

**A. Intent and Purpose**

The Baldwin Hills Community Standards District (CSD) is established to provide a means of implementing limitations, safeguards and controls for activities related to drilling for and production of oil and gas within the Inglewood Oil Field located in the Baldwin Hills area of Los Angeles County. The purpose of these supplemental regulations is to conduct oil field operations in harmony with adjacent land uses, reduce or minimize potential adverse impacts of oil production operations, limit oil production to areas where it is most compatible with surrounding land uses and enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety and general welfare of people living, working and recreating in the surrounding areas.

**B. District Boundaries**

The boundaries of the district are as shown on the map following this section.

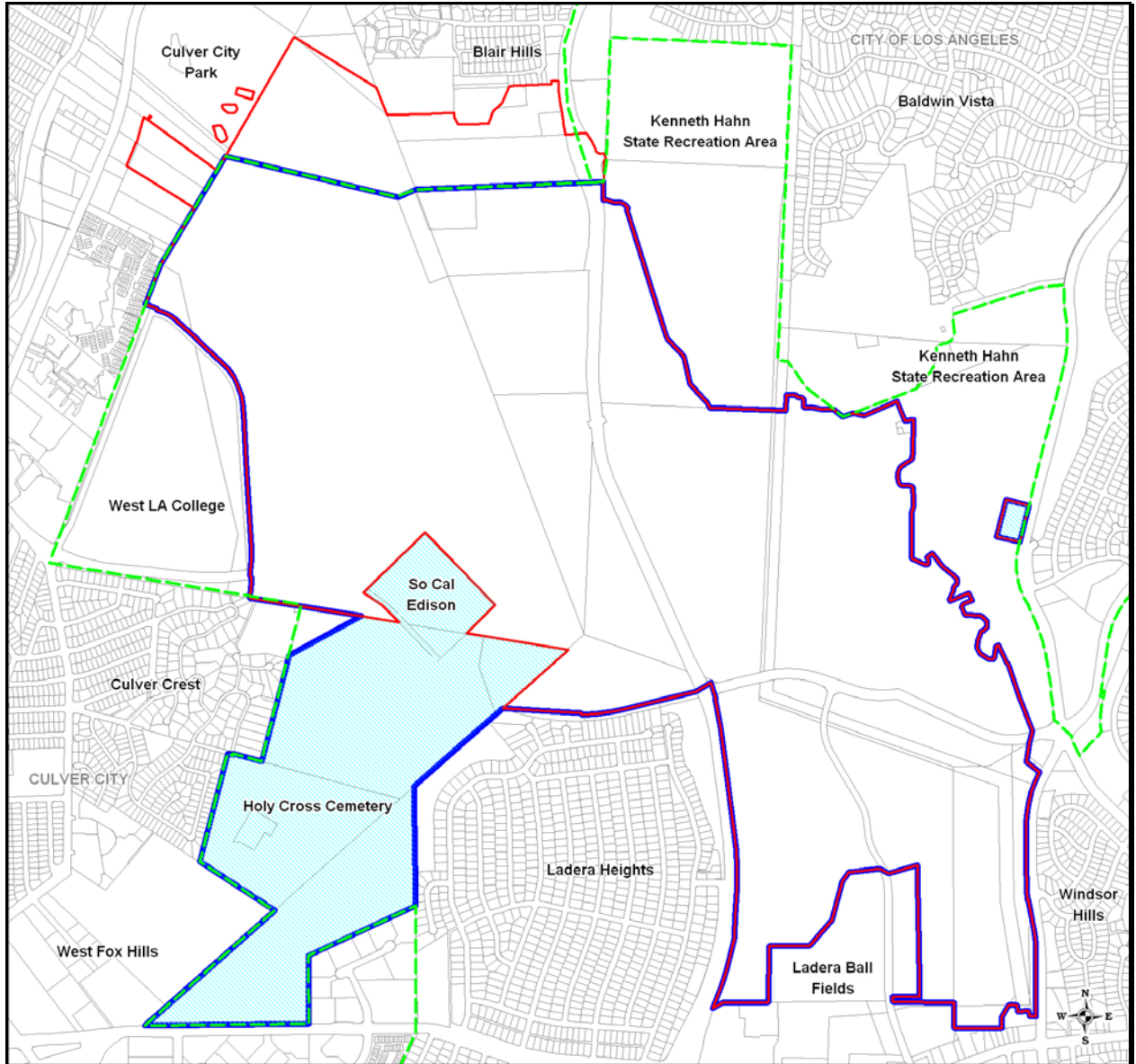
**C. Definitions**

The terms used in this Section shall, unless the context indicates otherwise, have the respective meanings herein set forth. 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.

**Abandonment.** "Abandonment" means the permanent plugging of a well, pipeline, or other facility in accordance with the requirements of Division of Oil and Gas Geothermal Resources (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.

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Baldwin Hills Community Standards District Boundaries



**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.

**Biological Restoration Priorities for the Baldwin Hills Area.**

**Priority 1:** Degraded habitat with high restoration potential.

1. Existing healthy habitat as shown in Figure 10 of the Baldwin Hills Park Master Plan.
2. The vegetation includes representatives of the native plant community with considerable non-native plant species.
3. Soils and natural topography are largely intact.
4. Habitat is of sufficient size that edge effects would be minor or moderate.

**Priority 2:** Degraded habitat with high restoration priority.

1. The vegetation may be dominated by non-native plant species.
2. Soils and natural topography may be highly modified.
3. Area is identified as an important linkage between two or more areas of existing healthy habitat or habitat with high restoration potential.

**Priority 3:** Degraded habitat with some restoration potential.

1. The vegetation is dominated by non-native plant species.
2. Soils and natural topography are highly modified.
3. Area is not identified as an important area for habitat connectivity.

**Low Priority:** Highly degraded area with little restoration potential.

1. The area is not vegetated or vegetation is dominated by non-native plant species or landscaping.
2. Area is not adjacent to healthy habitat or areas with high restoration potential.

**Bioremediation Farm.** "Bioremediation Farm" shall mean an area of land with the oil field that is used for soil remediation through contamination removal efforts.

**Blowout Preventer.** "Blowout preventer" shall mean a mechanical, hydraulic, pneumatic or other device or 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.

**CalARP.** "Cal ARP" shall mean the California Accidental Release Prevention Program.

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

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

**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 Chapter when work at the well is suspended, either temporarily or permanently.

**Conditional Use Permit.** "Conditional Use Permit" shall mean 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.

**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.

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

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

**Developed Area.** "Developed area" shall mean:

- a. The property boundary of any residential, commercial, or office/professional building, except any occupied office/professional building or other structure on the oil field and used by any Operator for administrative functions associated with Oil Operations; or
- b. The property boundary of any public park, beach or recreation area which has been developed and opened for public use.

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

**District.** "District" shall mean the area of land located in the Baldwin Hills regulated by this CSD as shown in the figure referenced in Section B of Title 22.44.XXX.

**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 and, 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, redrilling or reworking of a well or wells located thereon.

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**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 Baseline Noise Levels.** "Existing Baseline Noise Levels" shall be defined as the baseline noise levels determined in the 2008 Baldwin Hills Community Standards District Environmental Impact Report, or updated baseline noise levels that are approved by the Director. In no cases shall baseline noise levels include any drilling operations.

**Fire Chief.** "Fire Chief" shall mean the Fire Chief of 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 produces less than 20 barrels (bbls) of oil or less than 100 one thousand cubic feet (mcf) of gas within a ninety consecutive day period, or has not been used for fluid injection for a cumulative period of six (6) months during any consecutive five-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.

**Lessee.** "Lessee" means a person, company, or corporation that, pursuant to the terms of any lease with the owner of land, possesses the right to explore, develop and produce oil, gas or

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other hydrocarbon substances from said land, or, in the case of a ground lease (e.g. a drillsite lease or tank farm lease), "Lessee" means a person, company, or corporation that, pursuant to said lease, possesses the right to occupy and use any portion of the land for the purposes stated in such lease.

**Lessor.** "Lessor" means the owner of the land subject to a lease.

**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 Operations as well as any other work necessary to reduce public health or safety hazards, other than Drilling, Redrilling or Reworking, as those terms are defined in this Section.

**Multiple Well Site.** "Multiple Well Site" shall mean two (2) or more wells within a surface area primarily used for the Drilling and production of oil and/or gas.

**New Well.** "New Well" shall mean a new well bore or well hole established at the ground surface or the deepening of an existing well. An abandoned well that is re-entered shall be considered a new well.

**NFPA.** "NFPA" shall mean the National Fire Protection Association.

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

**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, redrilling, reworking 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).

**Oil Operation Site.** "Oil Operation Site" and "Oil Operations Site" shall mean the physical location where oil operations are conducted except for any portion of the property utilized solely

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for administrative work (e.g. office buildings) and except for any portion of the property which the owner is actively using for another purpose.

**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.

**Ordinance.** "Ordinance" shall mean this Baldwin Hills Community Standards District Ordinance.

**Outer Boundary Line.** The term "Outer Boundary Line" 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 CSD cover the Inglewood Oil Field and on which surface Oil Operations and/or gas operations are currently being conducted, and depicted on the map contained in Subsection B of Title 22.44.XXX. 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.

**Owner.** "Owner" shall mean a person, firm, corporation, partnership, or association who owns a legal or equitable title in and to any of the real property encompassed within the District.

**Permanent Structure.** "Permanent Structure" shall mean any building that is expected to have a human occupancy rate of more than 2,000 person-hours per year, any new oil or produced water tank, any new oil, gas or water processing facilities, and any steam drive plant facility. Oil wells would not be considered permanent structures.

**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.



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**Redrilling.** "Redrilling" means any drilling operation, conducted to recomplete an existing well in the same or different zone where the well is deeper than the initial well depth.

**Regional Water Quality Control Board.** "Regional Water Quality Control Board" or "RWQCB" shall mean the Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

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

**Source of Ignition.** "Source of Ignition" shall mean any flame, arc, spark or heated object or surface capable of igniting liquids, gases or vapors.

**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.

**SPCC.** "SPCC" shall mean the Spill Prevention, Control and Countermeasure Plan that meets the regulatory requirements of 40 CFR Part 112 (EPA).

