Chapter 22.44 Supplemental Districts
Section 2 Community Standards Districts

Section 22.44.142

BALDWIN HILLS COMMUNITY STANDARDS DISTRICT

A. Intent and Purpose. The Baldwin Hills Community Standards District ("BHCSD") is established to permit continued economic recovery of oil, gas, and other hydrocarbon substances from the Inglewood Oil Field underlying the Baldwin Hills in a manner compatible with surrounding land uses. Due to special concerns unique to the Baldwin Hills, and for the protection of the public health and safety, the establishment of the BHCSD will provide a means of addressing community concerns by establishing additional, reasonable limitations, safeguards, and controls on future exploration, drilling, and production of hydrocarbon resources in the BHCSD.

1. Administration. The Director of Regional Planning, or his or her duly appointed representative, is hereby authorized and directed to enforce the provisions of this Section.

2. BHCSD Administrator. The Director of Regional Planning shall designate a representative of the Department of Regional Planning who will serve as a liaison between the Department of Regional Planning and all Oil Operators conducting Oil Operations in the BHCSD. Said representative shall serve as a single point of contact for all communications between the Department of Regional Planning and said Operators and shall receive and review all applications for Site Plan Review which any Operator shall submit for approval.

3. 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 Section, for the purpose of making any of the inspections pursuant to this Section, 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 Section.

B. Description of Boundary.

[Insert legal description here.]
C. Definitions. The terms used in this Section shall, unless the context indicates otherwise, have the respective meanings herein set forth.

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

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.

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 Section when work at the Well is suspended, either temporarily or permanently.

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) Any area within one hundred fifty feet of an occupied residential, commercial, or office/professional structure which is itself within one hundred feet of another occupied residential, commercial, or office/professional structure, except any occupied office/professional structure or other structure on the oil field and used by any Operator for administrative functions associated with Oil Operations, or

(b) Any area within a 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.

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

Drilling. "Drilling" shall mean digging or boring into the earth for the purpose of exploring for, developing, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam or any other fluid or substance into the earth.
Drilling Equipment. "Drilling Equipment" shall mean the Derrick, together with all parts of and appurtenances to such structure, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with Drilling.

Drill Site. "Drill Site" shall mean that portion of any parcel of land on which Drilling Equipment is placed, stored or utilized during the Drilling, Redrilling or Reworking of a Well or wells located thereon.

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.

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.

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

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 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.

Lessee. "Lessee" 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. Where two
(2) Wells are separated by a developable parcel, they will be considered separate sites unless both are enclosed by the same perimeter fence.

**New Well.** "New Well" shall mean a new well bore or well hole established at the ground surface and shall not include Redrilling or Reworking of an existing Well. An Abandoned Well that is re-entered shall be considered a new well for purposes of Drilling, Redrilling, or Reworking.

**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 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.

**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 Section cover the Ingleswood Oil Field and on which surface Oil Operations and/or Gas operations are currently being conducted, as described in Subsection B of this Section and depicted on the map contained in Subsection B. In determining the contiguity of such parcels of land, no street, road, highway or alley lying within the BRCSD 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 BRCSD.

**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.
Redrilling. "Redrilling" means any Drilling operation, conducted to recommission an existing Well in the same or different zone, but does not include Reworking operations as defined in this Section.

Reworking. "Reworking" shall mean recompletion of an existing well within its existing wellbore, to include operations such as liner replacements, perforating, acidizing or fracturing, 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.

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

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

Well. "Well" shall mean any oil or Gas well or well drilled for the production of oil or Gas, or any well reasonably presumed to contain oil or Gas, and shall include Injection Wells used for the purpose of Enhanced Recovery, re-pressurization of the field, and disposal wells for the purpose of disposing of waste water.

Well Servicing. "Well Servicing" shall mean any Maintenance work performed within any existing Well bore which does not involve Drilling, Redrilling or Reworking.

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

D. Community-Wide Development Standards. Oil and Gas wells, including the installation and use of such equipment, structures and facilities as are necessary or convenient for all Drilling and producing operations customarily required or incidental to usual oil field practice, including but not limited to, the initial separation of oil, Gas and water, and for the storage, handling, recycling and transportation of such oil, Gas and water to and from the premises are permitted uses within the BHCSD. This Section does not permit refineries. The use permitted by this Section is subject to the following Development Standards, except that by specific action in each instance the Director of Regional Planning may waive or modify any one or more of such Development Standards if the Director finds that such waiver or modification will not result in material detriment to the public welfare or to the property of other persons located in the vicinity thereof.

a. General Conditions

1. 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 devise 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.

