowing owl, belted kingfisher, olive-sided flycatcher, Swainson's thrush, yellow warbler, yellow-breasted chat, blue grosbeak and tri-colored blackbird or other sensitive bird species. The surveys shall focus on protecting the bird species, including the vegetation supporting their breeding behavior and nesting locations.

2. The County-approved biologist shall also conduct pre-construction surveys in suitable habitat for coast horned lizard and garden slender salamander.
3. In circumstances where native vegetation is proposed to be removed or is susceptible of being damaged by the applicant, a County approved biologist shall be present during construction to ensure that wildlife (i.e. coast horned lizard, garden slender salamander and other sensitive wildlife) and bird species (Coastal cactus wren, California thrasher, peregrine falcon, burrowing owl, belted kingfisher, olive-sided flycatcher, Swainson's thrush, yellow warbler, yellow-breasted chat, blue grosbeak and tri-colored blackbird and other sensitive birds) are not present and not harmed. The biologist will be empowered to stop work if threats to the protected species are identified during monitoring.
4. Any authorized removal of native or non-native trees and riparian scrub vegetation must be performed outside the nesting season (generally March 1 to August 31) to avoid impacts to nesting special status of migratory birds.
5. If supported by the selected biologist, removal of vegetation that supports the identified species shall be performed at grade level and leave the roots in place to facilitate restoration. Procedures for timely re-establishment of vegetation that replicate the sensitive species habitat removed or disturbed (or, in the case of degraded habitats dominated by non-native species, replaces them with suitable native species) shall be submitted by the applicant to the zoning administrator for approval, including: (i) details concerning the salvaging, propagation and replanting of native plant species propagated from local genetic sources; and (ii) outlining objective minimum success criteria for habitat restoration efforts. If the operator is unable to restore the Existing Healthy Habitat or protect the Habitat Links upon completion of the proposed work, then the work shall be prohibited.

If the results of the biology surveys confirm the presence of special status animal species, then before commencing the proposed work the applicant must obtain and submit a Special Status Species and Habitat Protection Plan from a qualified biologist. This Plan shall identify how to avoid impacts to sensitive wildlife species resources and shall include, at a minimum each of the following:

1. A grading schedule so as to avoid breeding season of special status species, which in most cases shall be from March 1 through August 31.

2. Recommended buffer areas between construction activities and potential nesting habitat if the work were scheduled to occur during bird nesting seasons (generally March 1 through August 31).
3. Measures requiring protective fencing in areas where coast horned lizards or garden slender salamander are found; wildlife exclusion fencing shall be erected around all sensitive habitat areas before ground disturbance occurs and workers shall be prohibited from entering the protected areas. The on-site biologist shall clear the work area every morning before work begins to confirm the absence of coast horned lizard and garden slender salamander.

Upon completion of the work in an Existing Healthy Habitat or Habitat Link, the applicant shall, at a minimum, do all of the following:

1. Restore the Existing Healthy Habitat or Habitat Link to the satisfaction of the on-site biologist.
2. Implement measures preventing invasion and/or spread of invasive or undesired plant species to the satisfaction of the on-site biologist.
3. Monitor the success of the habitat restoration efforts for a period of 3 to 5 years, depending on habitat, or until success criteria are met using an approve biologist. Appropriate remedial measures, such as replanting native plants, erosion control or control of invasive plant species, shall be identified and implemented if it is determined that success criteria are not being met. Success criteria shall consider the functions and values of the special status species habitat being replaced.
4. Provisions for a project biologist specialized in native plant restoration, who shall direct all habitat restoration and revegetation efforts, including any salvaging of native plants and monitoring.

C. Priority Habitat Restoration Areas. Prior to any work proposed in a Priority Restoration Area shown on Figure 10 of the Baldwin Hills Park Master Plan, all of the following shall occur:

1. The applicant shall contract with a County-approved biologist who shall conduct pre-construction bird surveys in areas that would potentially impact nesting habitat for the Coastal cactus wren, California thrasher, peregrine falcon, burrowing owl, belted kingfisher, olive-sided flycatcher, Swainson's thrush, yellow warbler, yellow-breasted chat, blue grosbeak and tri-colored blackbird or other

sensitive bird species. The surveys shall focus on protecting the bird species, including the vegetation supporting their breeding behavior and nesting locations.