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

**SWPPP.** "SWPPP" shall mean the Stormwater Pollution Prevention Plan that meets the requirements specified the Regional Water Quality Control Board.

**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.

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

**Well Site.** “Well Site” shall mean one well within a surface area primarily used for the drilling and production of oil and/or gas.

**Workovers.** “Workover” shall mean any downhole maintenance operation on an existing well. Workovers do not involve any drilling activities.

**D. Area-Specific Standards**

1. Operational Limits. No drilling, or other oil and gas related operations shall be allowed within the portions of the District that includes the Edison facilities and the Holy Cross Cemetery or on the parcel east of La Brea. These areas are depicted on the Figure included in Subsection B of Title 22.44.XXX.

**E. District-Wide Standards**

The following Standards shall apply throughout the entire District.

1. Fire Protection and Emergency Response. The Operator shall be subject to the following provisions:

a. Within 120 days of the effective date of this District, the Operator shall conduct a third-party review and audit of the facility fire fighting capabilities as per the most recent NFPA requirements, Los Angeles County Fire Code, Los Angeles County Fire Department Regulations, California Code of Regulations and API requirements, in coordination with the County and Culver City Fire Departments. The third-party auditor shall be approved by the Los Angeles County Fire Department. Issues addressed should include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Los Angeles County Fire Department for approval. The corrective action plan shall identify the non-compliance item, describe the corrective action to be taken, and provide the estimated

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completion time for the corrective action. The Operator shall submit to the Los Angeles County Fire Department monthly updates on the corrective action plan until such time as all corrective actions have been completed.

b. Within 120 days of the effective date of this District, the oil field operator shall implement a Community Alert Notification System (CAN) for automatic notification of area residences and businesses in the event of an emergency at the oil field.

c. The facility shall develop sufficient spill containment response training and equipment onsite so that the largest spill can be responded to and contained in a timely manner.

d. Within 30 days of the effective date of this District, the Operator shall provide to the Director and Los Angeles County Fire Department a copy of the current Emergency Response Action Plan for the oil field. The Operator shall maintain and implement the Emergency Response Action Plan (ERAP), which meets the requirement of the Environmental Protection Agency regulations.

e.

2. Air Quality and Public Health. The Operator shall be subject to the following provisions:

a. The Operator shall obtain emission offsets or RECLAIM credits as required by SCAQMD Regulation XIII and/or Regulation XX for new and modified permitted emission sources. Emission offsets shall be required for all emission increases associated with stationary sources.

b. No flare shall be installed at the steam drive plant, if constructed. The Operator shall connect the steam drive plant, if constructed, to the existing gas plant to eliminate the need for flaring at the steam drive plant.

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c. The Operator shall provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide at each well drill site. At all times during drilling and redrilling operations, the operator shall maintain monitoring equipment that shall monitor and digitally record the levels of hydrogen sulfide and total hydrocarbon vapors. Monitors shall be installed on each drill rig as well as at a set distance from the drilling operations. Such monitors shall provide automatic alarms that are audible or visible to the operator of the drilling equipment, and shall be triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. The alarms and actions to be taken shall be as follows;

i. At a hydrogen sulfide concentration of 5 parts per million, the Operator will investigate the source of the hydrogen sulfide emissions and take corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log.

ii. At a hydrogen sulfide concentration of 10 parts per million, the Operator shall shutdown the drilling operations, until the source of the hydrogen sulfide emissions has been eliminated. The corrective action taken shall be documented in the drilling log. As soon as possible after an alarm event is received, and no later than four hours thereafter, the operator shall notify all appropriate agencies including the Culver City Fire Department, the Los Angeles County Fire Department -- Hazardous Materials Unit, the DOGGR, and the SCAQMD.

iii. At a total hydrocarbon concentration of 500 parts per million, the Operator will investigate the source of the hydrocarbon emissions and take corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log.

iv. At a total hydrocarbon concentration of 1,000 parts per million, the Operator shall shutdown the drilling operations, until the source of the hydrocarbon emissions has been eliminated. The corrective action taken shall be documented in the drilling log. As soon as possible after an alarm event is received, and no later than four hours thereafter, the

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operator shall notify all appropriate agencies including the Culver City Fire Department, the Los Angeles County Fire Department -- Hazardous Materials Unit, the DOGGR, and the SCAQMD.

d. The Operator shall provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide at each well workover or reworking site. At all times during well workover/reworking operations, the operator shall maintain monitoring equipment that shall monitor and digitally record the levels of hydrogen sulfide and total hydrocarbon vapors. Monitors shall be installed at a set distance from each well workover/reworking rig. Such monitors shall provide automatic alarms that are audible or visible to the operator of the well workover/reworking equipment, and shall be triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. The alarms and actions to be taken shall be as follows;

i. At a hydrogen sulfide concentration of 5 parts per million, the Operator will investigate the source of the hydrogen sulfide emissions and take corrective action to eliminate the source. The corrective action taken shall be documented in the well workover/reworking log.

ii. At a hydrogen sulfide concentration of 10 parts per million, the Operator shall shutdown the well workover operations, until the source of the hydrogen sulfide emissions has been eliminated. The corrective action taken shall be documented in the workover/reworking log. As soon as possible after an alarm event is received, and no later than four hours thereafter, the operator shall notify all appropriate agencies including the Culver City Fire Department, the Los Angeles County Fire Department -- Hazardous Materials Unit, the DOGGR, and the SCAQMD.

iii. At a total hydrocarbon concentration of 500 parts per million, the Operator will investigate the source of the hydrocarbon emissions and take corrective action to eliminate the source. The corrective action taken shall be documented in the well workover/reworking log.

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iv. At a total hydrocarbon concentration of 1,000 parts per million, the Operator shall shutdown the well workover/reworking operations, until the source of the hydrocarbon emissions has been eliminated. The corrective action taken shall be documented in the well workover/reworking log. As soon as possible after an alarm event is received, and no later than four hours thereafter, the operator shall notify all appropriate agencies including the Culver City Fire Department, the Los Angeles County Fire Department -- Hazardous Materials Unit, the DOGGR, and the SCAQMD.

e. The Operator shall provide for the monitoring of total hydrocarbon vapors at the gas plant. At all times during gas plant operations, the operator shall maintain monitoring equipment that shall monitor and digitally record the levels of total hydrocarbon vapors. Such monitors shall provide automatic alarms that are audible or visible to the operator of the gas plant, and shall be triggered by the detection of total hydrocarbon vapors. The alarms and actions to be taken shall be as follows;

i. At a total hydrocarbon concentration of 500 parts per million, the Operator will investigate the source of the hydrocarbon emissions and take corrective action to eliminate the source. The corrective action taken shall be documented in the gas plant log.

ii. At a total hydrocarbon concentration of 1,000 parts per million, the Operator shall shutdown the gas plant operations, until the source of the hydrocarbon emissions has been eliminated. The corrective action taken shall be documented in the gas plant log. As soon as possible after an alarm event is received, and no later than four hours thereafter, the operator shall notify all appropriate agencies including the Culver City Fire Department, the Los Angeles County Fire Department -- Hazardous Materials Unit, the DOGGR, and the SCAQMD.

f. Prior to this issuance of any new drilling permits, the Operator shall prepare a hydrogen sulfide and total hydrocarbon vapor monitoring plan that will specify the number and location of monitors that will be used for drilling, redrilling, reworking, well

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workovers, and the gas plant. This plan shall be submitted to the Director for review and approval prior to the issuance of any new well drilling permits.

g. All drilling rig engines shall be Tier 2 or better certified engines, or other emission control technologies to achieve the same level of emission reduction;

h. Portable Flare. The Operator shall use a gas buster and portable flare as part of drilling operations. The gas buster shall be designed to remove gas from drilling muds prior to the muds being sent to the shaker table, and direct gas recovered from the drilling muds to the portable flare for combustion.

i. Oil Tank Pressure Monitoring. Within 180 days of the effective date of this District, the Operator shall install a pressure monitoring system that will continuously measure and digitally record the pressure in the vapor space of tanks that contain crude oil. The detection system shall be capable of monitoring pressure in the vapor space of the tanks and shall be capable of notifying the operator via an alarm when the pressure in the tanks gets within 10 % of the tank relief pressure. In the event of an alarm, the operator shall take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log.

j. Tank Vapor Recovery Compressor Upgrades. If hatches on the crude oil tanks are determined to lift and vent to atmosphere on a regular basis (more than once per quarter on any tank), then the Operator shall increase the capacity of the vapor recovery system to handle the peak production volumes.

k. Odor Suppressant. The Operator shall utilize an odor suppressant when loading material into the bioremediation farms, or tilling material at the bioremediation farms.

l. Odor Suppressant for Drilling Operations. The Operator shall use an odor suppressant spray system on the mud shaker tables for all drilling operations.

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

n. Meteorological Station. Within 120 days of the effective date of this District, the Operator shall submit an application to the SCAQMD for the installation of a meteorological station at the Inglewood Oil Field that meets the requirements of the U.S. EPA guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The meteorological station shall be installed within 120 days of receipt of approval from the SCAQMD. The Operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD. The Operator shall maintain the data files for the meteorological station for a period of not less than five years.

o. Second Generation Heavy Duty Diesel Catalysts on all Drill Rig Engines. The Operator shall install second generation heavy duty diesel catalysts on all drill rig engines. The catalysts shall be capable of achieving 90 percent reductions for hydrocarbons, and particulate matter smaller than 10 microns.

p. Setbacks. The following setbacks shall apply within the District for new wells or existing wells that are deepened beyond their permitted depth.

i. Maintaining a setback of 400 feet from Developed Areas as defined in Subsection C of Title 22.44.XXX.

ii. Maintain a setback of 20 feet from public roadways.

q. Construction Schedule. The operator shall limit construction of the steam drive plants and the water treatment plants to different schedules so that construction activities do not overlap.



