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DAWYN R. HARRISON
Interim County Counsel

January 24, 2023

Agenda No. 8
09/27/22

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Ordinance Amending Title 12 – Environmental Protection and
Title 22 – Planning and Zoning, Relating to Oil Wells**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to amend Title 12 – Environmental Protection of the Los Angeles County ("County") Code to remove the exemption for oil wells and production facilities from the County's noise and vibration regulations, and Title 22 – Planning and Zoning, to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period, in the unincorporated areas of the County. Enclosed are the analysis and ordinance for your consideration.

Very truly yours,

DAWYN R. HARRISON
Interim County Counsel

By 
LISA C. JACOBS
Deputy County Counsel

APPROVED AND RELEASED:


NICOLE DAVIS TINKHAM
Chief Deputy

LCJ:bh
Enclosure

c: Fesia A. Davenport, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ANALYSIS

This ordinance amends Title 12 – Environmental Protection of the Los Angeles County Code to remove the exemption for the operation of oil and gas wells from Chapter 12.08 – Noise Control, and Title 22 – Planning and Zoning of the Los Angeles County Code, to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period.

DAWYN R. HARRISON
Interim County Counsel

By 
LISA C. JACOBS
Deputy County Counsel
Property Division

LJ:bh

Requested: 10-12-2022

Revised: 12-30-2022

ORDINANCE NO. _____

An ordinance amending Title 12 – Environmental Protection of the Los Angeles County Code to remove the exemption for the operation of oil and gas wells from Chapter 12.08 – Noise Control, and Title 22 – Planning and Zoning of the Los Angeles County Code, to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 12.08.570 is hereby amended to read as follows:

12.08.570 Activities ~~e~~Exempt ~~f~~From ~~e~~Chapter ~~r~~Restrictions.

. . .

~~M. Operation of Oil and Gas Wells.~~

~~1. Normal well servicing, remedial or maintenance work performed within an existing well which does not involve drilling or redrilling and which is restricted to the hours between 7:00 a.m. and 10:00 p.m., and~~

~~2. Drilling or redrilling work which is done in full compliance with the conditions of permits issued under Chapter 5, Article 1, of the County Zoning Ordinance, as amended, as set out in Title 22 of this code.~~

SECTION 2. Section 22.14.150 is hereby amended to read as follows:

22.14.150 O.

. . .

Occupant load. The total number of persons that may occupy a building or structure, or portion thereof, at any one time as provided by Chapter 33 of Title 26 (Building Code) of the County Code.

Oil wells and production facilities. The following terms are defined solely for Section 22.140.400 (Oil Wells and Production Facilities):

CalGEM. The California Geologic Energy Management Division.

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

Operator. As defined in section 3009 of the California Public Resources Code.

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

Production facility. As defined in section 3010 of the California Public Resources Code.

Well. As defined in section 3008(a) of the California Public Resources Code. This term includes any active well, idle well, as defined in section 3008(d) of the California Public Resources Code, and partially plugged and abandoned well.

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

. . .

SECTION 3. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

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

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Agricultural and Resource-Based Uses						
...						
Oil wells						
— In compliance with Section 22.140.400.C.1.a	CUP	SPR	-	CUP	CUP	Section 22.140.400
— In compliance with Section 22.140.400.C.1.b	CUP	SPR	-	CUP	CUP	Section 22.140.400
— In compliance with Section 22.140.400.D	-	-	CUP	-	-	Section 22.140.400
Oil wells and production facilities	=	=	=	=	=	Section 22.140.400
...						

SECTION 4. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4,

and R-5.

...

C. Use Regulations.

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

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...							
Oil wells and production facilities	CUP_	CUP_	CUP_	CUP_	CUP_	-	Section 22.140.400
...							

SECTION 5. Section 22.18.060 is hereby amended to read as follows:

22.18.060 Development Standards and Regulations for Zone RPD.

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

A. Use Regulations.

...

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

a. Oil wells and production facilities, in accordance with

Section 22.140.400 (Oil Wells and Production Facilities).

SECTION 6. Section 22.20.030 is hereby amended to read as follows:

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

...

C. Use Regulations.

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

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Agricultural and Resource-Based Uses								
...								
Oil wells and production facilities	CUP-	CUP-	CUP-	CUP-	CUP-	-	CUP-	Section 22.140.400
...								

SECTION 7. Section 22.20.090 is hereby amended to read as follows:

22.20.090 Development Standards and Regulations for Zone CPD.

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

A. Use Regulations.

...

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

a. Oil wells and production facilities, in accordance with

Section 22.140.400 (Oil Wells and Production Facilities).

