

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2025-2884-CA	ENV-2025-2885-MND	ALL
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	CF 17-0447-S2	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
Citywide		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles 200 N. Spring Street Los Angeles, CA 90012		
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lilian Rubio	(213) 978-1840	lilian.rubio@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<input checked="" type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i> Proposed Code Amendment (CA)		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please add the attached transmittal to S2 under CF 17-0447.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: standard Brown Act notice	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: standard Brown Act notice	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: standard Brown Act notice

FISCAL IMPACT STATEMENT:

Yes No
 *If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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<input type="checkbox"/> Harbor Area Planning Commission	
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 11, 2025	7 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	January 6, 2026



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JANUARY 06, 2026

Case No.: CPC-2025-2884-CA
CEQA: ENV-2025-2885-MND
Plan Area: Citywide

Council District: ALL

Project Site: Citywide

Applicant: City of Los Angeles

At its meeting of **December 11, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Proposed Zoning Code Amendment Ordinance:

The proposed Oil and Gas Drilling Ordinance (Oil Ordinance), consistent with Assembly Bill (AB) 3233, would amend Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of Chapter I of the Los Angeles Municipal Code (LAMC) and Sections 1.4.7, 5D.9.7, 8.2.4, 12.1.2, 12.5.4, 13B.2.2, and Division 14.3 of Chapter 1A of the LAMC. In summary, the proposed ordinance would prohibit new oil and gas drilling citywide; declare all existing oil and gas activities a nonconforming use in all zones; mandate the cessation of all nonconforming oil and gas operations within a 20-year period; disallow the maintenance, expansion, re-drilling, deepening, or intensification of existing extraction activities and wells in all zones (except for specific, limited Well Servicing); and create a separate zoning review process to permit these activities only to prevent, respond to, or cease credible threats to public health, safety or the environment.

1. **Recommended** that the City Council adopt the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b); **Considered** the whole of the administrative record to date, including the Mitigated Negative Declaration, No. ENV-2025-2885-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures; **Found** there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **recommended** that the City Council **adopt**, pursuant to Chapter 1A Section 13B.1.3.D.3 of the Los Angeles Municipal Code, the attached proposed Zoning Code Amendment Ordinance dated December 11, 2025;
3. **Adopted** the Staff Recommendation Report as the Commission's report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Rosenstein
Second: Lawshe
Ayes: Chavez, Choe, Diaz, Johnson, Saitman
Recuse: Klein

Absent: Zamora

Vote: 7 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Proposed Ordinance, Findings

cc: Arthi Varma, Deputy Director
Hagu Solomon-Cary, Principal City Planner
Lilian Rubio, City Planner

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of Chapter I of the Los Angeles Municipal Code (LAMC) and Sections 1.4.7., 5D.9.7., 8.2.4., 12.1.2., 12.5.4., 13B.2.2., and Division 14.3. of Chapter 1A of the LAMC to prohibit new oil and gas extraction and make existing extraction activities a nonconforming use in all zones.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03. of Article 2 of Chapter I of the Los Angeles Municipal Code shall be amended to delete the definition of TEMPORARY GEOLOGICAL EXPLORATORY CORE HOLE.

Sec. 2. Subdivision 17. of Subsection A. of Section 12.20. of Article 2 of Chapter I of the Los Angeles Municipal Code shall be amended as follows:

17. (None)

Sec. 3. Subdivision 4. of Subsection C. of Section 12.23. of Article 2 of Chapter I of the Los Angeles Municipal Code is amended as follows:

4. Oil Wells. (Amended by Ord. No. 188,XXX, Eff. X/XX/26). All applicable words/phrases defined in Section 13.01 B. (Definitions) of this Code shall apply to this Oil Wells Subdivision.