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r. Fugitive Dust Control Plan. Within 90 days of the effective date of this District, the Operator shall prepare and implement a Fugitive Dust Control Plan that follows the SCAQMD recommendations for fugitive dust mitigation. The Fugitive Dust Plan shall be approved by the Director. The plan could include measures such as:

- i. Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout;
- ii. Use a gravel apron, 25 feet long by road width, to reduce mud/dirt trackout from unpaved truck exit routes;
- iii. Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition;
- iv. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup;
- v. Prohibit demolition activities when wind speeds exceed 25 mph;
- vi. Apply water every 3 hours to disturbed areas within a construction site;
- vii. Require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe;
- viii. Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement;
- ix. Replace ground cover in disturbed areas as quickly as possible;
- x. All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches;
- xi. Install pipe-grid trackout-control device to reduce mud/dirt trackout from unpaved truck exit routes;

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- xii. Install gravel bed trackout apron (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) to reduce mud/dirt trackout from unpaved truck exit routes;
- xiii. Require paved interior roads to be 100 feet long, 12 feet wide per lane and edged by rock berm or row of stakes, or add four-foot shoulder for paved roads;
- xiv. Limit maximum speed on unpaved roads to 25 miles per hour;
- xv. Implement watering twice a day for industrial unpaved road;
- xvi. Apply chemical dust suppressant annually to unpaved parking areas;
- xvii. Require construction of three-sided enclosures with 50 percent porosity around storage piles;
- xviii. Water storage piles by hand or apply cover when wind events are declared;
- xix. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days);
- xx. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land;
- xxi. Plant vegetative ground cover in disturbed areas as soon as possible; and
- xxii. Install wheel washers where vehicles enter and exit unpaved areas onto paved roads, or wash off trucks and any equipment leaving the site each trip.

3. Safety and Risk of Upset. The Operator shall be subject to the following provisions:

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a. Butane and heavier gas liquids at the gas plant shall be blended with the crude oil to the allowable pipeline system vapor pressure limits and butane+ storage shall be limited to 10,000 gals;

b. Within 90 days of the effective date of this District, of Operator shall install fire-proofing insulation on the propane and natural gas liquids bullets. The fire-proofing insulation shall have a minimum four-hour fire rating.

c. Operator shall ensure that installation of the steam drive plant, if constructed, is located at least 1,000 feet from the closest residences.

d. Prior to this issuance of any new drilling permits, the Operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to ensure compliance with Los Angeles County Fire Code, API 2510, API 2510a and SPCC and emergency response plans requirements. The third-party auditor shall be approved by the Los Angeles County Fire Department. The review shall include a seismic assessment of equipment to withstand the maximum credible earthquake by a seismic engineer in compliance with Local Emergency Planning Committee Region 1 CalARP guidance. The audit results and any corrective action plan shall be submitted to the Los Angeles County Fire Department for approval. The corrective action plan shall identify the non-compliance item, describe the corrective action to be taken, and provide the estimated completion time for the corrective action. Items requiring corrective action as a result of the audit shall be prioritized as follows: Priority 1-Significant potential for serious: personal injury, negative environmental impact, property damage or hazardous material release. Priority 2-Moderate potential for serious: personal injury, negative environmental impact, property damage or hazardous material release. Priority 3-Low potential for serious: personal injury, negative environmental impact, property damage or hazardous material release. Priority 4-Housekeeping and other maintenance items. Priority 1 items shall be resolved to the satisfaction of the Los Angeles County Fire Department

prior to the issuance of any new drilling permits. The Operator shall submit to the Los Angeles County Fire Department monthly updates on the corrective action plan until such time as all corrective actions have been completed.

e. The Operator shall ensure that all existing tank areas at the field, where physically possible, and all the new tank areas have secondary containment (berms and walls) that can contain at least 110% of the largest tank volume to prevent spills from entering the retention basin areas.

f. The retention basins shall be adequately sited, inspected, maintained and operated to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.

g. Blowout Prevention. In all cases protection shall be provided to prevent blowout during oil operations as required by and in conformance with the requirements of the GOGGR and the safety orders for drilling and production of the State Division of Industrial Safety. All bolts for blowout prevention flanges and kill valves at casing head shall be kept free of fluids to allow for routine inspection at any time.

4. Geotechnical. All grading shall be subject to review and approval by the Department of Public Works. In addition, the Operator shall be subject to the following provisions:

a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards. The investigation shall be completed by a California Professional Geologist and submitted to the Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division for review and approval, in conjunction with an application for a revised grading permit.

b. No slope of cut or fill shall have a gradient steeper than one to one

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- c. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.
- d. Cuts and fills shall be minimized to avoid erosion and visual impacts.
- e. Slopes shall be restored to their original grade once use has been discontinued.
- f. Within 90 days of the effective date of this District, the Operator shall submit to DOGGR and Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division for approval an implementation plan for determining the accumulated ground movement (subsidence and/or uplift/rebound) (since post-Baldwin Hills Reservoir failure studies). The plan shall identify the measurement locations that shall be used and shall include points within the vicinity of and in the Inglewood Oil Field. Measurements shall be made using repeat pass Differentially Interferometric Synthetic Aperture Radar technology. Within 60 days of approval of the plan, the Operator shall conduct the accumulated ground movement study. The study results shall be forwarded to the DOGGR and Los Angeles County Public Works, Geotechnical and Hazardous Materials Engineering Division, for review and approval.
- g. Within 180 days of the effect date of this District, the Operator shall submit to DOGGR and Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division for approval an annual ground movement (subsidence and/or uplift/rebound) monitoring plan. The plan shall include both vertical and horizontal ground movement, and shall utilizing Global Positioning System technology. The plan shall identify all measurement locations that will be used as part of the annual monitoring effort, and shall include points within the vicinity of and in the Inglewood Oil Field. The operator shall

conduct the ground movement monitoring one per calendar year. The results of the annual monitoring survey shall be forwarded to the DOGGR and Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division, for review and approval.

h. In the event that Global Positioning System monitoring indicates that ongoing ground movement is occurring in the vicinity of or in the Inglewood Oil Field, the DOGGR in consultation with Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division and the Operator, shall determine if adjustments in water flood operations could be made that might alleviate such ground movement. The Operator shall implement any water flood operations adjustments that DOGGR determines are necessary to alleviate the ground movement.

i. Injection pressures associated with secondary recovery operations (i.e., water flooding) shall not exceed reservoir fracture pressures as specified in California Code of Regulations Title 14, Division 2, Section 1724.10, and as approved by the DOGGR.

j. In the event that the steam generation plant, oil cleaning plant, water treating facility, is constructed, or any other proposed structure would be considered “structures for human occupancy”, i.e., expected to have a human occupancy rate of more than 2,000 person-hours per year (California Division of Mines and Geology 1999b), such structures shall not be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California Certified Engineering Geologist. Following the investigation, no such structure shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Los Angeles County Department of Public Works, Geotechnical and Hazardous Materials Engineering Division, for review and approval.

k. A site-specific geotechnical investigation shall be completed for all proposed permanent structures, including the steam generating facility, oil cleaning plant, water

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treating facility, and oil storage tanks. The investigation shall include analysis and recommendations associated potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California Certified Engineering Geologist and submitted to the Los Angeles County Public Works, Geotechnical and Hazardous Materials Engineering Division, for review and approval. In no case shall the steam generating facility, new oil cleaning plant, new water treating facility, or new oil storage tanks be placed within 50 feet of a known active fault.

I. Within 180 days of the effective date of this District, the Operator, in coordination with the Caltech Seismological Laboratory, shall install an accelerometer at the Inglewood Oil Field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer shall be recorded at the oil field, and transmitted in real-time to the Caltech Seismological Laboratory. The Operator shall cease operations and inspect all onsite oil field-related pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the Inglewood Oil Field of 13 percent of gravity (0.13 g). The Operator shall not reinstitute operations of the Inglewood Oil Field and associated pipelines until it can be determined that all oil field infrastructure is structurally sound.

m. Within 180 days of the effective date of this District, the Operator shall conduct a seismic assessment of the oil tanks to withstand the maximum credible earthquake. The seismic assessment shall be prepared by a seismic engineer, and shall follow the Local Emergency Planning Committee Region 1 CalARP guidance. The Operator shall implement all recommendation that result from the seismic assessment. The seismic assessment shall be submitted to the Los Angeles County Public Works, Geotechnical and Hazardous Materials

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Engineering Division, for review and approval. Within 180 days of completion of the seismic assessment all recommendations shall be implemented by the Operator.

n. The Oil field Operator shall maintain and implement a Pipeline Management Plan that meets the requirements of the DOGGR regulations.

o. The Stormwater Pollution Prevention Plan (SWPPP) required by NPDES General Permit No. CAS00002 shall be updated prior to new construction activities as required by the RWQCB.

p. Within 120 days of the effective date of this District, the Operator shall submit to the Director for review and approval an Erosion Control Plan that details the Best Management Practices that will be used on the site to control Erosion. The plan could include measures such as:

i. Graded areas shall be stabilized with riprap (i.e., crushed stone) or other ground cover as soon as grading is completed. The surface of slopes shall be roughened during the construction period to retain water, increase infiltration, and facilitate establishing vegetation. Tracked machinery shall be operated up and down (parallel with) slopes to leave horizontal (perpendicular) depressions in the soil, which run across the slope, on the contour;

ii. Slope breaks, such as diversions, benches, or contour furrows shall be constructed to reduce the length of cut- and fill-slopes, thus limiting sheet and rill erosion and preventing gully erosion;

iii. Sediment barriers shall be used around construction areas to retain soil particles on-site and reduce surface runoff velocities during rainfall events. Sediment barriers could include straw bales, silt fences, and gravel and earth berms. Silt fences shall be placed on slope contours in areas where shallow overland flow is anticipated;



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iv. Temporary and permanent drainages shall be employed, as necessary, to reduce slope erosion and prevent damage to construction areas. Sheet flow across or toward a disturbed area shall be intercepted and conveyed to a low to moderate gradient (1 to 5 percent slope) sediment basin, erosion-resistant drainage channel, or a level, well-vegetated area. Drainages would include swales, diversion dikes, and slope drains; and

v. Waterbars, rolling dips, and outcropping roads shall be constructed as part of new road construction to disperse runoff and reduce the erosive forces associated with concentrated flows.