SECTION 8. Section 22.22.030 is hereby amended to read as follows:

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

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Agricultural and Resource-Based Uses					
...					
Oil wells					
— In compliance with Section 22.140.400.C.1.a	SPR	SPR	SPR	CUP	Section 22.140.400
— In compliance with Section 22.140.400.C.1.b	CUP	CUP	CUP	CUP	Section 22.140.400
Oil wells and production facilities	=	=	=	=	Section 22.140.400
...					

SECTION 9. Section 22.22.040 is hereby amended to read as follows:

22.22.040 Land Use Regulations for Zone M-3.

...

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

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

...

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

SECTION 10. Section 22.22.050 is hereby amended to read as follows:

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

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

TABLE 22.22.050-A: LAND USE REGULATIONS FOR ZONES B-1 AND B-2			
Use or Structure	B-1	B-2	Additional Regulations
...			
Landscaping	P	P	
<u>Oil wells and production facilities</u>	-	-	<u>Section 22.140.400</u>
...			

SECTION 11. Section 22.22.090 is hereby amended to read as follows:

22.22.090 Development Standards and Regulations for Zone MPD.

Premises in Zone MPD shall be subject to the following regulations:

A. Use Regulations.

...

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

a. Oil wells and production facilities, in accordance with

Section 22.140.400 (Oil Wells and Production Facilities).

...

SECTION 12. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

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

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
Agricultural and Resource-Based Uses			
...			
<u>Oil wells and production facilities</u>	<u>CUP</u>	-	<u>Section 22.140.400</u>
...			

SECTION 13. Section 22.26.020 is hereby amended to read as follows:

22.26.020 Institutional Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses. Table 22.26.020-B, below, identifies the permit or review required to establish each use.

TABLE 22.26.020-B: LAND USE REGULATIONS FOR ZONE IT		
		Additional Regulations
Agricultural and Resource-Based Uses		
Oil wells and production facilities	-	Section 22.140.400
Secondary land uses under high-voltage transmission lines	SPR	Section 22.140.630
...		

SECTION 14. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Agricultural and Resource-Based Uses		
Community gardens	P	
Oil wells and production facilities	-	Section 22.140.400
...		

SECTION 15. Section 22.26.060 is hereby amended to read as follows:

22.26.060 Parking Restricted Zone.

...

B. Land Use Regulations.

3. Use Regulations.

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

TABLE 22.26.060-B: PRINCIPAL USE REGULATIONS FOR ZONE P-R		
		Additional Regulations
...	-	
Cannabis businesses and activities, including renting, leasing, and permitting	-	Section 22.140.134
Oil wells and production facilities	-	Section 22.140.400
...		

SECTION 16. Section 22.140.400 is hereby amended to read as follows:

22.140.400 Oil Wells and Production Facilities.

~~A. Purpose. This Section regulates oil wells, including the installation and use of such equipment, structures, and facilities for oil 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 property.~~

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

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

~~1. Application Requirements.~~

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

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

~~ii. That comply with the requirements in this Subsection C; or~~

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

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

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

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

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

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

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

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

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

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

~~5.——Enclosures. Any unattended earthen sump located within 1,320 feet of the nearest highway, or within 2,640 feet (one-half mile) of 20 or more~~

~~residences shall be enclosed with a fence not less than five feet high, mounted on steel posts with not less than three strands of barbed wire around the top. Such fence shall be constructed of woven wire fencing or equivalent of not greater than six inch mesh.~~

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

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

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

~~9.——No Public Nuisance. All drilling and production operations shall be conducted in such a manner as not to constitute a public nuisance. Proven 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.~~

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

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

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

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

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

~~15.— Assignment of Savings and Loan Certificates and Shares. In lieu of the bond required by Subsection C.14, above, the oil well operator may deposit with the Executive Officer Clerk of the Board and assign to the County savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all the provisions and conditions of Section 4.36 (Assignment of Savings and Loan Certificates and Shares) of Title 4 of the County Code.~~

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

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

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

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

~~3. Additional Setbacks Less Than 500 Feet From Sensitive Uses.~~

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

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

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

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

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

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

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

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

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

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

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

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

~~10. Roads. All 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 the access road from the public street or highway. The remainder of the access road shall be wet down during use, oiled, hard surfaced, or maintained in such other fashion to limit dust.~~

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

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

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

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

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

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

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

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

~~19. Bonding. A faithful performance bond, cashier's check, or certificate of deposit of \$5,000 shall be filed with the Board for each well drilled; or at the election of the applicant, \$25,000 for five or more wells. Such bond, cashier's check, or certificate of deposit shall be executed in favor of the County to cover all costs of rehabilitating the drilling site after abandonment of the well in the event of a failure to rehabilitate the site.~~

A. Applicability.

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

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

3. In accordance with Section 22.172 (Nonconforming Uses, Buildings and Structures), existing, legally established oil wells, or production facilities lawfully operating without an approved Conditional Use Permit or other discretionary permit, are nonconforming due to use on February 23, 2023, the effective date of this Section.