(a) **Nonconforming Use Limitation.** All Oil Well sites are a nonconforming use as of the effective date of this Ordinance and shall conform to the following:

- (1) No new Oil Well for the production of oil, gas, or other hydrocarbon substances may be drilled.
- (2) No existing Oil Well for the production of oil, gas, or other hydrocarbon substances shall be maintained, drilled, re-drilled, or deepened.
- (3) The Oil Well site and its operations and equipment shall not be expanded or extended in any way, or intensified such that prohibited Oil Well activity under Subsections (1) and (2), or new permanent or temporary Oil Well site equipment are introduced beyond the limits of what was originally permitted.

- (4) No existing Oil Well site operator or proponent shall request a modification of conditions of a discretionary zoning approval granted prior to the effective date of this Ordinance.
- (5) The operation of all Oil Well sites shall cease within 20 years from the effective date of the ordinance, at which point the use shall be deemed terminated. The City reserves its discretion to alter or shorten this 20 year period, or otherwise abolish uses, at any Oil Well site. Nothing in this Ordinance shall be construed to grant vested rights to continue any use at any Oil Well site for the whole of this 20 year period.
- (6) All nonconforming Oil Well sites shall be in strict compliance and accordance with all applicable local, state, and federal laws, regulations, rules, and standards for abandonment.
- (7) If an Oil Well or Oil Well site operations are abandoned, discontinued or idled for a continuous period of one year, such well and/or use shall be deemed terminated. The well and/or use shall not be eligible for re-establishment after it has been deemed terminated.
- (8) An Oil Well site operator as defined by Public Resources Code Section 3237 shall comply with the mitigation measures and mitigation monitoring program adopted with this Ordinance in the plugging and abandoning of all wells, including the decommissioning of oil well facilities.
- (b) **Well Servicing Exception.** Repair and servicing work may be carried out on an existing Oil Well site if the scope of work does not meet the criteria for Well Maintenance.
- (c) **Health and Safety Exception.** Otherwise prohibited activities, equipment, or changes to operations may be approved on nonconforming Oil Well sites only in order to prevent, respond to, or cease a threat to public health, safety, or the environment in accordance with procedures set forth in this Section:
- (1) **Administrative Review.** The Department of City Planning shall determine compliance under Administrative Review

only when the following Qualifying Criteria for Administrative Review are met. The Administrative Review process shall be conducted pursuant to Sec. 13B.3.1. (Administrative Review) of Chapter 1A of this Code, except Sec. 13B.3.1.B.2. (Initiation) and Sec. 13B.3.1.F. (Scope of Action) shall not apply:

- (i) A scope of work that satisfies either a formal order or requirement from any local, county, state, or federal agency indicating that the proposed scope of work is required in order to satisfy compliance with a documented notice, or
- (ii) A formal, written acknowledgement from any local, county, state, or federal agency to the operator about the need to perform specific oil well activities and/or install new equipment in order to prevent or respond to a threat to public health, safety, and/or the environment.

(2) **Quasi-Judicial Review.** The Zoning Administrator shall determine compliance under the procedures of Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit when it does not meet the Qualifying Criteria for Administrative Review above.

- (i) An application shall be filed and reviewed pursuant to the procedures of Sec. 13B.2.2.H. (Modification Procedures) of Chapter 1A of this Code, except the notice requirements and findings shall apply as follows:
 - a. **Notice.** Notice shall be mailed to owners and occupants of all property within and outside the City within 1,500 feet of the exterior boundaries of the Oil Well site subject to the application.
 - b. **Findings.** The Zoning Administrator shall grant an exception pursuant to Section 12.23 C.4(a) if the following Findings can be made:
 - i. That the proposed scope of work for a legally nonconforming Oil Well site will not adversely affect any element

of the General Plan, including those which address the prevailing inequities in environmental justice.