(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.

2. If Drilling is being conducted within five hundred feet of one or more residences, except the residence of the Owner of the land on which the Well is located, and except a residence located on land which, at the time of Drilling, is under lease to the person doing the Drilling, then materials, equipment, tools or pipe used for Drilling operations shall not be delivered to or removed from the Drill Site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in case of emergency.

3. No new Well, Derrick or Tank shall be placed within 20 feet of any public highway. Notwithstanding the foregoing, nothing in this Section shall prohibit Well Servicing of existing Wells, regardless of the Well’s proximity to any public highway.

4. No new Derrick or Tank shall be placed within three hundred feet of any dwelling unit, school or hospital or other similar residential, educational or health facility
without approval from the Director. Notwithstanding the foregoing, nothing in this Section shall prohibit Redrilling or Reworking of existing Wells that may be located within three hundred feet of any dwelling unit, school or hospital or other similar residential, educational or health facility.

5. All Drilling and Oil Operations shall conform to all applicable fire and safety regulations.

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

7. Suitable and adequate sanitary toilet and washing facilities shall be installed on the Oil Operations Site and shall be maintained in a clean and sanitary condition at all times.

8. Equipment which is not essential to the operation of the oil field shall not be stored on the Oil Operations Site.

9. Except as provided in Section 22.24.160, a faithful performance bond, cashier's check, or certificate of deposit in the amount of $2,000.00 shall be filed with the Board of Supervisors for each Well for the first five wells. Where more than five wells are drilled, a bond, cashier's check or certificate of deposit in the amount of $10,000.00 shall be the total required. Such bond, cashier's check, or certificate of deposit shall be executed in favor of the County to cover all costs of rehabilitating the Drill Site after Abandonment of the Well in the event of a failure to rehabilitate a site.

10. Adequate measures shall be designed and constructed to insure containment of spills. A current Spill Prevention, Control, and Countermeasures Plan ("SPCC") compliant with 40 C.F.R. Section 112 on the California Code of Regulations shall be available for inspection by the Fire Chief at any time. A copy of the current SPCC Plan shall be submitted initially to the Director and updated as needed with any application for approval of a Site Plan Review or Director's Review relating to the Drilling or Redrilling any well.

(a) The Operator shall develop sufficient SPCC training for inspecting containment areas onsite so that the largest spill can be contained.

(b) The Operator shall ensure that all applicable tanks at the field have secondary containment (such as berms and walls) that can contain at least 110% of the largest tank volume to prevent uncontained releases.

11. Identification Signs. An identification sign shall be prominently displayed and maintained in good condition on or in front of each entrance gate to the oilfield. Such sign shall be of durable material and unless otherwise required by the DOGGR, shall have a surface area of four (4) square feet. The sign shall be lettered with minimum two
(2) inch letters and contain the (a) Name of Operator, (b) Emergency telephone number. In addition, a readily visible sign of durable material designating the Well name and number shall be posted on or near each and every Well within oil field. All freestanding signs and any sign larger than four (4) square feet in surface area shall be subject to the provisions of Section 10 of Chapter 22.52 of the Los Angeles County Code.

12. "No Smoking" Signs. "No smoking" signs of a durable material shall be posted and maintained on all location entrance gates. Sign lettering shall be four (4) inches in height.

13. Lights. No person shall permit or allow any lights located on any Oil Operation Site to be directed in such a manner so that they shine directly on adjacent property or developed property in the general vicinity of the Oil Operation Site. All new point lighting sources that may be introduced on-site in support of nighttime operations shall be screened and directed to prevent undesirable off-site spillover lighting effects to the extent feasible.

14. Transfer of Operator. The Operator of every Well shall notify the Fire Department and DOSCR in writing of the transfer to another Operator of such Well for any purpose. Within thirty (30) days after such transfer by reason of sale, assignment, transfer, conveyance or exchange, said notice shall be given and shall contain the following:

(a) The name and address of the person to whom such Well was sold, assigned, transferred, conveyed or exchanged;

(b) The name and location of the Well;

(c) The date of sale, assignment, transfer, conveyance or exchange;

(d) The date when possession was relinquished by the former Operator, and a description of the properties and equipment transferred.