2. The County-approved biologist shall also conduct pre-construction surveys in suitable habitat for coast horned lizard and garden slender salamander.
3. In circumstances where native vegetation is proposed to be removed or is susceptible of being damaged by the applicant, a County approved biologist shall be present during construction to ensure that wildlife (i.e. coast horned lizard, garden slender salamander and other sensitive wildlife) and bird species (Coastal cactus wren, California thrasher, peregrine falcon, burrowing owl, belted kingfisher, olive-sided flycatcher, Swainson's thrush, yellow warbler, yellow-breasted chat, blue grosbeak and tri-colored blackbird and other sensitive birds) are not present and not harmed. The biologist will be empowered to stop work if threats to the protected species are identified during monitoring.
4. Any authorized removal of native or non-native trees and riparian scrub vegetation must be performed outside the nesting season (generally March 1 to August 31) to avoid impacts to nesting special status of migratory birds.
5. If supported by the selected biologist, removal of vegetation that supports the identified species shall be performed at grade level and leave the roots in place to facilitate restoration.
6. Procedures for timely establishment of vegetation that provides a suitable and healthy habitat for the sensitive species found in the area and removal of invasive non-native vegetation shall be submitted by the applicant to the zoning administrator for approval, including:
 - (i) details concerning the salvaging, propagation and planting of suitable native plant species propagated from local genetic sources;
 - and (ii) outlining objective minimum success criteria for habitat restoration efforts.

Upon completion of the work in a Priority Restoration Area, the applicant shall, at a minimum, do all of the following:

1. Establish a suitable and healthy habitat for the sensitive species found in the area to the satisfaction of the on-site biologist.
2. Implement measures removing invasive or undesired non-native plant species to the satisfaction of the on-site biologist.

3. Monitor the success of the habitat restoration efforts for a period of 3 to 5 years, depending on habitat, or until success criteria are met using an approved biologist. Appropriate additional remedial measures shall be identified and implemented if it is determined that success criteria are not being met. Success criteria shall consider the functions and values of the special status species habitat being restored.
4. Provisions for a project biologist specialized in native plant restoration, who shall direct all habitat restoration and revegetation efforts, including any salvaging of native plants and monitoring.

PERMITS FOR RE-DRILLING EXISTING WELLS

[RESERVED]

WELL ABANDONMENT

Upon the final and permanent cessation of all operations on any well -- or upon the revocation, neglect, or failure to obtain or to maintain in full force and effect under the provisions of this Chapter, the permit required to be obtained under this title from the Director -- the operator shall:

- (a) Abandon the well in accordance with the rules and regulations of the State Division of Oil and Gas; and
- (b) Remove from the premises all equipment used in connection with the well which is not necessary for the operation or maintenance of other wells in the vicinity; and
- (c) Cause all sumps, cellars, and ditches which are not necessary for the operation or maintenance of other wells in the vicinity, to be cleaned out and all oil, oil residue, drilling fluid, and rubbish removed therefrom; and the sumps, cellars, and ditches shall be leveled or filled. Furthermore, if such sumps, cellars, and ditches have been lined with concrete, the walls and bottoms shall be broken up, removed and properly disposed of; and
- (d) Cause the premises to be cleaned and graded and left entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances, and left in a clean and neat condition, and restored to the natural environment, all to the satisfaction of the zoning administrator; and
- (e) Diligently conduct work related to such abandonment until completion on Monday through Friday, excluding legal holidays, between the hours of 7:30 a.m. and 7:30 p.m.

IDLE WELLS

Any well that has not produced oil or natural gas or been used for fluid injection for a cumulative period of six (6) months during any consecutive 5-year period shall be treated as a new well for purposes of this Ordinance and must obtain a permit prior to resuming operations. Moreover, idle wells must have either a fluid level determined using acoustical, mechanical, or other reliable methods, or other diagnostic tests as approved by DOGGR before their operations are resumed.