5. Noise Attenuation. All oil well drilling, production and workover operations shall be subject to the following provisions:

a. Hourly, A-weighted equivalent noise levels at the property line of a neighboring use shall not elevate existing baseline levels by more than 5 dBA.

b. Noise produced by oilfield operations shall include no pure tones when measured at a neighboring property. A pure tone shall be deemed to exist 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 500 Hertz and above, and by 8 dB for center frequencies between 160 and 400 Hertz, and by 15 dB for center frequencies less than or equal to 125 Hertz.

c. Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 6:00 P.M. and 8:00 AM. During periods when the backup alarms are disabled, the oil field operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.

d. Prior to this issuance of any new drilling permits, the Operator shall submit to the Directors of Planning and Public Health for review and approval a Drilling Quiet Mode Plan that shall be implemented between the hours of 6:00 PM and 8:00 AM. No new

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drilling permits shall be issued until this plan has been approved by the Director. This plan shall identify specific steps the Operator will take to minimize evening and nighttime noise from drilling operations. The plan could include measures such as:

- i. Derrick man to take particular care when standing back while tripping out of hole to ensure that there is minimal clanging of pipe in the derrick.
  - ii. While tripping in the hole, ensure that the blocks are completely stopped prior to latching the elevators.
  - iii. Whenever latching the elevators, lay the pipe in the elevators, latch slowly and as quietly as possible.
  - iv. When picking up drill pipe or casing use the high line, and try to prevent hitting the pipe against the cat walk and v-door.
  - v. Make sure that there is rubber on the v-door when picking up pipe.
  - vi. Place rubber or wood on the catwalk when rolling pipe off the pipe racks onto the catwalk.
  - vii. Minimize any banging of pipe on the catwalk by careful use of the forklift.
- e. Existing and future well pumps shall be regularly serviced and repaired to ensure that tonal noise from worn bearings; metal-on-metal contact and other operational activities does not cause significant tonal noise at the oilfield perimeter.
  - f. Deliveries to the oil field shall be limited to between the hours of 8:00 A.M to 8:00 P.M.
  - g. Deliveries within 500 feet of residences shall be limited to between the hours of 8:00 A.M to 5:00 P.M

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h. The Operator shall brief employees and subcontractors prior to commencement of each and all drilling and/or construction operations. The Operator shall post quiet mode policies at every drill/construction site.

i. Existing and future Gas Plant equipment shall be regularly serviced and repaired to minimize increases in noise output with time and to ensure that tonal noise from worn bearings, metal-on-metal contact, valves or other equipment does not cause significant tonal noise at the oilfield perimeter.

6. Vibration Reduction. The Operator shall be in compliance with Section 12.08.350, Title 12 of the Los Angeles County Code pertaining to vibration and shall be subject to the following provisions:

a. Vibration levels from drilling and operations shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at the outer boundary line.

b. Within 120 days of the effective date of this District, The Operator shall submit an application to the SCAQMD for the installation of a new flare that is capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency ambient noise levels at the oil field perimeter. The new flare shall be installed and operational within 180 days of receiving a permit to Construct/Permit to Operate from the SCAQMD. Once the new flare is in operation, the existing flare shall be decommissioned and removed. Until such time as the new flare is operational, the Operator shall implement operating procedures that limit the amount of gas going to the flare to below that which causes vibration or low level airborne noise at offsite locations.

7. Biological Resources. The Operator shall be subject to the following provisions:

a. Within 180 days of the effective date of this District, the Operator shall prepare a Special Status Species and Habitat Protection Plan that shall be submitted to the Director for review and approval. The plan shall include:

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i. Identification of areas within the Outer Boundary Line where impacts should be avoided or minimized. These areas shall include oak woodland, riparian habitats, and scrub habitats, and any areas identified that support sensitive species;

ii. Periodic monitoring of areas identified as sensitive natural communities to determine if non-native species are encroaching or otherwise causing degradation of these habitat types. Periodic monitoring shall be done once every 3 years, or more frequent if deemed necessary; and

iii. Appropriate remedial measures for control of invasive plant species shall be identified and implemented if it is determined that invasive plant species are causing degradation or loss of functions and values of areas identified as sensitive natural communities.

b. If future oil development results in an impact to sensitive natural habitat, including coastal scrub, coyote bush scrub, and oak woodland, the Operator shall prepare a Native Habitat Restoration Plan. This plan shall be submitted to the Director for review and approval. No removal of sensitive natural habitat shall occur until this plan has been approved by the Director. The plan shall include at a minimum:

i. A map depicting areas where native habitat restoration or enhancement will be implemented. On-site restoration is preferred, but off-site may be considered if on-site areas are not available. Off-site restoration should be limited to areas within the Baldwin Hills Park Master Plan, as much as feasible;

ii. Details concerning the salvaging, propagation and replanting of native plant species, including special status plant species, propagated from local genetic sources;

iii. Monitoring procedures and minimum success criteria for habitat restoration efforts. The success criteria shall consider the level of disturbance and condition of

the adjacent habitats. Monitoring shall continue for 3 to 5 years, depending on habitat, or until success criteria are met. Appropriate remedial measures, such as replanting, 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; and

iv. Provisions for a biologist specialized in native plant restoration, who shall direct all habitat restoration and revegetation efforts, including any salvaging of native plants and monitoring.

c. The following mitigation ratios shall be included in the Native Habitat Restoration Plan replace or offset loss of sensitive habitat associated with future oil development:

i. 1:1 - For each acre of high quality coastal scrub, coyote bush scrub, riparian scrub, or oak woodland lost, the Operator will implement appropriate restoration or enhancement techniques in areas meeting the description of Priority 1 or Priority 2 area;

ii. 2:1 - For each acre of high quality coastal scrub, coyote bush scrub, riparian scrub, or oak woodland lost, the Operator will implement appropriate restoration or enhancement techniques in areas meeting the description of Priority 3 areas; and

iii. 1:1 - For each acre of degraded coastal scrub or coyote bush scrub lost, the Operator will implement appropriate restoration or enhancement techniques in areas meeting the description of Priority 1, Priority 2, or Priority 3 areas.

d. Within 60 days of completion of construction activities that have impacted sensitive natural habitat, including coastal scrub, coyote bush scrub, and oak woodland, the Operator shall begin habitat restoration consistent with Native Habitat Restoration Plan.

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- e. Prior to vegetation removal in habitats that have the potential to support special status species:
- i. The Operator shall contract with a Los Angeles County-approved botanist who shall conduct pre-construction rare plant surveys in areas that would require the direct removal of coastal scrub vegetation, native and non-native trees, or other areas where there is the potential for sensitive plant species to occur;
  - ii. The Operator shall contract with a Los Angeles County-approved biologist who shall conduct pre-construction bird surveys in areas that would require the direct removal of coastal scrub vegetation, native and non-native trees, or other areas where suitable nesting habitat for Coastal cactus wren or migratory bird species may occur. The surveys shall focus on breeding behavior and nesting locations;
  - iii. The Operator shall contract with a Los Angeles County-approved biologist who shall conduct pre-construction surveys in suitable habitat for coast horned lizard;
  - iv. In areas where native vegetation is to be removed, a Los Angeles County-approved biologist shall be present during vegetation removal to ensure that wildlife (i.e. coast horned lizard and other common wildlife) and bird species are not present and not harmed. The biologist will be able to stop work if threats to the species are identified during monitoring; and
  - v. Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as feasible, for removal outside the nesting season (generally March 1 to August 31) to avoid impacts to nesting birds.
- f. If the results of the surveys confirm the presence of special status animal species, the Operator shall implement the following measures that shall be included in the Special Status Species and Habitat Protection Plan:

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i. A grading, construction and drilling schedule so as to avoid breeding season of special status species, as feasible. In general, from March 1 through August 31;

ii. 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);

iii. Measures requiring lizard and other wildlife exclusionary fencing in areas where coast horned lizards are found; lizard exclusion fences shall be erected around proposed disturbance area before ground disturbance and individuals shall be removed from the proposed disturbance area. The on-site biologist shall clear the work area every morning before work begins to confirm the absence of wildlife; and

g. Within 180 days of the effective date of this District, the Operator shall revised and updated the Emergency Response Action Plan to address protection of sensitive biological resources and revegetation of any areas disturbed during an oil spill or cleanup activities. The revised Emergency Response Plan shall be submitted to the Director. The revised Emergency Response Action Plan shall, at a minimum, include:

i. Specific measures to avoid impacts on native vegetation and wildlife habitats, plant and animal species, and environmentally sensitive habitat areas during response and cleanup operations;

ii. Where feasible, low-impact site-specific techniques such as hand-cutting contaminated vegetation and using low-pressure water flushing from boats shall be specified to remove spilled material from particularly sensitive wildlife habitats, such as coastal estuaries (i.e., Ballona wetlands), because procedures such as shoveling, bulldozing, raking, and drag-lining can cause more damage to a sensitive habitat than the oil spill itself. The

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Emergency Response Action Plan shall evaluate the non-clean up option for ecologically vulnerable habitats such as coastal estuaries;

iii. When habitat disturbance cannot be avoided, the Emergency Response Action Plan shall provide stipulations for development and implementation of site-specific habitat restoration plans and other site-specific and species-specific measures appropriate for mitigating impacts on local populations of sensitive wildlife species and to restore native plant and animal communities to pre-spill conditions. Access and egress points, staging areas, and material stockpile areas that avoid sensitive habitat areas shall be identified;

iv. The Emergency Response Action Plan shall include species- and site-specific procedures for collection, transportation and treatment of oiled wildlife, particularly for sensitive species; and

v. Procedures for timely re-establishment of vegetation that replicates the habitats disturbed (or, in the case of disturbed habitats dominated by non-native species, replaces them with suitable native species), as described in the Native Habitat Restoration Plan.

h. Restoration priority should be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The Baldwin Hills Park Master Plan established priority areas for restoration efforts illustrated in Figure 4.5-3 of the Environmental Impact Report. These areas include the northwestern portion of the project area, the southern portion south of Stocker Road and far eastern section adjacent to Kenneth Hahn State Recreation Area, as shown in light green on Figure 4.5-3 of the Environmental Impact Report. Areas shall be designated for restoration priority to preserve and enhance wildlife corridors on the site in the Special Status Species and Habitat Protection Plan) and restored or enhanced in accordance with the requirements of the Native Habitat Restoration Plan.