(a) The Operator shall conduct a complete review and audit of the fire fighting capabilities as per the most recent Los Angeles County Fire Code requirements. Issues addressed shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities and fire foam requirements. All deficiencies shall be addressed in a timely manner and the results shall be provided to the Fire Department upon written request.

(b) Sources of Ignition. All electrical equipment used shall be installed and maintained in accordance with all applicable State and County regulations.

16. Inspections. The Fire Department may inspect annually, and at such other times as deemed by the Fire Department to be necessary, each and every Gas and oil Well, whether producing, non-producing, or idle, and all Injection Wells. Such
inspections shall be for the purpose of ascertaining compliance with the provisions of this Section and for initiating the corrective process for all violations encountered.

17. Noise Control.

(a) Hourly, A-weighted equivalent noise levels at the property line of a neighboring use shall not elevate existing noise baseline levels by more than 5 dBA but in no event shall there be a requirement by the operator(s) to mitigate below 45 dBA at night.

(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.

18. Air Quality.

(a) Air quality emission systems shall be located, installed and maintained as required by the South Coast Air Quality Management District ("SCAQMD").

(b) The Operator shall implement SCAQMD guidelines on recommended fugitive dust mitigation, such as watering, trackout control, soil moisture, limiting construction traffic speeds and covering materials.

(c) 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.

(d) The Operator shall use a control device, such as portable flare, as part of drilling operations for wells where there exists a potential for odorous gas releases during Drilling.

(e) The Applicant shall install a detection system that will monitor vapor space on all crude oil tanks. 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.

(f) The Applicant shall utilize, when deemed necessary, an odor suppressant when loading material into the bioremediation farms.

19. Subsidence

(a) Subsidence monitoring shall be completed annually in the vicinity of the Inglewood Oil Field. Surveying for both vertical and horizontal ground movement...
shall be completed along the perimeter and throughout the interior of the oil field, utilizing Global Positioning System (GPS) technology, in combination with a network of ground stations. The results shall be forwarded to the Los Angeles County Public Works, Engineering Department for review.

(b) In the event that GPS monitoring indicates that subsidence is occurring in the Inglewood Oil Field, and is being caused by oil field operations, injection or injection operations may be increased to alleviate such subsidence. The Applicant shall comply with all directives and orders of the State Division of Oil & Gas Supervisor issued for the purpose of arresting subsidence or mitigating the effects of subsidence.

20. Freedom from Debris. All property on which an Oil Operation Site is located, and the area immediately adjacent thereto and under the control of the oil Operator, shall at all times be kept free of

(a) debris;

(b) pools of oil, water or other liquids;

(c) weeds;

(d) brush;

(e) trash, or other waste material.

21. The Operator shall prepare and implement an unused/abandoned equipment removal plan. This plan will identify all equipment at the site that is no longer in service and can be removed. The plan will identify a schedule for removal of the out of service equipment.

b. Drilling Operations

1. Drilling shall not be conducted within three hundred feet of any residence, except the residence of the Owner of the land on which the Well is located, and except a residence located on land which, at the time of the Drilling of the Well, is under lease to the person Drilling the Well.

2. If Drilling is conducted within five hundred feet of one or more residences, except the residence of the Owner of the land on which the Well is located, and except a residence located on land which, at the time of the Drilling of the Well, is under lease to the person Drilling the Well, then all Derricks used in connection with the Drilling of the Well shall be enclosed with fire-resistant and soundproofing material.

3. All Drilling Equipment shall be operated by muffled internal-combustion engines or by electric motors; drill rig engines shall utilize CARB/EPA Certification Tier II or better engines, or other methods approved by the CARB to reduce air emissions.
4. Proven reasonable and feasible technological improvements in Drilling and production methods shall be adopted as they may become, from time to time, available if capable of reducing factors of nuisance and annoyance.

5. All Derricks and portable masts used for Drilling or Reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or may be amended hereafter. All Drilling, Redrilling or Reworking equipment shall be removed from the operation site within ninety (90) days following the Completion of Drilling or Redrilling unless retention of the equipment at the operation site is required by the DOGGR.