4. This Section shall not apply to:

a. Underground gas storage projects, as defined by Title 14, section 1726.1(a)(6) of the California Code of Regulations; and

b. Where accessory to an underground gas storage project:
i. Injection wells, as defined by Title 14,
section 1720.1(f) of the California Code of Regulations; and
ii. Active observation wells, as defined in
section 3008(c) of the California Public Resources Code.

B. Definitions. Specific terms used in this Section are defined in
Section 22.14.150 of Division 2 (Definitions), under "Oil wells and production facilities."

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

a. Site Identification Signs.
i. Where oil wells or production facilities are the sole
use on a lot, signs shall be required at each entrance to the lot. Such signs shall:
(1) Provide the information required in
Subsection C.1.a.iii, below, in lettering not less than two inches in height.
(2) Comply with Section 22.114.190 (Directional or
Informational Signs) requirements for directional or informational signs for Zone C-1.
(3) Be placed in a location so that the sign is
clearly readable to a person on a public street or highway.
ii. Where oil wells or production facilities are on a lot
with another primary use and such oil wells or production facilities have individual
perimeter fencing, an identification sign shall be required on each fenced area in a place

clearly readable to a person passing by and shall provide the information required by Subsection C.1.a.iii, below.

iii. Each site identification sign shall provide the name of the operator, the name of the lease, the telephone number of the operator, the telephone number of the Department of Regional Planning Land Use Regulation Division, and the telephone number of the South Coast Air Quality Management District for odor complaints.

b. Well Identification Signs. Each well shall have an identification sign that provides the name of the operator, name of the lease, the lease number of the well, and the API (American Petroleum Institute) number of the well.

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

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

3. All signs required by federal, State, or local regulations shall be properly posted and maintained in good condition, clearly visible and not obstructed from view.

D. Comment and Complaint Log.

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

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

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

E. Site Maintenance.

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

2. All structures, fences, walls, and signs that are visible from the public right-of-way shall remain free of graffiti. If graffiti occurs, the operator shall remove such graffiti within 24 hours, weather permitting. Paint used to cover such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

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

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

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

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

F. Bonds.

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

2. Such bonds shall be executed in favor of the County to cover the costs in the event of a failure of the operator to perform any proper oil well operating actions, such as actions taken to ensure the operation of wells and production facilities in accordance with all federal, State, and local regulations; the completion of plugging and abandonment of each oil well on the site, the reabandonment of any oil well on the site where directed by CalGEM, remediation of contamination of the property, and site remediation, to the extent not fully covered by CalGEM bonds, if any such work was performed by the County.

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

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

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

6. After all wells have been plugged and abandoned and the lot has been restored consistent with CalGEM requirements and in accordance with this Section, to the satisfaction of the Director, the Director shall release bonds required by this Subsection F.

G. Well Plugging and Abandonment and Restoration.

1. All CalGEM requirements shall be fulfilled related to the plugging and abandonment of a well; removal of equipment, trash, and other waste materials; and well site and lease restoration.

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

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

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

5. When the last oil well on a lot is plugged and abandoned, or the production facility on the lot is removed, restoration of the lot shall begin within three months and be completed within one year after the plugging and abandonment of the last oil well on the lot, unless the CalGEM approves a schedule with a longer timeline for restoration. The lot shall be restored in compliance with all CalGEM requirements and to the satisfaction of the Director.

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

1. Existing oil wells and production facilities shall comply with Subsection E (Site Maintenance) and Subsection G (Well Plugging and Abandonment and Restoration) on February 23, 2023, the effective date of this Section.

2. Existing oil wells and production facilities shall comply with Subsection C (Signs) and Subsection D (Comment and Complaint Log) by February 23, 2024, one year from the effective date of this Section.

3. Existing oil wells and production facilities shall comply with Subsection F (Bonds) by February 23, 2025, two years from the effective date of this Section.

SECTION 17. Section 22.316.080 is hereby amended to read as follows:

22.316.080 Area Specific Development Standards.

...

C. Union Pacific Area.

...

4. Zone Specific Development Standards

...

b. Zone M-1.

...

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

...

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

...

SECTION 18. Section 22.324.070 is hereby amended to read as follows:

22.324.070 Zone Specific Development Standards.

...

C. Industrial Zones.

...

2. Zone M-1. The standards prescribed for Zone C-M in Subsections B.4.a through B.4.g, above, shall apply to Zone M-1. In addition, the following standards shall apply:

. . .

e. Uses Subject to Permits. In addition to the uses specified in Chapter 22.22 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

. . .

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

. . .

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