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i. The Operator shall be required to comply with all provisions of the Los Angeles County Oak Tree Ordinance.

8. Cultural/Historic Resources. The Operator shall be subject to the following provisions:

a. Drilling and operational activities shall be located to avoid disturbances to the Cone Trust House.

b. The Operator shall use a qualified archaeologist to prepare training material that shall be used to educate all construction personnel who would be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training prior to working on ground disturbance activities. The training material shall include at a minimum the following:

i. Review the types of archaeological artifacts that may be uncovered;

ii. Provide examples of common archaeological artifacts to examine;

iii. Review what makes an archaeological resource significant to archaeologists and local Native Americans;

iv. Describe procedures for notifying involved or interested parties in case of a new discovery;

v. Describe reporting requirements and responsibilities of construction personnel;

vi. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and

vii. Describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts.

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c. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist.

d. Within 30 days of the effective date of this District, the Operator shall enter into a contract with a qualified archaeologist.

e. Within 180 days of the effective date of this District, the Operator shall have the qualified archaeologist prepare a Construction Treatment Plan to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated.

9. Lighting. Outdoor lighting should be restricted to only those lights which are required by code for the lighting of building exteriors and safety and security needs. In addition, the Operator shall be subject to the following provisions:

a. All new point lighting sources that may be introduced within the District shall be screened and directed to prevent undesirable off-site spillover lighting effects to the extent feasible.

b. A detailed Lighting Plan shall be prepared for all new permanent structures and shall be subject to the review and approval by the Director and shall include the following components:

i. Said plan depicting location of all proposed fixtures, illumination and manufacturer's specifications;

ii. Street lighting, pedestrian walkway lighting, and parking lot lighting shall be accomplished using light fixtures that shield and direct light, to the extent feasible, consistent with public safety needs, to minimize light spill-over effects into adjacent areas; and

iii. Light standards shall be of a height that produces a light distribution at ground level that considers consistency of light levels for security, spill-over effects, and efficiency.

10. Landscaping, Visual Screening and Irrigation. Landscaping shall be planted at the periphery of the property or at new or deepened sites for the specific purpose to beautify and screen the operations from adjoining residential, recreational, institutional areas or adjacent public streets or highways.

a. Within 180 days of the effective date of this District, the Operator shall prepare and submit to the Director for review and approval a Landscaping Plan addressing screening, irrigation and planting protocols for the perimeter of the oil field. Installation of the perimeter landscaping shall be completed within one year of receiving approval of the Landscape Plan from the Director. The Director of Planning shall withhold drilling approvals if the landscaping is not in place at the end of this period. The Landscaping Plan shall be prepared and its implementation and compliance monitored by a certified landscape architect. Said Landscaping Plan shall include:

i. Size, type and location of all plant and tree species;

ii. Landscaping along the perimeter, in the setback areas along all public streets and property lines where the oil field abuts non-oil field uses;

iii. Use of drought tolerant plant species;

iv. Consideration of the appropriate use of native species; and

v. A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area.

Sprinklers used to satisfy the requirements of this provision shall be spaces to assure complete

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coverage of the required landscape area. The plan should also include manufacturer's specifications for all irrigation equipment; and the location of irrigation equipment.

b. Prior to this issuance of any new drilling permits, the Operator shall prepare and submit to the Director for review and approval a Well Pad Revegetation and Screening Plan for new or existing or well pads where new wells are drilled. The Well Pad Revegetation and Screening Plan shall ensure that, upon completion of the drilling of a new or deepened well, disturbed/graded terrain surfaces at the drill site shall be placed in a clean condition and shall be landscaped with appropriate vegetation so as to screen the sites from public view. Said Well Pad Revegetation and Screening Plan shall include:

i. Size, and type plant and tree species that could be used for screening well pads;

ii. Use of drought tolerant plant species;

iii. Consideration of the appropriate use of native species;

iv. The plan shall be in compliance with pertinent provisions of Sections 12.28.020 – Sections 12.28.080, Title 12, Los Angeles County Code as it relates to vegetation removal and replacement; and

v. A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area. The plan should also include manufacturer's specifications for all irrigation equipment; and the location of irrigation equipment.

c. Such landscaping shall be routinely inspected and maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

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d. The Operator shall monitor vegetation on site on a monthly basis and replace vegetation as needed.

e. The Operator shall post a bond or other security agreement approved by the Los Angeles County Counsel to ensure that all landscaping and revegetation programs are completed to the County's specifications.

11. Oil Field Waste Removal. The Operator shall be subject to the following provisions:

a. Oil field drilling waste shall be discharged into portable steel tank compliant with American Petroleum Institute standards. Drilling waste materials shall be removed within 30 days from the completion of drilling and shall be processed or disposed of according to applicable County, State, and Federal Regulations.

b. Oil field wastes shall not be discharged into the public sewer, storm drain, or irrigation systems, any stream or creek, street, highway, drainage canal or into the ground. The *Operator* shall also be in compliance with pertinent provisions of Sections 12.20.010, 12.20.020 and 12.20.040, Title 12, Los Angeles County Code.

c. Within 180 days of the effective date of this District, the Operator shall prepare and implement a Recycling Plan that including:

i. Recycle construction and demolition debris and California Redemption Value (CRV) generated during construction and drilling;

ii. Use mulching, composting, and grass-cycling on landscaped areas;

iii. The plan shall include the design and allocation of recycling collection and storage space throughout the field;

iv. Institute an employee participation recycling program whereby employees are given individual containers/bins to separate newspaper, white and/or colored paper for regular collection by recyclers; and

v. Institute employee education which would, through a series of brief educational sessions, outline various methods whereby employees can further contribute to methods of recycling/conservation in the office and home (e.g., contracting with firms for the purchase of recycled paper, use of two-sided reports, replacement of Styrofoam cups with coffee mugs).

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

13. Signs. All signage shall be in compliance with Part 10 of Chapter 22.52 of Title 22. In addition, the Operator shall be subject to the following provisions:

a. Within 60 days of the effective date of this District, the Operator shall post Identification signs along the perimeter fence no more than 500 feet apart. Each sign shall prominently display current and reliable contact information for two staff members of the Operator to be contacted on a 24 hour basis in the event of an emergency. At least one staff member shall have expertise to assess the problem and recommend a corrective course of action. Each sign shall also have the number of the Los Angeles County Department of Regional Planning Zoning Enforcement section. All signs shall be maintained in good condition.

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b. Within 30 days of the effective date of this District, the Operator shall post at the main entrance of the oil field a telephone number by which persons may contact the Operator on a 24-hour/day to register complaints regarding operations at oil field;

c. Within 60 days of the effective date of this District, the Operator shall insure that identification signs, warning signs, no trespassing signs, and other signs required by County, State and Federal regulations shall be visible from outside of the site, positioned in a reasonable manner so as to alert passersby of the message. All signs shall be maintained in good condition.

d. Within 120 days of the effective date of this District, the Operator shall post oil well identification signage at each well location. The signs shall include the well name and well number. All signs shall be maintained in good condition.

14. Painting. Within one year of the effective date of this District, the Operator shall paint all visible structures within the oil field. The structures shall be painted non-reflective earth-tone colors or otherwise surfaced with a color and or textured to be compatible with the surrounding area.

15. Sumps. The Operator shall be subject to the following provisions:

a. All sumps which were used, or installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud and rubbish removed in compliance with Section 11.44.060, Title 11 of Los Angeles County Code.

b. All fluids used for drilling and fluids produced shall be contained in tanks or containers compliant with American Petroleum Institute standards.

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c. Around an oil-well sump of any depth, there shall be erected and continuously maintained around excavation at all places a fence complying with the requirements of Sections 11.48.010 -11.48.050, Title 11 of Los Angeles County Code.

d. These Provisions shall not apply to sumps constantly and immediately attended while drilling operations are proceeding as specified in Section 11.48.020, Title 11 of Los Angeles County Code.

16. Well Cellars. Every cellar shall be constructed in accordance with the most current American Petroleum Institute and DOGGR requirements, whichever are more restrictive. In addition, the Operator shall be subject to the following provisions:

a. Cellars shall be kept free of all oil, water, or debris at all times. During drilling and re-drilling, the cellar shall be kept free of excess fluids by a pump which either discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.

b. Multiwell cellars exceeding three feet in depth and twenty-five feet in length shall have two means of entrance and exit and an additional exit for every fifty feet in length thereafter. At least one means of entrance or exit for all multi-well cellars of twenty-five feet in length shall be a stairway constructed to California Division of Industrial Safety standards.

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

d. Openings for ladders through grating shall be designed to allow exit from underside without obstruction, and shall be kept free of storage of any type. Said opening shall not be less than twenty-four inches on either side.

17. Stormwater and Drainage Management



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a. The Operator shall maintain and implement a construction Storm Water Pollution Prevention Plan (SWPPP) that has been inspected by the California Regional Water Quality Control Board. This plan is a requirement of the Oil Field NPDES permit. A copy of the SWPPP shall be provided to the Director.

b. The oil field operator shall maintain and implement a Spill Prevention, Control and Countermeasure Plan (SPCCP) that is inspected by the Environmental Protection Agency. This plan is a requirement of the Environmental Protection Agency. A copy of the SPCCP shall be provided to the Director.

c. A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that result in the loss of vegetated, sandy, permeable ground areas, and could affect surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in the Los Angeles County Department of Public Works Hydrology Manual (Los Angeles County Department of Public Works 2006). The hydrological analysis shall be submitted to the Los Angeles Department of Public Works for review and approval. The new grading that required the hydrologic analysis shall not be occur until approval of the analysis has been obtained from Los Angeles County Department of Public Works.