6. The Drilling site and access to the site shall be maintained in a neat and orderly condition.

7. The Drilling operation and development of the site shall be compatible with all other applicable laws, ordinances and regulations.

8. Blowout Prevention. Upon cementing of the surface string of casing and prior to Drilling out the shoe of said string, blow-out prevention equipment shall be provided, tested, and approved by 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 blow-out prevention equipment at the onset of operations in accordance with the most recent requirements of DOGGR. Blow-out prevention equipment shall be maintained in good condition and shall be required to be tested at intervals as requested by DOGGR.

9. Belt guards shall be required over all drive belts used on oil field equipment. Guarding shall be as required by California Code of Regulations, Title 8, subchapter 14, section 6622.

10. Cellars. The following regulations shall apply to cellars:

   (a) Every multiple-Well cellar shall be constructed in accordance with the County Building Code and with the requirements as they now exist, or are thereafter amended, of the California Division of Industrial Safety;

   (b) Except during Drilling and Well-Servicing operations, such cellars shall be kept covered, free from water, oil-drilling fluids, rubbish, debris, and other substances;

   (c) All multiple-Well cellars exceeding three feet in depth and twenty-five feet in length shall have two separate means of exit or entrance. If the Cellar exceeds two hundred feet in length, a third means of entrance and exit shall be provided. The depth of such cellars shall be the vertical distance between the lowest point of the floor of such cellar and the adjacent ground level.
(d) Multiple Well cellars shall have a steel grate or covering with no unobstructed
openings in excess of three inches.

11. Releasing of Fluids. No person shall intentionally deposit, place, discharge or
cause or permit to be placed, deposited or discharged any oil, naptha, petroleum,
asphaltum, tar, hydrocarbon substances, or any refuse including waste water and brine
from any Oil Operation, or the contents of any container used in connection with an Oil
Operation in, into, or upon a public right-of-way, a storm drain or sewer, a sanitary drain
or sewer or any portion of the Pacific Ocean. Notwithstanding the foregoing, treated
waste water and brine may be discharged either into a sanitary sewer if a permit is
obtained for such discharge from the Los Angeles County Sanitation Districts, or into an
outfall approved by the Regional Water Quality Control Board.

12. Waste Water System. No connection shall be made to the County’s sanitary
sewer system for the purpose of handling industrial wastes from oil or gas wells,
including waste water or brine, until a sewer connection permit has been obtained from
the Los Angeles County Sanitation Districts.

13. Discharge Line. If a sewer connection permit is obtained for the purpose of
handling industrial wastes from oil or gas wells, then the discharge line shall have an
approved gate valve and shall provide an approved method of observing or testing the
waste water for impurities.

14. Waste Removal. Waste materials, other than produced water, derived or
resulting from, or connected with the Drilling or Redrilling of any well shall be removed
from the operation site within forty-five (45) days from the Completion of Drilling, reused
on site or be processed or disposed of according to all applicable County, State, and
Federal regulations. Produced water may be reinjected for repressurization, waterflood,
or disposal purposes as authorized or permitted by any applicable County, State or
Federal law or regulation, or may be disposed of off-site in accordance with all
applicable County, State and Federal laws and regulations.

15. Unlined Sumps. All non-hazardous Drilling sumps shall be emptied, and all
materials in and around the Sump shall be excavated and reused onsite or disposed of
in accordance with all applicable County, State, and Federal regulations within 45 days
of Well Completion.

16. Drilling and Redrilling operations approved by the Director after a Site Plan
Review may be conducted twenty-four (24) hours a day, seven (7) days a week.

17. Reworking operations may be conducted twenty-four (24) hours a day, seven
(7) days a week.

c. Production Operations

1. All pumping equipment located outside of a Developed Area may be operated by
muffled internal combustion engines or by electric motors.
2. All pumping units located within a Developed Area shall be operated by electric motors.

3. Belt guards shall be required over all drive belts used on oil field equipment. Guarding shall be as required by California Code of Regulations, Title 8, subchapter 14, section 6622.

4. Accessory tanks and equipment shall be stored within the fenced or walled area of the site.

5. Refining shall not take place on-site. Refining does not mean normal oil and gas production operations including the separation of oil, gas, gas liquids and water. The storage, handling, recycling and transportation of such materials is permitted.