PROHIBITED USES

Oil refineries shall be prohibited in the District. This prohibition does not prevent normal oil and gas production operations including the separation of oil, gas, gas liquids and water. The storage, handling, recycling and transportation of such materials is also permitted.

The operation of oil field recovery heaters shall be prohibited within the District.

Operations that would damage or destroy the Existing Healthy Habitat areas shown on Figure 10 of the Baldwin Hills Park Master Plan (Cal. Dep't of Parks & Rec., 2002) shall be prohibited. Additionally, operations that would conflict with establishing and maintaining the Habitat Links and restoration of the Priority Restoration Areas shown on Figure 10 is prohibited.

NOTICES

Required Notices. Each operator within the District must submit the following notices, in writing, to the zoning administrator, prior to commencement of said operation:

- (a) Change of idle well status to producing or injection status;
- (b) Intention to engage in secondary recovery operations;
- (c) DOGGR notice of intent to drill new well;
- (d) DOGGR permit to conduct new well drilling operations;
- (e) DOGGR final summary of operations and history report on new well completion;
- (f) Intention to install, remove, re-start or replace permanent production facilities (piping, vessels, tanks and equipment) that have been idle for more than five years;
- (g) DOGGR notice of intent to plug and abandon well;
- (h) DOGGR permit to conduct plugging and abandonment operations;
- (i) DOGGR report of well abandonment and history report on abandonment operations;

(j) In the event of a transfer of operator, the new operator of (or any person who acquires) any well, leasehold, property, or equipment appurtenant thereto, whether by purchase, transfer, assignment, conveyance, exchange or otherwise, within the District shall notify the zoning administrator within ten days of the transaction closing date. The notice shall contain the following: (1) the names and addresses of the person from whom and to whom the well(s) and property changed, (2) the name and location of the well(s) and property, (3) the date of acquisition, (4) the date possession was relinquished, (5) a description of the properties and equipment transferred, (6) the name, address, phone number and email address of the new operator's agent or person designated for service of notices, and (7) written acknowledgement by the new operator of all conditions of approval to drill, re-drill or operate the transferred well;

(k) In the event of suspension of drilling operations for more than five days, the operator of any well within the District shall notify the zoning administrator in writing, of the suspension of drilling operations. The operator shall notify the zoning administrator in writing upon the resumption of operations giving the date thereof;

(l) Notification of reportable oil and/or gas releases must be given to the zoning administrator immediately upon release. Additionally, the operator must complete and submit a copy of the community awareness and emergency response (CAER) form to the County within twenty-four hours of the occurrence;

(m) Notification of the following operations must be given to the zoning administrator in advance, but need not be in writing, when: (1) drilling operations start, and (2) plugging at base of fresh water and at the surface.

Designated Agent. Every operator of any well within the District shall designate an agent who is a resident of the County upon whom all orders and notices provided in this Chapter may be served. The mailing address, business address, telephone numbers and email address for such designated agent shall be provided to the County. Every operator so designating such agent shall, within ten days, notify the zoning administrator, in writing, of any change in such agent.

MISCELLANEOUS

Equipment. All drilling and production equipment shall be operated by muffled internal-combustion engines or by electric motors, drill rig engines shall utilize CARB/EPA Certification Tier II or better engines, or other methods approved by the CARB to reduce air emissions and noise to the maximum possible extent. Technological improvements in drilling and production methods shall be implemented as they may become, from time to time, available if capable of reducing factors of nuisance and annoyance. All motorized non-mobile production equipment that is audible from any property outside the District shall be required to use an electric motor rather than a combustion engine.

Tanks. All tanks used for the storage, production of oil, or the disposal of waste water shall conform to the following:

(a) Specifications and Regulations. All tanks shall conform to American Petroleum Institute specifications unless other more rigorous specifications are recommended by the Fire Chief. Furthermore, these petroleum storage tanks shall be designed, constructed, installed, and maintained in accordance with all applicable laws and regulations. All tanks shall be set back pursuant to the standards of the National Fire Protection Association as they presently exist or may hereafter be amended. Any existing tanks that do not meet these standards must be replaced with tanks that comply with these standards.