- ii. That the use will not be detrimental to the public health, safety, and welfare of persons residing or working in the general vicinity, and will not be detrimental or injurious to property and improvements in the surrounding neighborhood, especially those identified as disadvantaged communities, pursuant to the State of California Environmental Protection Agency Office of Environmental Health Hazard Assessment's CalEnviroScreen.
- iii. That the use will incorporate infrastructure and safety procedures to prevent disruption and nuisance impacts related to noise, odors, transportation and circulation, and other potential negative land use impacts on the surrounding vicinity.
- iv. That substantial evidence demonstrates the requested scope of work is necessary to prevent, respond to, or cease a credible threat to public health, safety, and/or the environment and that the scope of work will not be executed for the exclusive purpose of expanding, intensifying, or extending the duration of the Oil Well site and its operations.

(d) **Cessation Standards for Nonconforming Sites.** The following regulations shall apply to existing nonconforming Oil Well sites within the City of Los Angeles, until such uses are required to cease operations pursuant to LAMC Section 12.23 C.4:

- (1) All stationary drilling and service rigs, including their floors and foundations, shall be removed within 30 days after

completion or abandonment of the well (notwithstanding any other provisions of this Code to the contrary).

- (2) The motors, engines, pumps and tanks of all such Oil Wells shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.
- (3) The well pumping equipment for such wells shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.
- (4) The maximum height of the pumping units for such wells shall not exceed 15 feet above existing grade level.
- (5) The site of such wells shall be so landscaped, fenced or concealed that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.

Sec. 4. Subdivision 18. of Subsection U. of Section 12.24. of Article 2 of Chapter I of the Los Angeles Municipal Code shall be amended as follows:

18. (None)

Sec. 5. Subdivision 47. of Subsection W. of Section 12.24. of Article 2 of Chapter I of the Los Angeles Municipal Code shall be amended as follows:

47. (None)

Sec. 6. Section 13.01. of Article 3 of Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

A. Applicability. No new Oil Drilling districts are permitted as of the effective date of this Ordinance. The provisions of this Section and Sec. 12.23 C.4 (Nonconforming Use of Land) shall apply to the districts established by ordinance and to remain until said district is terminated in accordance with City Charter Section 558. The provisions of this section shall not apply to the location of subterranean gas holding areas or Oil Wells which are operated as a public utility regulated by the California Public Utilities Commission.

B. Definitions - For the purpose of this section the following words/phrases are defined:

“Controlled Drilling Site” shall mean that particular location within an oil drilling district in an “Urbanized Area” upon which surface operations for the drilling, deepening or operation of an Oil Well or any incidental operation are subject to the conditions prescribed by written determination by the Zoning Administrator.

“Drilling and Production Site in the Los Angeles City Oil Field Area” shall mean locations within an oil drilling district in the “Los Angeles City Oil Field Area” upon which surface operations for the drilling, deepening or operation of an Oil Well or any operation incident thereto, are subject to the conditions prescribed by written determination by the Zoning Administrator.

“Los Angeles City Oil Field Area” shall mean all land in the City within the areas identified on the maps in Ordinance No. 156,166 located in Council File No. 80-3951 and shall include all oil producing zones beneath those areas but no deeper than the third zone beneath the surface of the earth.

“Nonurbanized Area” shall mean all those portions of the City which the City Planning Commission or Council has determined will not be detrimentally affected by the drilling, maintenance, or operation of Oil Wells. In making its determination, the City Planning Commission, or the Council on appeal, shall give due consideration to the amount of land subdivided, the physical improvements, the density of population and the zoning of the district.

“Oil Well” shall mean any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring, or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Article 7 of Chapter 5 of the Los Angeles Fire Code except any well operated by a public utility regulated by the California Public Utilities Commission. Oil Well shall also mean any associated facilities such as production areas and other appurtenant structures and equipment located on the subject property/properties.

“Oil Well Class I or A” shall mean any oil well drilled, conditioned, arranged, used or intended to be used for the production of petroleum, natural gas or other hydrocarbon substances.

“Oil Well Class II or B” shall mean any oil well drilled, conditioned, arranged, used or intended to be used only for the subsurface injection into the earth of oil field waste, gases, water or liquid substances.