18. Water Management Plan. Within 120 days of the adoption of this District, the Operator shall provide a Water Management Plan which shall include best management practices, water conservation measures, drainage, and the use of a drip irrigation system. The Water Management Plan shall also address options related to the use of reclaimed water for injection, dust suppression, and landscaping uses. Said plan shall be subject to review and approval by the Director and Los Angeles County Public Works. In addition, the Operator shall

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be in compliance with water conservation measures and reporting requirements specified in sections 20.09.020 – 20.09.080, Title 20 Los Angeles County Code (Utilities)

19. 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, which currently provide as follows:

a. All chain link fences shall be constructed to meet the following specifications:

i. Fences shall be not less than 5 feet high and mounted on 1 ¼" diameter steel posts with at least three strands of barbed wire mounted at a 45 degree angle from the top of the fence.

ii. The fence shall be constructed of chain link or other industrial type fencing of not less than 11 gauge wire and of not greater than 2-inch nominal mesh.

iii. Supporting posts shall be securely anchored to the surface, spaced no more than 14 feet apart. Provisions for removing posts may be approved provided that the anchoring device is an integral part of the fence.

iv. Tension wires of at least No. 9 gauge coil spring wire, or equivalent, shall be stretched at the top and bottom of the fence fabric and shall be fastened to the fabric at 24-inch intervals. There shall be no aperture below the fence large enough to permit any child to crawl under.

b. Wire fences. All wire fences shall be constructed to meet the following specifications:

i. There shall be either: (1) four strands of barbed wire spaced 12 inches between strands and maintained with sufficient tension to preclude sagging; or (2) commercial livestock wire netting with a minimum height of 4 feet and sufficient tension.

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ii. Posts may be of any material of sufficient strength and rigidity to support the wire and restrain people or livestock from pushing them over. Posts shall be set no more than 10 feet apart and buried at least 12 inches into the ground.

20. Storage of Equipment. Within 120 days of the effective date of the District, the Operator shall submit to the Director for review and approval a site plan indicating where equipment is stored. Unless indicated otherwise in this District, all outside storage of equipment shall comply with Part 7 of Section 22.52 of Los Angeles County Code. There shall be no storage at the oil field of material, equipment, machinery or vehicles which are not intended for prompt use in connection with drilling, re-drilling, reworking, workovers, and production operations. All non-essential equipment shall be removed from the site within 30 days of completion of such work unless a time extension is granted by the Director.

21. Site Cleanup and Maintenance. The Operator shall maintain the site in a clean and orderly fashion subject to the following provisions:

a. All existing unused equipment, pipes and structures shall be removed within one year of the effective date of adoption of this Community Standards District.

b. Within 120 days of the effective date of this District, the Operator shall prepare an Unused/Abandoned Equipment Removal Plan for review and approval by the Director. 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 shall be fully implemented within one year of the Director's approval of the plan. A compliance report shall be filed with the Director each quarter until all the unused/abandoned equipment identified in the plan has been removed.

c. In addition, all production facilities that have reached the end of their economic life shall be properly decommissioned. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use.

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d. Property, including but not limited to, building exteriors shall be maintained in good condition to the satisfaction of the Director and the Department of Public Works.

e. The Operator shall keep the property free of debris to the satisfaction of the Director.

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

23. Vehicle Parking. Vehicular parking shall be compliance with Part 10 of Section 22.52 of Los Angeles County Code and subject to the following provisions:

a. Within 120 days of the effective date of this District, the Operator shall submit to the Director for review and approval a Parking Plan indicating all parking for employees and all vehicles associated with existing drilling and production operations.

b. All vehicle parking and maneuvering areas that are not paved shall be treated and maintained with a dust-binding material to prevent dust and mud.

24. Sanitation of Premises and Facilities. The Operator shall be subject to the following provisions:

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

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

25. Storage of Toxic Substances. Toxic substances shall be stored in an organized and orderly manner, and identified as may be necessary to aid in preventing accidents, and

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shall be reasonably protected from sources of external corrosion or damage to the satisfaction of Los Angeles County Fire Department.

26. Drilling, Redrilling and Reworking Operations. The operator shall comply with all the provisions of the District that are applicable to drilling, redrilling and rework operations. In addition, the Operator shall be subject to the following provisions:

a. The operator shall comply with all DOGGR regulations related to drilling, redrilling and rework operations.

b. No more than three drill rigs shall be present within the oil field at any one time.

c. Annual Drilling, Well Abandonment and Well Pad Restoration Plan. The Operator shall prepare and submit a Drilling, Well Abandonment and Well Pad Restoration Plan to the Director for approval. The Drilling, Well Abandonment and Well Pad Restoration Plan shall be submitted annually for all drilling, well abandonment and well pad restoration activities to be conducted during that calendar year, and shall be approved by the Director prior to commencement of any drilling for that year. The Annual Plan shall be provided to the Citizens Advisory Panel (CAP) for review and comment. All comments on the Annual Plan from the CAP shall be submitted to the Director in writing, and will be considered as part of the Directors review and approval. The Annual Drilling, Abandonment and Restoration Plan shall comply with all the standards of the District, and shall include at a minimum the following:

i. Location of all wells to be drilled;

ii. Location of new well pads, including their size and dimensions;

iii. Depth of wells and bottom hole locations;

iv. Include maximum use of existing pads, maximum use of redrilled wells, and maximum consolidation of wells;

v. Location of all wells to be abandoned;

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- vi. Location, and size of all well pads to be abandoned and restored;
  - vii. A schedule and phasing of the drilling, abandonment and restoration activities;
  - viii. A discussion of any new technology that may be used as part of the drilling program to reduce environmental impacts; and
  - ix. A site plan application for each new well that is reflective of local terrain conditions and that addresses the potential visibility of existing and proposed production facilities from nearby sensitive residential and recreation areas.
- d. All drill rig engines shall be operated by muffled internal-combustion engines or by electric motors.
  - e. All drill rig engines shall utilize CARB/EPA Certification Tier II or better engines, or other methods approved by the CARB that meet or exceed the Tier II standard.
  - f. All drilling shall be in conformance with fire and safety regulations.
  - g. Proven reasonable and feasible technological improvements in drilling technology shall be adopted as they may become, from time to time, available if capable of reducing environmental impacts.
  - h. All derricks and portable masts used for drilling, redrilling or reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or may be amended hereafter.
  - i. All drilling, redrilling or reworking equipment shall be removed from the site within 90 days following the completion of drilling, redrilling, or reworking unless retention of the equipment at the operation site is required by the DOGGR.
  - j. All drilling site shall be maintained in a neat and orderly fashion
  - k. Upon cementing of the surface string of casing and prior to drilling out the shoe of said string, blowout prevention equipment shall be provided, tested, and approved by

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DOGGR in accordance with most recent DOGGR requirements. Such equipment shall be capable of being operated from the driller's station and from another remote station. Redrill and rework operations shall be equipped with blowout prevention equipment at the onset of operations in accordance with the most recent requirements of DOGGR. Blowout prevention equipment shall be maintained in good condition and shall be required to be tested at intervals as requested by DOGGR.

I. Belt guards shall be required over all drive belts used on oil field drilling equipment. Guarding shall be as required by California Code of Regulations, Title 8, Subchapter 14, Section 6622.

27. Processing Operations. The operator shall comply with all the provisions of the District that are applicable to process operations. In addition, the Operator shall be subject to the following provisions:

a. The only process operations permitted at the well site is the dehydration of crude oil and wet gas produced from the well, the storage, handling, recycling and transportation of such materials and those process operations required for the water injection proposes unless otherwise required by DOGGR.

b. No refining shall be conducted within the District.

c. All well pumping units shall be operated by electric motors.

d. Downhole submersible pumps for production wells will be used were feasible.

e. Removal by Pipeline Only. Except as provided in Section 22.40.420 of the Los Angeles County Code, all oil, gas and other hydrocarbons, except propane, produced from any Well in the District shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Should any pipeline through which produced oil or gas is currently transported become unavailable for the safe

transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of produced oil and gas needing transportation, or because the Owner or Operator of such pipeline elects to discontinue transporting oil and/or gas through such pipeline, then the oil field Operator shall within 180 days of the date the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, produced oil and gas may be transported by truck until the emergency situation is resolved or until a replacement pipeline shall be permitted and constructed in accord with all applicable laws and regulations.

f. Pipelines

i. New pipelines that remove oil or gas from the District shall be buried below the surface of the ground;

ii. Within 180 days of the effective date of this District, all pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Department. Said covers shall be maintained in a neat, orderly, secure manner;

iii. Any and all water or brine produced during pipeline construction shall be re-injected or disposed of in another pre-approved manner;

iv. New pipeline corridors should be consolidated with existing pipelines or electrical transmission corridors where feasible; and

v. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.



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g. Plot Plan of Pipeline Locations. Within one year after adoption of this District, the Operator shall submit to the Los Angeles County Fire Department a plot plan indicating the approximate location of all active pipelines regulated by the Department of Transportation and/or California State Fire Marshall (CSFM) used in its operation which are located outside the Outer Boundary Line, including waste water, and trunk and gathering lines to transport crude oil or petroleum products.

h. The Operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening or housing. Said enclosures shall be installed in compliance Section 11.16.020, Title 11 of Los Angeles County Code.

i. Capping Wells and Holes. The Operator shall cap, close or protect the opening in all oil wells, test holes and similar excavation in compliance with Section 11.54.010, Title 11, Los Angeles County Code.

28. Well Workover Operations. The operator shall comply with all the provisions of the District that are applicable to well workover operations. In addition, the Operator shall be subject to the following provisions:

a. The operator shall comply with all DOGGR regulations related to workover operations.

b. No more than eight workover rigs shall be present within the oil field at any one time.

c. With exception to emergencies, well servicing operations shall be limited to Monday through Saturday, excluding legal holidays, between the hours of 7am and 7pm.

d. Workover rigs shall meet the standards and specifications of the API.

e. Workover rigs shall be removed from the oil field within 7 days following the completion workover operations unless otherwise permitted by DOGGR.