(b) Structural Requirements. All new storage facility tank facilities shall include an impervious liner of not less than forty ml to prevent seepage. Furthermore, if, as determined by any County inspector, any existing or new structure used or operated in connection with any oil operation is structurally unsound to the point of being hazardous, its usage shall be terminated immediately pending analysis by a licensed civil or structural engineer certifying to the County's satisfaction the safety and adequacy of said structure.

(c) Dikes and Capacity Requirements. For all new wells, containment facilities including walls and berms shall be designed and constructed so as to prevent the escape of fluids from the immediate storage area and be of sufficient size to contain one and one-half times the capacity of the largest tank.

(d) Safety Plans. All operators having control of oil storage tanks shall have in place a current SPCC Plan per 40 CFR Section 112, and copies of such plans shall be filed with the County Fire Department.

(e) Vapor Recovery Systems. All crude oil tanks equipped with lift and vent procedures shall have a sufficient vapor recovery system to ensure that at peak production volumes the venting occurs no more often than once every three months. A log shall be maintained of all atmospheric venting that occurs for such tanks. Copies of this log shall be filed with the zoning administrator and the Advisory Board on January 15th of each year.

Pipelines. All oil, gas and other hydrocarbons, except natural gas liquids ("NGL"), produced from any well in the District shall be shipped and transported through pipelines, except in case of an emergency. During any emergency situation produced oil and gas may temporarily be transported by truck until the emergency situation is resolved. NGLs shall be blended with the crude oil at the off-site gas plant to the maximum extent feasible to reduce the number of propane loading operations occurring at the facility.

Earthquakes. All oil and gas operations in the District shall be ceased immediately following any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel) that exceeds a ground acceleration of 13 percent of gravity (0.13 g). The operations shall not be resumed and associated pipelines utilized until all pipelines, storage tanks, and other infrastructure

have been inspected by the County to ascertain that all oil field infrastructure is structurally sound.

Employee Safety. The protection and safety of personnel employed by the operator shall at all times satisfy the requirements of the State Division of Industrial Safety and/or the regulations of the State Occupational Safety and Health Act, whichever is the more restrictive. In compliance with the Occupational Safety and Health Administration (OSHA) Hazard Communication Standard (HCS), a Hazard Communication Program shall be developed for employees and contractors. This shall include, at minimum, a written list of all the hazardous chemicals present in the workplace that is cross referenced to an updated Material Safety Data Sheet (MSDS). Proper warning labels and safety instructions shall be made available at sites throughout the field that are known to hold or emit potentially hazardous chemicals. Outside contractors shall be given a complete list of chemical hazards as well as standard precautions used by the oil field operator. This information shall be available to the public via a website established, updated and publicized by each operator producing oil or gas from the Oil Field.

Fire Safety. All drilling and oil/gas operations shall conform to all applicable fire and safety regulations. Each operator within the District shall provide a fire suppression system (deluge system) for its propane bullets.

Waste Disposal. All oil field waste shall be characterized and handled according to applicable County, State and Federal requirements, including Title 40 C.F.R. 262.11 and California Code of Regulations, Title 22, Section 66262.11. No person shall intentionally deposit, place, discharge or cause or permit to be placed, deposited or discharged any oil, naphtha, petroleum, asphaltum, tar, hydrocarbon substances, or any refuse including waste water and brine from any oil operation, or the contents of any container used in connection with an oil operation in, into, or upon the land within the District (except within an authorized tank or container), a public right-of-way, a storm drain or sewer, a sanitary drain or sewer or any portion of the Pacific Ocean. Notwithstanding the foregoing, treated waste water and brine may be discharged either into a sanitary sewer if a permit is obtained for such discharge from the Los Angeles County Sanitation Districts, or into an outfall approved by the Regional Water Quality Control Board.