“Producing Zone” shall mean a reservoir or series of reservoirs of sufficient thickness and productivity of hydrocarbons as to form an economic source of supply and which is segregated from other reservoirs or series of reservoirs by natural boundaries or barriers to such an extent as to make its separate development either economically or mechanically desirable in accordance with good oil field practice.

“Urbanized Area” shall mean all land in the City, except land in the M3 Zone, and land which has been determined to be “Nonurbanized Area” by the City Planning Commission or Council or land located in the “Los Angeles City Oil Field Area”.

“Well Maintenance” shall mean any scope of work for oil, gas, or hydrocarbon substance extraction that meets either of the following two criteria: 1) A scope of work that requires a Notice of Intention “Rework Permit” to carry out a rework project on a well from the California Geologic Energy Management Division or 2) A scope of work that requires notification per the South Coast Air Quality Management District’s Rule 1148.2 - “Notification and Reporting Requirements for Oil and Gas Well and Chemical Suppliers” for “Well Rework” and/or “Injection” including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing. The terms “maintain” and “maintained” shall have the same meaning and application as the definition of “Well Maintenance”.

“Well Servicing” shall mean repair and servicing work that is carried out on an existing Oil Well site if the scope of work does not meet the criteria for Well Maintenance. Examples of Well Servicing may include activities such as: well pump replacement, the repair or replacement of existing underground and/or aboveground storage tanks, and repair or replacement of existing gas/oil pipelines that service the Oil Well operations. Well Servicing may also include the use of a workover rig to perform well pulling and efforts to retrieve tools from a well.

C. (None)

D. (None)

E. **Existing Standard Conditions.** Standard Conditions incorporated by ordinance through the establishment of an oil drilling district shall remain in effect for existing nonconfirming oil drilling districts.

1. **Nonurbanized Areas.** Each oil drilling district established in a nonurbanized area shall be subject to the following conditions:

(a) Each district shall contain a net area of one acre or more which shall be composed of contiguous parcels of land that may be separated by an alley or walk, except that a district may contain an area of less than one acre where it is surrounded on all sides by streets.

(b) Each drilling site in any district shall contain a net area of one acre or more and shall be composed of contiguous parcels of land which may be separated only by an alley or walk. A drilling site may contain less than one acre of area where it is surrounded on all sides by public or approved private streets.

Only one Oil Well Class I or A may be established or maintained on each acre of land, except that there may be one Oil Well Class I or A on any land surrounded on all sides by public or approved private streets. Provided, however, in determining conditions for drilling, the Zoning Administrator may permit surface operations for more than one Oil Well Class I or A in a semi-controlled drilling site where the additional wells are to be bottomed under adjacent land in a drilling district in lieu of surface operations. There shall be no less than one net acre of land in the combined drill site and production site for each well in a semi-controlled drilling site. The Zoning Administrator shall require a site of more than one acre for each Oil Well where a larger area is required in the particular oil drilling district. The Zoning Administrator may require larger minimum drilling sites or production areas when reasonably necessary in the public interest for a particular oil producing section.

Where drilling sites greater than one acre are required and two or more lessees or oil drilling developers in a block or area have at least one net acre each, but all lessees or developers do not have the greater area required for drilling under these regulations, the Zoning Administrator shall equitably allocate permitted wells among the competing lessees or developers. Where necessary, the lessee or developer having control of the larger portion of the property shall be given preference. In those situations outlined above, in addition to the proration required by Paragraph (d) of this subdivision, the Zoning Administrator shall require that the lessee or developer who is authorized to drill the well shall offer an equitable consolidation agreement to the lessee or developer who has not been permitted to drill. This consolidation agreement shall contain an offer in writing, open for acceptance for 30 days, giving the other lessees or developers a choice of either:

- (i) a lease on terms and conditions agreed upon, or on substantially the same terms and conditions contained in leases owned by the applicant; or,
 - (ii) a consolidation agreement agreed upon providing that each lessee or developer shall contribute to the cost of drilling and operation of the well and share in the production from the well in the proportion that the area of his property bears to the total area in the drilling unit.
- (c) No public street, alley, walk or way shall be included in determining the net area within any district or drilling site.