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29. Tanks. The operator shall comply with all the provisions of the District that are applicable to tanks. In addition, the Operator shall be subject to the following provisions:

a. All tanks and appurtenances designed, constructed, installed and maintained in accordance with current Los Angeles County Fire Code, A.P.I., DOGGR, California Division of Industrial Safety, and E.P.A. standards.

b. Petroleum storage tanks shall be designed, constructed, installed, and maintained in accordance with applicable provisions of Title 8 of the California Administrative Code, Title 14, Section 1773, and fire department regulations.

c. All storage tanks, clarifying tanks, or tanks used in connection with the production of oil shall construct and maintain dikes or walls around said tanks. Dikes and walls shall be constructed and maintained to meet the standards of the National Fire Protection Association and DOGGR requirements as they presently exist or may hereafter be amended.

d. No oil storage tank shall be constructed closer than 500 feet from any Developed Area, or within 200 feet of a public road, nor shall any building be constructed within 50 feet of any storage tank.

e. Tanks shall be constructed and maintained to be vapor tight and shall be equipped with a vapor recovery system.

f. All tank piping, valves, fittings and connections including normal and emergency relief venting, shall be installed and maintained in accordance with current API standards to the satisfaction of SCAQMD and DOGGR.

g. Within 90 days of the effective date of this District, the Operator shall provide a report to the Director and the Los Angeles County Fire Department that details the methods to be used to control spilled fluid and detect tank-bottom leaks. The Operator may design system using a combination of the methods including but not limited to diversion walls,

dikes, tank foundation of concrete or gravel and, tank bottom leak detection system in compliance with Chapter 4, Section 1773, Title 14 of the California Code and Regulations.

30. Well and Production Reporting. The Operator shall file annual production reports to the Director and Los Angeles County Fire Department. The report shall provide the following information:

- a. A copy of all DOGGR Form 110 submitted during the past 12 months.
- b. Amount of oil and gas produced from each well by well number.
- c. Number and location of wells drilled, including well identification numbers
- d. Number and location of water injection wells, including well identification numbers.
- e. Number, location and of idled wells, including the well identification number and the date the well was idled.
- f. Number and location of abandoned wells, including date the well was abandoned and/or re-abandoned.
- g. Any additional information as required by the Director and the Los Angeles County Fire Department.

31. Idle Well Testing and Maintenance. The Operator shall be in compliance with Title 14, Section 1723 and Title 14, Division 8 of the California Code of Regulations regarding testing and maintenance of idle wells.

32. Abandoned Well Testing. The Operator shall conduct annual testing of abandoned wells within the District for hydrocarbon vapor leaks. Abandoned wells that are found to be leaking hydrocarbons shall be reported to the Director and DOGGR. DOGGR shall determine if the well needs to be re-abandoned. If directed by DOGGR, the Operator shall re-abandon the well in accordance with DOGGR rules and regulations. Any abandoned well that is

not found to be leaking hydrocarbon vapors for two consecutive years, shall be tested every five years.

33. Well and Well Pad Abandonment. Wells which remain idle for three years shall be subject to review by the County of Los Angeles and DOGGR to determine if the well should be abandoned. Idle wells shall be abandoned within six months of receiving an order from the Los Angeles County Fire Department or DOGGR to abandon. The Operator shall file a "Notice of Intent to Abandon a Well" with the Los Angeles County Fire Department. The Operator shall abandon wells in accordance with DOGGR rules and regulations. Well abandonment may commence once all necessary permits and approvals are obtained. If the well pad associated with the abandoned well does not contain other production, injection or idle wells, and will not be used for future well drilling then the Operator shall abandon the well pad consistent with the following provisions:

- a. The Operator shall clean out all sumps, cellars and ditches and level and fill all sumps and depressions according to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed;
- b. Sumps shall be closed in accordance with Regional Water Quality Control Board and Department of Toxic Substances control requirements;
- c. The Operator shall leave the site entirely free of oil, rotary mud, oil soaked earth, asphalt, tar, concrete, litter, debris and other substances to the satisfaction of DOGGR and federal requirements;
- d. All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and Federal regulations; and
- e. The well pad shall be revegetated following the requirement of the Native Habitat Restoration Plan.

34. Reduced Throughput Triggering Review. When oil or gas throughput is reduced to three (3) percent or less of permitted capacity or 2,000 barrels per day, whichever is sooner, the Director of Planning shall conduct a public hearing to determine if abandonment or other actions are appropriate.

35. Abandonment Procedures. Immediately following permanent shut down of the facility, all facilities within the District shall be removed; the site shall be recontoured and revegetated in accordance with a Los Angeles County approved plan within one year of shutdown. The Operator and landowners shall be jointly and severally liable for compliance with this condition. The Operator shall post a performance bond to insure compliance, or continue to pay property taxes as assessed during project operation until site restoration is complete, as determined by the County.

#### **F. Monitoring and Compliance**

1. Environmental Quality Assurance Program (EQAP). Within 90 days of the effective date of this District, the Operator shall submit a written plan to be approved by the Director for an Environmental Quality Assurance Program (EQAP). This initial plan shall describe at a minimum:

a. The steps the Operator will take to assure compliance with each of the development standards in this District including monitoring programs for noise, vibration, odors, etc.

b. Include provisions for on-site Environmental Coordinator(s) with credentials approved by and responsible to Regional Planning during all activities within the District.

c. Provisions for ensuring Operator and contractor knowledge of and compliance with these standards.

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- d. The submission to Regional Planning of annual reports describing:
  - i. Project status, including but not necessarily limited to: extent to which drilling or other construction have been completed, the rate of production/throughput during operation, environmental planning efforts, and any revised time schedules or timetables of drilling, construction and operation that will occur in the next one year period.
  - ii. Development standards compliance, including but not necessarily limited to the results of the specific mitigation requirements identified in these standards.
  - iii. Results and analyses of all data collection efforts being conducted by the Operator pursuant to these development standards.
- e. The EQAP shall be developed by the Operator, and approved by the Director prior to any new drilling and shall be updated and approved by the Director on an annual basis.
- f. The EQAP shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC shall be submitted to the Director.
- g. During drilling or construction, the Operator shall fund at least one On-site Environmental Coordinator. The number of Coordinators necessary shall be determined according to the amount of simultaneous drilling or construction activity occurring in geographically separate areas. The responsibilities of the Coordinator(s) shall include:
  - i. On-site, day-to-day monitoring of construction or drilling activities as needed and determined necessary by Regional Planning;
  - ii. Ensuring Operator and/or contractor knowledge of and compliance with all appropriate development standards;
  - iii. Evaluating the adequacy of drilling and/or construction impact mitigations, and proposing improvements to the Operator or contractors, and Los Angeles County;

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iv. Having the authority to require correction of activities observed to violate development standards or that represent unsafe or dangerous conditions. The Coordinator shall have the ability and authority to secure compliance with the conditions or standards through the Los Angeles County Chief Executive Officer as described in the Enforcement Provisions of this District, if necessary; and

v. Maintaining prompt and regular communication with Regional Planning, Public Works, Fire Dept, Public Health or other appropriate County agency, and with the Operator and/or personnel responsible for contractor performance and compliance.

h. The On-site Environmental Coordinator(s) shall be thoroughly familiar with all provisions of the District, and all associated compliance plans. Selection of the necessary Coordinators shall be made, and the person(s) available, prior to the initiation of new drilling.

2. Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP). Within 180 days of the effective date of this District, the Operator shall submit a detailed Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP) for all facilities and pipelines which shall be implemented during construction, drilling and operations. This plan shall be submitted to the Director and the Los Angeles County Fire Department for review and approval.

a. The plan is a dynamic document and, as such it shall be reviewed and revised as appropriate every two years or when warranted to require incorporation of changes in procedures, and new safety and maintenance technologies and procedures.

b. New operators shall also be required to demonstrate proficiency with the procedures of the Program by providing proof of personnel training to the Los Angeles County within 90 days of taking over operations.

c. The Program shall include, but not be limited to:

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- i. Inspection of construction techniques;
- ii. Regular maintenance and safety inspections;
- iii. Periodic safety audits;
- iv. Corrosion monitoring and leak detection; and
- v. Inspections of all trucks carrying hazardous and/or flammable

material prior to loading.

d. The Program shall be reviewed and approved by the Director and the Los Angeles County Fire Department, within one year of the adoption of this District. The Operator shall implement the approved plan and shall provide for involvement of Los Angeles County staff and/or the On-site Environmental Coordinator in all inspections.

3. Compliance Audits. The Operator shall pay for a third party to perform a comprehensive compliance audit of the facility to ensure compliance with all federal, state and local regulations. Said audit shall be conducted within 180 days of the effective date of this District and every two years thereafter. The Operator shall submit the results of the Compliance Audit to the Director along with a corrective action plan for any non-compliance items found in the audit. The corrective action plan shall identify the non-compliance item, describe the corrective action to be taken, and provide the estimated completion time for the corrective action. The Operator shall submit to the Director monthly updates on the corrective action plan until such time as all corrective actions have been completed.

4. Annual Emergency Response Drills with Los Angeles County and Culver City Fire. The Operator shall demonstrate the effectiveness of the Emergency Response Plan by responding to one planned emergency response drill per year. In addition, the operator shall demonstrate the effectiveness of the Emergency Response Plan by responding to not more than two surprise drills each year which may be called by the County on the property. If critical



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operations are underway, the Operator need not respond but shall explain the nature of the critical operations and why response is not possible.

5. Noise Monitoring. The Department of Public Health shall retain an independent qualified acoustical engineer to monitor ambient noise levels in sensitive receptive areas on a quarterly basis. The monitoring shall be conducted unannounced and within a time frame specified by the Departments of Public Health and Regional Planning. Should noise levels exceed the thresholds specified in this section, no new drilling activities shall be approved until the Operator meets with the Department of Public Health to identify the source of the noise and takes the steps necessary to assure compliance with thresholds specified in the Section.

6. Vibration Monitoring. The Department of Public Health shall retain an independent qualified acoustical engineer to monitor vibration in sensitive receptive areas on a quarterly basis. The monitoring shall be conducted unannounced and within a time frame specified by the Department of Public Health and Regional Planning. Should vibration levels exceed the thresholds specified in this section, no new drilling activities shall be approved until the Operator meets with the Department of Public Health to identify the source of the vibration and takes the steps necessary to assure compliance with thresholds specified in the Section.