6. All oilfield waste shall be characterized and handled according to applicable County, State and Federal requirements, including Title 40 C.F.R. 262.11 and California Code of Regulations, Title 22, section 66262.11.

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

(a) American Petroleum Institute Specifications. All tanks shall conform to American Petroleum Institute specifications unless other specifications are approved by the Fire Chief.

(b) Structural Requirements. If, as determined by the Fire Chief, any structure used or operated in connection with any Oil Operation is structurally unsound to the point of being hazardous, he or she may order the person in charge of such Oil Operation to provide an analysis by a licensed civil or structural engineer pertaining to the adequacy of said structure.

(c) Dikes and Capacity Requirements. All persons owning, operating or having control of oil storage tanks shall have a current SPCC Plan per 40 CFR Section 112.

8. No boiler, pass-through boiler, recovery heater, direct-fired heater, Gas or oil-burning device, or other open flame shall be located closer than twenty-five (25) feet to a wellhead or oil storage Tank.

9. Tank & Equipment Setbacks. All new or replacement tanks, equipment, or permanent structures shall be set back pursuant to the standards of the National Fire Protection Association as they presently exist or may hereafter be amended, but in all cases shall be set back a minimum of twenty-five feet from the Outer Boundary Line. Notwithstanding the foregoing, existing oil storage tanks or equipment may be replaced at their existing locations if they cannot meet said setback standards but in no case may such replacement tanks or equipment be of a larger capacity, diameter, or height than the existing tanks or equipment.
10. Pipelines. Within six (6) months after adoption of this Section, all pipelines in a Developed Area, as defined in this Section, which are not enclosed within a fence shall be placed underground or covered with materials approved by the appropriate agency. Such covering shall be maintained in a neat, orderly, secure manner.

11. Plot Plan of Pipeline Locations. Within one (1) year after adoption of the BHOSD, each Operator in the Inglewood Oil Field shall submit to the Fire Department a plot plan indicating the approximate location of all active onshore pipelines regulated by the Department of Transportation and/or CSFM pipelines used in its operation which are located on the leasehold, including waste water, and trunk and gathering lines to transport crude oil or petroleum products.

12. 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 natural gas liquids ("NGL"), produced from any Well in the BHOSD 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 any producing Operator in the BHOSD 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 accordance with all applicable laws and regulations.

13. Painting. All visible structures located at new or deepened Wellsites shall be painted non-reflective earth-tone colors or otherwise surfaced with a color and/or textured to be compatible with the surrounding area. Earth-tone colors shall include sand, grey and unobtrusive shades of green, blue, black and brown, or other colors approved by the Director.

14. NGLs at the gas plant shall be blended with the crude oil to the maximum extent feasible to reduce the number of propane loading operations at the facility.

15. Operator shall maintain a fire suppression system (deluge system) for the propane bullets to reduce the unlikely occurrence of catastrophic explosions.

16. Operator shall ensure that installation of any Oil Field Recovery Heater is at least seven hundred fifty feet from the closest residences.
17. Gas Emission or Burning Prohibited. No person shall allow or cause or permit gases from production operations to be intentionally vented into the atmosphere or to be burned by open flame except as provided by law or as permitted by the DOGGR and/or the appropriate air pollution control district.

18. In the event that any Oil Field Recovery Heater, oil treating plant, water treating facility, 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 (GDMG 1996), 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 Public Works Department for review and approval.

19. A site-specific geotechnical investigation shall be completed for all proposed permanent structures, including any Oil Field Recovery Heater, oil treating plant, water treating facility, and oil storage tanks. The investigation shall include analysis and recommendations associated with potential seismically-induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California Certified Engineering Geologist and submitted to the Los Angeles County Public Works Department for review and approval.

20. The Operator shall cease operations and inspect all Oil Operation Site pipelines, storage tanks, and other infrastructure following any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel) that exceeds a ground acceleration of 13 percent of gravity (0.13 g). The 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.

d. Maintenance Operations.

1. Maintenance on any Well may be conducted between the hours of 7 a.m. and 10 p.m., seven (7) days a week. In case of an emergency or where circulation in the Well must be maintained or when the Well would be endangered if the work were not continued, all restrictions on the hours of operations shall be automatically suspended for so long as is necessary to resolve the emergency situation, and for no longer.

e. Landscaping.