- (d) Where the drilling site is so located as to isolate any parcel of land in the drilling district in such a manner that it could not be joined with any other land so as to create another drilling site of the area required in the particular district in which it is located, the Zoning Administrator shall require, as a condition to the drilling and production on the drilling site, that the owner, lessee or permittee or his or her successor shall pay to the owners of the oil and gas mineral rights in each isolated parcel, a pro-rata share of the landowners' royalty in all of the oil and gas produced from the drilling site, the share to be in that proportion as the net area of the isolated parcel is to the total net area of the drilling site plus the area of all the isolated parcels, provided that the landowners' royalty shall be determined in accordance with any existing contracts for payments to the landowners of the drilling site, but, in no event, as to the owner of the isolated parcel or parcels, shall it be less than a 116th part of the oil and gas produced and saved from the drilling site.
2. **Urbanized Areas.** Each oil drilling district established in an urbanized area shall be subject to the following conditions:
- (a) Each district shall be not less than 40 acres in area, including all streets, ways and alleys within the boundaries thereof.
- (b) Not more than one controlled drill site shall be permitted for each 40 acres in any district and that site shall not be larger than two acres when used to develop a district approximating the minimum size; provided, however, that where the site is to be used for the development of larger oil drilling districts or where the Zoning Administrator requires that more than one oil drilling district be developed from one controlled drilling site, the site may be increased, at the discretion of the Zoning Administrator when concurred in by the Board of Fire Commissioners, by not more than two acres for each 40 acres included in the district or districts.
- (c) The number of Oil Wells Class I or A which may be drilled and operated from any controlled drilling site may not exceed one well to each five acres in the district or districts to be explored from said site.

Notwithstanding the above, should the City Council determine that an urbanized oil drilling district contains more than one producing zone, the City Council may then authorize, by ordinance, the drilling

of additional Oil Wells Class I or A, not to exceed one well per five acres for each identified producing zone, and specify the maximum number of wells to be drilled as the result of such authorization.

- (d) Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, must have proprietary or contractual authority to drill for oil under the surface of at least 75 percent of the property in the district to be explored.
- (e) Each applicant or his or her successor in interest shall, within one year from the date the written determination is made by a Zoning Administrator prescribing the conditions controlling drilling and production operations execute an offer in writing giving to each record owner of property located in the oil drilling district who has not joined in the lease or other authorization to drill the right to share in the proceeds of production from wells bottomed in the district, upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of the district. The offer hereby required must remain open for acceptance for a period of five years after the date the written determination is made by a Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written provisions were made by a Zoning Administrator, but who accepts the offer in writing within the five-year period. Any such royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.
- (f) The entire controlled drilling site shall be adequately landscaped, except for those portions occupied by any required structure, appurtenance or driveway, and all landscaping shall be maintained in good condition at all times. Plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- (g) Each applicant requesting a determination by a Zoning Administrator prescribing the conditions controlling drilling and

production operations shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions and requirements of this section, and all additional conditions, restrictions or requirements determined and prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator or any change or specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification of waiver affecting any of the obligations of the grantee made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety on any bond posted pursuant to this section.

- (h) If a Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with that problem and with those producing hydrocarbons from the affected area, he or she shall have the authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- (i) A Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

3. **(None)**

4. **Los Angeles City Oil Field Area.** Each oil drilling district established in the Los Angeles City Oil Field Area shall be subject to the following conditions:

- (a) The boundary of each district shall follow the center line of city streets as far as practicable.