Mapping. Within ninety (90) days after the effective date of this ordinance, each operator in the District shall submit to the County Engineering Department a plot plan indicating the approximate location of all active onshore pipelines regulated by the Department of Transportation and/or CSFM pipelines used in its operation, including waste water, and trunk and gathering lines to transport crude oil or petroleum products. Within one year after the effective date of this ordinance, each operator in the District shall submit to the County Engineering Department an ALTA survey indicating the exact location of all active onshore pipelines regulated by the Department of Transportation and/or CSFM pipelines used in its operation, including waste water, and trunk and gathering lines to transport crude oil or petroleum products.

Underground Pipelines. Within six (6) months after the effective date of this Ordinance, all pipelines located within 250 feet of any residential/commercial/ office/professional structure, school, place of worship or government building, shall be placed underground or covered with materials approved by the Director. Such covering shall be maintained in a neat, orderly and secure manner.

Sewer Connections. No connection shall be made to the County's sanitary sewer system for the purpose of handling industrial wastes from oil or gas wells, including waste water or brine, until a sewer connection permit has been obtained from the Los Angeles County Sanitation Districts. If a sewer connection permit is obtained for the purpose of handling industrial wastes from oil or gas wells, then the discharge line shall have an approved gate valve and shall provide an approved method of observing or testing the waste water for impurities.

Sanitation. Suitable and adequate sanitary toilet and washing facilities shall be installed on the oil operations site and shall be maintained in a clean and sanitary condition at all times.

Storage. Equipment which is not essential to the operation of the oil field shall not be stored on the oil operations site.

Electrical. All electrical equipment used shall be installed and maintained in accordance with all applicable State and County regulations.

Dust Control. Dust from the operations and activities of operators within the District shall be control through implementation of all recommended fugitive dust control measures set forth in the SCAQMD Guidelines, including watering, trackout control, soil moisture practices, limiting construction traffic speeds and covering potentially fugitive materials.

Trash Removal. All property within the District under the control of the oil operator, shall at all times be kept free of debris; pools of oil, water or other liquids; weeds and brush constituting fire hazard; and trash or other waste.

Annual Disposal Plan. On at least an annual basis, the operator shall prepare and implement an unused/abandoned equipment removal plan. This plan will identify all equipment at the site that is no longer in service and can be removed. The plan will identify a schedule for removal of the out of service equipment. The plan will be filed with the zoning administrator on or before January 10 every year. A copy of the annual plan shall be delivered concurrently to the Advisory Committee. A compliance report shall be filed with the zoning administrator every thirty days thereafter until all of the unused/abandoned equipment identified in the plan has been removed. Copies of the compliance reports shall be made available to the Advisory Committee.

Responsibilities Upon Completion. Within thirty (30) days after the completion of drilling, all waste materials, other than produced water, derived or resulting from, or connected with the drilling or redrilling of any well shall be removed from the District and reused onsite. In either event, such waste materials shall be processed or disposed of

according to all applicable County, State, and Federal regulations. Produced water may be reinjected for repressurization, waterflood, or disposal purposes as authorized or permitted by any applicable County, State or Federal law or regulation, or shall be disposed of off-site in accordance with all applicable County, State and Federal laws and regulations.

All non-hazardous drilling sumps shall be emptied within thirty (30) days after well completion in accordance with all applicable County, State, and Federal regulations within thirty (30) days after well completion. All materials in and around the sump shall be excavated and reused onsite or disposed of in accordance with all applicable County, State, and Federal regulations within thirty (30) days after well completion.

Upkeep of the Cone Trust House. The owner of the property that includes the Cone Trust House shall have the duty to keep in good repair all features of the structure and to protect it from deterioration, decay, damage or future disrepair. The County Historical Landmarks and Records Commission shall coordinate with the property owner to review the Cone Trust House for all reasonably necessary maintenance and repair to this structure.

Sensitive Vegetation. Operators within the District shall be obligated to maintain and protect all California walnut trees found on their property. Furthermore, those conducting oil operations on the sandy bluff near West Los Angeles College shall be obligated to protect the population of lance-leaf dudleya (*Dudleya lanceolata*) that exists at that location.