7. Complaints. All complaints received by the Operator shall be reported to the Department of Regional Planning, SCAQMD, DOGGR, and other agencies designated by the Director on the same business day. If the complaint occurs after normal business hours, it shall be reported to the agencies first thing the next business day.

**G. Administrative Items**

1. Costs of Implementing and Enforcing Conditions. The Operator shall deposit the sum of \$100,000 with the Department of Regional Planning within 30 days of approval of the effective date of this ordinance to establish a good faith deposit to be held by the County in an

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interest bearing account. All reasonable expenses incurred by the County or County contractors for permitting, permit condition implementation, reasonable studies, and monitoring directly and necessarily related to enforcement of these permit conditions shall be reimbursed by the Operator within 30 days of invoicing by County. All such activities may be conducted by an independent consultant under contract to the County, if deemed necessary by County.

2. Indemnification. Within 30 days of the adoption of this CSD, the Operator shall provide evidence of insurance (ACORD certificate form or its equivalent) coverage that meets county requirements as required by the Chief Executive Office. Such insurance coverage shall include but not necessarily be limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage including clean-up costs and endorsing for "Sudden and Accidental" contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable state and federal requirements, with no special limitations. At the Operator's request, and with the County approval by the Chief Executive Officer, the Operator may elect to self-insure all or any part of the above coverage obligations in lieu of purchasing commercial coverage.

3. Financial Responsibility. No permit for any new well or for re-drilling any existing well shall be issued to the Operator until the Operator has first demonstrated to the satisfaction of the Los Angeles 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. The 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 Los Angeles 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.

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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 Los Angeles 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 Los Angeles County Counsel.

4. Periodic Review. Los Angeles County shall conduct a comprehensive review of the provisions of this District at least every five years to determine if these development standards are adequately mitigating significant environmental impacts caused by the drilling and operations, and consider adding reasonable conditions, which incorporate proven technological advances.

a. The review shall consist of a report to the Hearing Officer which includes operational records, and analysis of the effectiveness of the District, enforcement activity, and any other issues associated with adverse effects of the oil field operations.

b. Said District may be called for review by the Hearing Officer at any time, if more than three violations occur within a twelve (12) month period and the Director and responsible agencies determine that resolution of the violations requires an amendment to said District.

5. Multiple Agency Coordination Committee (MACC). MACC is a term which describes the functions and activities of agency representatives that have permitting authority over the oil field operations within the District. The MACC coordinates activities between the agencies and does not normally direct changes to the overall operations, but makes strategic evaluations and provides a venue for coordination of enforcement and leaves decisions to individual agencies. The common functions of all agency representatives is to collect, gather and analyze data; make decisions that protect life and property, maintain continuity of the

regulatory framework, within the scope of applicable laws; and disseminate those decisions to all concerned agencies and individuals. The formation of a MACC helps to ensure that adequate communication and coordination occurs between the regulatory agencies that have permitting authority over the oil field operations.

a. Within 60 days of the effective date of this District, the Director shall establish a MACC that includes the following agencies Los Angeles County Planning, Los Angeles County Fire, Los Angeles County Public Works, Los Angeles County Public Health, SCAQMD, Regional Water Quality Control Board, DOGGR, and Culver City Fire.

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

c. The MACC shall meet on a quarterly basis or more frequently as required by the level of activity at the oil field.

d. All monitoring and compliance reports, plans and other documents that are requirements of this District shall be submitted to the MACC.

6. Transfer of Ownership. Any proposed future operator or contract operator of the oil field shall demonstrate to the Los Angeles County's satisfaction that compliance will be maintained with all development standards before a transfer may be approved.

## **H. Permitting**

1. Director's Review. Director's review shall apply to new drilling and production operations and re-drilling. Said procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. New drilling and production operations shall be subject to the following procedural requirements in addition to the requirements

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specified in Chapter 22.56., Part 12 of Los Angeles County Code applications for new drilling and production operations:

i. No new drilling or re-drilling shall be approved unless the subject wells have been approved as part of an annual drilling plan as described under 22.44.XX (E)(26)(c) of the Los Angeles County Code.

ii. Approval shall not be granted until copies of all permits have been submitted to the Director; other permits including, but not limited to the permits required by DOGGR, Los Angeles County Fire; Los Angeles County Building and Safety, Los Angeles County Sanitation District, RWQCB, SCAQMD and other pertinent agencies identified by the Director.

2. Conditional Use Permit for a Steam Plant, Water Treatment and Water Softening Facilities, Oil Heating Facility, the installation of storage tanks with a capacity of 5,000 or more bbls., and facilities comparable in scale and intensity. The operator shall meet all of burden of proof requirements specified in Section 22.56.040. Title 22 Los Angeles County Code. In addition, the Operator shall substantiate to the Hearing Officer the following:

a. The requested use is in compliance with provisions of Section 22.44.XX. of the Los Angeles County Code; and

b. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.

**I. Enforcement Provisions**

1. Civil Penalties - In the event that the Operator fails to comply with any order of the Director or the Board of Supervisors issued hereunder or any injunction of the Superior Court, it shall be liable for a civil penalty for each violation to the extent imposition of such civil penalty is authorized by applicable laws, rules, or regulations. Said civil penalty shall be in

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addition to the Operator's obligation to reimburse the County of Los Angeles (and others) for actual damages suffered as a result of the Operator's failure to abide by the conditions of this District or by the orders of the Director, the Board of Supervisors, or any court of competent jurisdiction.

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

3. Authority for Curtailment. In addition to the authority to enforce and secure compliance with the provisions of this District, the County Enforcement Officer, may order that curtailment of activities which is required to protect the public health and safety. Said action may include, but is not limited to, ordering temporary, partial or total facility shutdown. Such an order shall be made only in the event that the County Enforcement Officer has reasonable and probable cause to believe that continued unrestrained activities of the Operator will likely result in or threaten to result in danger to public health, welfare, or safety, or in the environment and provided such violations can be expected to continue or recur unless operations are in whole or in part shut down or reduced pending the necessary corrections. Before issuing any curtailment order, the County Enforcement Officer shall set a time for hearing and shall give written notice of the time and place of the hearing and of the alleged violations. Such notice shall be given to the person in charge of the operation of the facility at least 24 hours before the hearing at which time there will be an opportunity for all concerned parties to present evidence regarding the alleged violations. The notice may be served in person or by certified mail. In the event the County Enforcement Officer, or in his/her absence the designated appointee, determines that there is an imminent danger to the public health and safety resulting from violations, he/she may

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summarily order the necessary curtailment of activities without prior notice and hearing and such order shall be obeyed upon notice of same, whether written or oral. At the same time that notice of the order is conveyed, the County Enforcement Officer shall set a date, time and place for a publicly noticed hearing and review of said order as soon as possible which date shall be no later than 48 hours after such order is issued or served. Said hearing shall be conducted in the same manner as a hearing on prior notice. After such hearing, the County Enforcement Officer may modify, revoke, or retain the emergency curtailment order. Any order of the County Enforcement Officer may be appealed to the Board of Supervisors within three working days after such order is made. If such appeal is not filed with the Board of Supervisors, the County Enforcement Officer order becomes final. If there is an appeal, the order of the County Enforcement Officer shall remain in full force and effect until action is taken by the Board of Supervisors. The decision of the Board of Supervisors shall be a final Administrative Action. Such decision shall not preclude the Operator from seeking judicial relief. Once the Operator has shown that the conditions of violation no longer exist and are not reasonably likely to recur, the County Enforcement Officer shall modify the curtailment order to account for such compliance and shall entirely dissolve the order when it is shown that all of the violations have been corrected and are not likely to recur.

4. Right of Entry. Any officer or employee of the County of Los Angeles, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any Oil Operations are being conducted for which any permit is required under this District, for the purpose of making any of the inspections pursuant to this District, or in any other ordinance of the County, or for any other lawful purpose. No Owner, Operator, occupant, or any other person having charge, care, or control of any building or premises shall fail or neglect,

after twenty-four (24) hour notice, or upon shorter notice or no advance notice in emergency situations, to permit entry therein, pursuant to this District.

**J. Public Outreach**

1. Community Relations

a. Community Advisory Panel. The CAP (Community Advisory Panel) is typically made up of neighbors around the facility. The purpose of the CAP is to provide information on the ongoing operations at the oil field and to allow the community representatives to provide input to the County as the Operator. The CAP is also provides a mechanism for communication issues and concerns of the community with the County and the Operator, and for disseminating information back to the community.

i. Within 60 days of the effective date of this District, the Director shall establish a CAP that includes a representative from all the major neighborhoods surrounding the Oil Field (Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest,) plus representatives from the City of Los Angeles, Culver City, Los Angeles County Planning, West Los Angeles College and the Operator.

ii. The homeowners associations of the surrounding neighborhoods shall nominate a CAP representative to the Planning Director or his designee for appointment. Where there is no homeowners association, a person from the neighborhood can make a request to the Planning Director to be appointed to the CAP.

iii. The Director or his designee shall chair the CAP meeting and shall coordinate all CAP activities including scheduling and keeping minutes of CAP meetings.

iv. The CAP shall meet on a quarterly basis or more frequently as determined by the CAP.



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v. All monitoring and compliance reports, plans and other documents that are requirements of this District shall be submitted to the CAP.

b. The Operator shall hold a community meeting on a semi-annual basis to provide updates on drilling, workover and production activities. The first community meeting shall be within 60 days of the effective date of this District.

c. All operators within the District shall publish an informational newsletter semi-annually, which shall contain updated information on drilling, redrilling, maintenance, repair and reworking activities. The newsletter shall be mailed to all homeowners associations that encompass any residential properties within five 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; to any person or entity who has filed a written request therefore with the Ombudsman or Director; and to neighboring Cities. The operator shall also make these newsletters available on a suitable website.

d. Maintain a web site with information on drilling and production activities. All monitoring and compliance reports, plans and other documents that are requirements of this District shall be posted on the web site in pdf format.

2. Ombudsperson. The Operator 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 posted on the web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. The Ombudsperson shall be available on a 24 hour a day basis,

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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 issues related to oil field operations. 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 provided to the Director, the MACC and the CAP on a quarterly basis.

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