- (b) Each district shall include the streets, ways, and alleys within the boundaries thereof and shall be substantially compact in area.
- (c) The drilling, pumping, redrilling, repairing, maintenance or other servicing of any new Oil Well Class I or A in said district shall be conducted only on a Drilling and Production Site in the Los Angeles City Oil Field Area upon which site at least one Class I or A Oil Well was (i) in existence on January 24,1982; and (ii) had not been abandoned in accordance with state regulations prior to January 24,1982; and (iii) has a Los Angeles Fire Department Serial Number, which number was in existence on January 24, 1982.
- (d) The number of new Oil Wells Class I or A permitted on such a Drilling and Production Site in the Los Angeles City Oil Field Area shall not exceed one well to each acre in the District.
- (e) Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling new drilling and production operations must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the total land area of the property in the district to be explored.
- (f) Within one year from the date the written determination is made by a Zoning Administrator prescribing the conditions controlling drilling and production operations, each applicant or his or her successor in interest shall offer in writing to each record owner of property located in the oil drilling district who has not joined in the lease or other authorization to drill, the right to share in proceeds of production from new wells bottomed in the district upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the sub-surface of the district. The offer hereby required must remain open for acceptance for a period of five years after the date the written determination is made by a Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written determination was made by a Zoning Administrator, but who accepts the offer in writing within the five- year period. Any royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-

rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.

- (g) The entire site upon which new Oil Wells are to be drilled shall be adequately fenced and landscaped; plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- (h) Each applicant requesting a determination by a Zoning Administrator prescribing the conditions controlling drilling and production operations shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished by him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions, and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator or any change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or waiver affecting any of the obligations of the grantee made by any city authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this section.
- (i) If a Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with the problem and with those persons producing hydrocarbons from the affected area, he or she shall have the authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- (j) A Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

F. Existing Additional Conditions. Additional Conditions imposed by the Council via ordinance, or the Zoning Administrator via approvals in each district as incorporated by reference and deemed necessary and proper shall remain in effect for existing nonconforming oil drilling districts and are as follows:

1. That all pumping units established in said district shall be installed in pits so that no parts thereof will be above the surface of the ground.
2. That all oil produced in said district shall be carried away by pipe lines or, if stored in said district, shall be stored in underground tanks so constructed that no portion thereof will be above the surface of the ground.
3. That the operator of any well or wells in the district shall post in the Office of Zoning Administration a \$5,000 corporate surety bond conditioned upon the faithful performance of all provisions of this article and any conditions prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator, or change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City, or other alteration, modification or waiver affecting any of the obligations of the grantee made by any City authority shall be deemed to exonerate either the grantee or the surety on any bond posted as required in this article.
4. That the operators shall remove the drilling rig from each well within thirty (30) days after the drilling of said well has been completed, and thereafter, when necessary, such completed wells shall be serviced by portable drilling rigs.
5. That the drilling site shall be fenced or landscaped as prescribed by the Zoning Administrator.
6. **(None)**
7. That, except in case of emergency, no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the drilling site, except between the hours of 8:00 A.M. and 8:00 P.M. of any day.
8. That adequate fire fighting apparatus and supplies, approved by the Fire Department, shall be maintained on the drilling site at all times during drilling and production operations.

9. That no refining process or any process for the extraction of products from natural gas shall be carried on at a drilling site.
10. **(None)**
11. **(None)**
12. **(None)**
13. That no more than one well shall be bottomed in each five (5) acres of the drilling district.
14. **(None)**
15. **(None)**
16. **(None)**
17. That any person requesting a determination by the Zoning Administrator prescribing the conditions under which oil drilling and production operations shall agree in writing on behalf of him or herself and his or her successors or assigns, to be bound by all of the terms and conditions of this article and any conditions prescribed by written determination by the Zoning Administrator; provided, however, that the agreement in writing shall not be construed to prevent the applicant or his or her successors or assigns from applying at any time for amendments pursuant to this Article or to the conditions prescribed by the Zoning Administrator, or from applying for the creation of a new district or an extension of time for drilling or production operations.
18. That all production equipment used shall be so constructed and operated that no noise, vibration, dust, odor or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted to result from production operations carried on at any drilling site or from anything incident thereto to the injury or annoyance of persons living in the vicinity; nor shall the site or structures thereon be permitted to become dilapidated, unsightly or unsafe. Proven technological improvements in methods of production shall be adopted as they, from time to time, become available if capable of reducing factors of nuisance or annoyance.
19. Wells which are placed upon the pump shall be pumped by electricity with the most modern and latest type of pumping units of a height of not more than sixteen (16) feet. All permanent equipment shall be painted and kept