Archeology. At least once per year, each operator shall conduct an archeology workshop for its employees. This workshop shall be conducted by a qualified archaeologist. The operator shall notify the Director of the date, location and time of the workshop at least 30 days in advance. The Director shall appoint a staff planner to monitor the workshop. All construction personnel whose work includes any ground disturbance activities shall be required to attend the workshop. The workshop shall:

- (a) review the types of archaeological artifacts that may be uncovered;
- (b) provide examples of common archaeological artifacts to examine;
- (c) review what makes an archaeological resource significant to archaeologists and local Native Americans;
- (d) describe procedures for notifying involved or interested parties in case of a new discovery;
- (e) describe reporting requirements and responsibilities of construction personnel;
- (f) review procedures that shall be used to record, evaluate, and mitigate new discoveries; and

- (g) describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts.

Ombudsperson. All operators drilling or producing within the District shall identify an employee or authorized agent to serve as an Ombudsperson to respond to questions and concerns concerning the oil field operations. It shall be the responsibility of the Ombudsperson to ensure that the operator is complying with this Ordinance and the conditions of approval related to permits and approvals issued by the County or State and to facilitated, to the extent feasible, the prompt resolution of any issues that may arise relating to such matters. The name, title, email address and telephone number of the Ombudsperson shall be distributed twice per year to the Advisory Committee and any other persons requesting such information. This information shall also be made available on a suitable website. The telephone hotline number shall be posted in a visible and prominent location on all gated entrances to the operator's facility in a location prominently visible from a public right-of-way. The Ombudsperson shall be available on a 24 hour a day basis, 365 days a year, to respond within one hour after an initial call. The Ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve such issues. The 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 hotline registering complaints or concerns regarding the operation of the oil drilling and production facility. 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 made available to the Director and the Advisory Committee on a quarterly basis.

Newsletter. All operators within the District shall publish an informational newsletter semi-annually, which shall contain updated information on drilling, re-drilling, maintenance, repair and reworking activities. The newsletter shall be mailed to all homeowners associations that encompass any residential properties within three hundred feet of the Outer Boundary Line; all owners of property within five hundred feet of the perimeter of the District as shown in the records of the County Assessor's Office; and to any person or entity who has filed a written request therefore with the Ombudsman or Director. Such a request may be submitted in writing at any time during the calendar year and shall apply for the balance of such calendar year. The operator shall also make these newsletters available on a suitable website.

ENFORCEMENT

Complaints. The Division of Code Enforcement shall develop a complaint form for use by members of the general public concerned about oil or gas drilling or operations within the District, including any perceived violations of this Chapter. The form shall be available online and in the County Code Enforcement offices. The identity of the person filing the complaint may be provided, but shall not be required. A complainant who chooses to identify himself or herself shall be entitled to a response if he or she indicates that a response is requested. The complaint form shall include a space that invites the complainant to mark to indicate whether a response is requested. A complainant shall be

allowed to add as much text to explain the complaint as he or she wishes. Normally a complaint shall be resolved within 30 days or less. In any event, within 45 days the County shall provide a status report to any complainant who indicates a desire for this response. A complainant not satisfied with the resolution by the code enforcement officer shall have the right to describe the complaint to the Regional Planning Commission at one of its regularly scheduled hearings. Furthermore, the outcome of those proceedings may be appealed to the Board of Supervisors.

Reports Of Violations. It shall be the duty of the zoning administrator to promptly report to the appropriate local, state or federal enforcement agencies any violations of local, state or federal laws, rules and/or regulations which may be observed and to cooperate fully with such local, state and federal enforcement agency to terminate such violations.

Powers Of Suspension. The zoning administrator shall have the primary responsibility for enforcing the provisions of this Chapter. In the event the zoning administrator is unable to obtain compliance with any of the terms and provisions of this Chapter, or of any resolution of the Board of Supervisors adopted pursuant hereto, immediate cessation of operations may be ordered.

Penalties. Penalties for any noncompliance with the terms of this Chapter shall be punishable by fines and/or criminal prosecution. Except in extra ordinary circumstances, the amount of the fine shall not exceed \$10,000 per day. Each day of noncompliance constitutes a separate offense. The remedies or penalties provided by this Code are cumulative to each other and to other remedies or penalties available under all other laws of this state and shall not be construed to restrict any remedy provided by law.

WORKING DRAFT