1. Unless the Oil Wells, equipment and facilities are screened from the public view to the satisfaction of the Director by reason of their isolated location, existing trees, or shrubs, or intervening topography, landscaping shall be planted at the periphery of the property containing new or deepened Oil Well Drilling operations, to beautify and screen the operations from adjoining or adjacent public streets or highways to the satisfaction of the Director.
2. A revegetation and screening plan for the new or deepened Well Site shall be submitted to and approved by the Director. The revegetation and screening plan shall ensure that, upon the completion of the drilling of a new or deepened Well, the Drill Site shall be placed in a clean condition and shall be landscaped with appropriate vegetation so as to screen from public view, to the extent reasonable and feasible, the tanks and other permanent equipment. Such landscaping shall be maintained in good condition.

(a) Due to the low profile of the permanent equipment associated with water injection Wells, no additional landscaping at any Well Site shall be required for injection Wells.

(b) Where topographical features of the land shield any new or deepened Well from view from any public road and all residences within three hundred feet of the Well Site, no additional landscaping at any Well Site shall be required.

(c) No additional landscaping at any Well Site shall be required for Reworking operations.

f. Grading.

1. Grading Amount and Vegetation Removal. The oil Operator shall have a current County of Los Angeles Master Grading Plan stamped by a Registered Professional Engineer. Unless otherwise indicated on an approved grading plan, all Drill Site grading, drainage, and surfacing shall conform to the following:

(a) Access roads and other excavations related to the Drill Site shall be designed, planned, and maintained so as to minimize erosion, provide stability or fill, minimize disfigurement of the landscape, and maintain natural drainage.

(b) No new slope or fill shall have a gradient steeper than a one foot rise in a two (2) foot horizontal measurement.

(c) There shall be erosion control of all slopes, and on banks that are created by any Drill Site construction, so that no mud or other substances are washed onto public streets or surrounding property. This control may consist of effective planning and irrigation, check dams, cribbing, riprap, sand bagging, netting, berms, or other devices or methods to control erosion previously approved for the Drill Site by the Director of the Department of Regional Planning, pursuant to a landscape and irrigation plan submitted and approved.

(d) New drainage facilities, including but not limited to, catch basins, swales, interceptor drains, or clarifiers shall be designed and installed as necessary to contain all fluids or other substances on the Drill Site.

2. When a new project is planned which anticipates a change in the drainage pattern, a project specific hydrologic analysis shall be completed to evaluate the anticipated changes and associated increased runoff at the site. The analysis shall be...
completed consistent with Standard Urban Stormwater Mitigation Plan regulations, as specified in the Los Angeles County Department of Public Works Hydrology Manual (LAGDPW 2006).

g. Operation of Oil Field Recovery Heaters.

1. All Oil Field Recovery Heaters shall have a valid State of California "permit to operate" and shall be equipped with and operated by safety controls which monitor certain essential operating conditions and which shall shut down the unit and require manual restart when any of the essential conditions vary from prescribed limits.

2. Notification of Installation. Prior to the installation and operation of any Oil Field Recovery Heater, the person or entity proposing to install and operate such heater shall so notify the Fire Department. All Oil Field Recovery Heaters shall be installed and operated in compliance with the applicable provisions of this chapter.

3. Installation. The distance between Oil Field Recovery Heaters and residential, commercial, and public assembly buildings shall be as follows:

(a) Oil-fired Recovery Heaters: seven hundred fifty feet. The distance may be reduced to one hundred feet when the heater is enclosed by a six foot high masonry wall;

(b) Gas-fired Recovery Heaters: seven hundred fifty feet. The distance may be reduced to fifty feet when the heater is enclosed by a six foot high masonry wall;

(c) All Oil Field Recovery Heaters shall be separated a minimum of twenty-five feet from any oil storage Tank, wellhead or public right-of-way;

(d) Steam lines from the heater to the wellhead shall be buried to a depth of one (1) foot or wrapped with a minimum of one inch thick approved pipe insulation.

4. Soundproofing. Where an Oil Field Recovery Heater is operated within a Developed Area, the Fire Chief may, in cases of disturbance such as excessive noise or vibration, require the Operator to:

(a) Enclose the heater with a fire-resistant, soundproofing material which shall be maintained in a serviceable condition; or

(b) In the case of emergency, or when it has been determined by the Fire Chief that the noise or vibration is detrimental to the health or safety of the surrounding neighborhood, the Fire Chief may order the Operator to cease operations.

h. Non-Producing and Idle Wells
1. Idle Wells. All idle well-testing shall be compliant with DOGGR regulations as codified at California Code of Regulations, Title 14, Article 3, Section 1723.9, as amended from time to time, which currently provide as follows:

(a) Any well that has not produced oil or natural gas or been used for fluid injection for a continuous 6-month period during any consecutive 5-year period must have either a fluid level determined using acoustical, mechanical, or other reliable methods, or other diagnostic tests as approved by DOGGR.

2. Abandonment Requirements—Development or Redevelopment. Prior to the release of any building or grading permits for the development or redevelopment of any property, all wells on the parcel shall be abandoned or re-abandoned to current DOGGR standards. Existing producing wells which will remain in service after the completion of the development or redevelopment of the property are exempted from these requirements.

3. Abandonment Procedures. Before any operations for the Abandonment of a well are commenced, an application to abandon or re-abandon the well must be filed with the DOGGR. The DOGGR will respond with a permit that sets forth the conditions and requirements to be met. The applicant may retain a Well Abandonment contractor to do the required Abandonment work.

4. Grading. All grading associated with Well Abandonment shall be performed in accordance with County approved Master Grading Plan for the BHGSD. Backfill material must be clean and free of debris.

5. Location of New Construction. Whenever possible, new construction shall not be located within ten (10) feet of, or over, any abandoned well. If the property configuration cannot accommodate such location, development may be allowed provided that procedures set forth by the Fire Chief and in this Section are adhered to. Development or occupancy may be prohibited on any site deemed by the Fire Chief to be hazardous due to the condition of the Well(s) within the property boundaries.

E. Community Relations. This subsection shall apply to all oil and gas Drilling and production operations occurring within the BHGSD.

1. Community Relations Representative and Hotline. All Operators Drilling or producing within the BHGSD shall establish and continuously maintain a designated Community Relations Representative and a telephone hotline number for use by neighbors to contact the Operator. The Operator shall maintain a log of all calls to the hotline for complaints or concerns regarding the operation of the oil Drilling and production facility. Calls shall be responded to by the following business day. The Community Relations Representative shall meet at reasonable times with neighborhood representatives in an attempt to resolve such issues. The log shall include the complainant's name, date, time, phone number, nature of complaint and the response or resolution offered. A copy of the log shall be made available to the Director on a quarterly basis. The telephone hotline number shall be posted in a visible and
prominent location on all gated entrances to the Drill Site, Well site, or oil field entrance if the Drill Site or Well site is not visible from a public right-of-way.

2. Neighborhood Liaison Committee. A Neighborhood Liaison Committee shall be established composed of at least one (1) representative from each Operator in the BHCS&D and at least one (1) representative from each homeowners association within three hundred feet of the outer boundary line. The Neighborhood Liaison Committee shall meet not less than quarterly.

3. Informational Website. All Operators shall maintain a website where information about the oil field operations shall be available.

4. Semi-Annual Newsletter. All Operators shall publish an informational newsletter semi-annually, which shall contain updated information on Drilling, Redrilling, and Reworking activities. The newsletter shall be mailed to all homeowners associations that encompass any residential properties within three hundred feet of the Outer Boundary Line; all owners of property within three hundred feet of any new or deepened Well proposed to be Drilled or Redrilled within the next proceeding six-month period as shown in the records of the County Assessor’s Office; and to any person who has filed a written request therefore with the Director. Such a request may be submitted in writing at any time during the calendar year and shall apply for the balance of such calendar year. The Director shall maintain a list of all persons who have filed said written requests and shall mail notice of the names and addresses of all persons on said list to all Operators in the BHCS&D on March 1st, June 1st, September 1st and December 1st of each year.

F. Permits Required. Approval of a Site Plan Review or Director’s Review is a ministerial function and is not a permit or a replacement for any permit required by law. All Operators in the BHCS&D shall obtain all permits and licenses required by law from the proper public agency(ies), including:

1. Permits to Conduct Well Operations. No Drilling, Redrilling, Reworking or Abandonment operations shall be commenced unless and until a Permit to Conduct Well Operations is obtained from DOGGR. A copy of all such permits shall be provided to the Director upon request.

2. Fire Permits. For all wells surfaced on lands in the unincorporated area of Los Angeles County, Drilling or Redrilling shall not be commenced unless and until a Fire Permit is obtained from the Fire Department. A copy of all Fire Permits shall be provided to the Director upon request.

3. Waste Water Annual Permit. Oil Well waste water shall not be discharged into the County’s sanitary sewer system unless a permit is obtained from the Los Angeles County Sanitation Districts for discharging such waste water into the system.

4. Building, plumbing, electrical, mechanical, and demolition permits shall be obtained from the appropriate County agency(ies) in accordance with the requirements.
of, and in the manner specified by Titles 26, 27, 28, 29, and 32 of the Los Angeles County Code.

5. All Regional Water Quality Control Board waste discharge requirements for land treatment units located within the BHGSD shall be kept current and available to the Director upon request.

6. All South Coast Air Quality Management District (SCAQMD) "Permits to Operate" required in accordance with, and in the manner specified by SCAQMD Rule 203 shall be obtained by the Operator and provided to the Director upon request.

G. Procedure for Obtaining Approval from Department of Regional Planning. No new wells shall be drilled and no existing wells shall be deepened or re-drilled except upon approval of a Site Plan Review by the Director, pursuant to Section 12 of Chapter 22.56 of the Los Angeles County Code.

1. An application for a Site Plan Review shall be filed with the Department of Regional Planning and shall contain the following information:

(a) Name and address of the applicant and of all persons owning any or all of the property proposed to be used;

(b) Evidence that the applicant:

(i) Is the Owner of the premises involved, or

(ii) Is the Operator under an oil and Gas lease or otherwise has written permission of the Owner or owners to make such application, or

(iii) Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or

(iv) In the case of a public agency, is negotiating to acquire a portion of the premises involved;

(c) Location of subject property (address or vicinity);

(d) Legal description of property;

(e) Proposed facility or use;

(f) A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director, indicating the outer boundary line of the BHGSD, all buildings and other permanent structures on the site, and the location of all proposed wells to be drilled or re-drilled, depicting the distance from the wellhead to the nearest public road or highway or residence, provided that all
proposed Wells are at least one hundred feet from the nearest public road or residence;

(g) Landscape Recommendation;

(h) Photograph of proposed Drill Site;

(i) Specifications of the proposed Drilling rig and equipment list.

(j) Conceptual layout of Drilling rig and equipment;

(k) Representative Drill Site layout design for the proposed Well; if the proposed Well is a production Well, the application shall contain two representative Drill Site layout designs, one for a rod pump and the other for a submersible pump;

(l) Copy of the applicable oil and gas lease or unit agreement, unless the surface of the lands on which the wellhead will be located is owned in fee by the Operator;

(m) Copy of the Assessor Parcel Map for the property on which the wellhead will be located;

(n) A list of the Operator's current Well program identifying the surface locations, Well names and numbers, and the type of Wells proposed to be Drilled or Redrilled or abandoned within the BHCDs for the six months immediately following the date of the application;

(o) A Statement of Compliance, executed under penalty of perjury, that the proposed Drilling or Redrilling activities will be performed in compliance with all the applicable development standards contained in this Section;

2. Approval to Drill or Redrill multiple Wells may be sought and approved in one Site Plan Review application.

3. A fee for a site plan review as specified in subsection A of Section 22.60.100.

4. The Director, in acting upon any site plan submitted for review as provided in this Section, shall either approve, approve with conditions, or deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

(a) That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Section;

(b) That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the
protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

(c) That the use, development of land and/or application of development standards are suitable from the standpoint of functional developmental design.

5. The Director shall notify the applicant of the action taken on the application within thirty (30) days of the date the application was filed, by first class mail, postage prepaid. Such notification may also be hand delivered to the applicant when appropriate.

6. An approved site plan which is not used within the time specified in the approval, or if no time is specified, within two years after the granting of such approval, becomes null and void and of no effect, except that where an application requesting an extension is filed prior to such expiration date, the Director may extend such time for a period of not to exceed one year.