in neat condition. All production operations shall be as free from noise as possible with modern oil operations.

20. All drilling equipment shall be removed from the premises immediately after drilling is completed, sump holes filled, and drilling or service rigs removed within sixty (60) days after the completion of the well.
21. That, subject to the approval of the Board of Fire Commissioners, the operators shall properly screen from view all equipment used in connection with the flowing or pumping of wells.
22. Upon the completion of the drilling of a well the premises shall be placed in a clean condition and shall be landscaped with planting of shrubbery so as to screen from public view as far as possible, the tanks and other permanent equipment, such landscaping and shrubbery to be kept in good condition.
23. That not more than two wells may be drilled in each city block of the drilling district and bottomed under that block. However, at the discretion of the Zoning Administrator, surface operations for additional wells may be permitted in each of the blocks where each additional well is to be directionally drilled and bottomed under an adjacent block now or hereafter established in an oil drilling district in lieu of a well drilled on the adjacent block and under a spacing program which will result in not exceeding two wells bottomed under each block.
24. That not more than one (1) well shall be drilled in each city block of the drilling district; provided, however, that a second well may be drilled in that block bounded by "L", Gulf Avenue, Denni Street and Wilmington Boulevard, only in the event said second well be directionally drilled or whipstocked so that the bottom of the hole will be bottomed under the (Gulf Avenue School property located in the block bounded by "L" Street, Roman Avenue, Denni Street and Gulf Avenue, and in lieu of a well which might otherwise be permitted to be drilled in said last mentioned block.
25. That not more than one (1) well may be drilled in each city block of the drilling district.
26. That all power operations other than drilling in said district shall at all times be carried on only by means of electrical power, which power shall not be generated on the drilling site.
27. **(None)**

28. **(None)**

29. That not more than two (2) wells may be drilled in each city block of the drilling district; provided, however, that two (2) additional wells may be drilled in each of the following described blocks, (a) the block bounded by Q Street, Lakme Avenue, Sandison Street and Broad Avenue and (b) the block bounded by Sandison Street, Lakme Avenue, Broad Avenue and the southerly boundary of Tract No. 1934, but only if such additional wells are directionally drilled or whipstocked so that they will be bottomed under the Hancock–Banning High school property, located in the block bounded by Delores Street, Broad Avenue, Pacific Coast Highway and Avalon Boulevard, in lieu of the four (4) wells which might otherwise be permitted to be drilled in the last mentioned block.

30. **(None)**

31. Not more than four (4) controlled drilling sites shall be permitted in this district, and such sites shall not be larger than two (2) acres.

32. The number of wells which may be drilled to any oil sand from the controlled drilling site shall not exceed one (1) well to each five (5) acres in the district, but in no event shall there be more than one (1) well to each two and one-half (2 1/2) acres.

33. That drilling operations shall be commenced within 90 days from the effective date the written determination is made by the Zoning Administrator or Area Planning Commission, or within any additional period as the Zoning Administrator may, for good cause, allow and thereafter shall be prosecuted diligently to completion or else abandoned strictly as required by law and the premises restored to their original condition as nearly as practicable as can be done. If a producing well is not secured within eight months, the well shall be abandoned and the premises restored to its original condition, as nearly as practicable as can be done. The Zoning Administrator, for good cause, shall allow additional time for the completion of the well.

34. That an internal combustion engine or electrical equipment may be used in the drilling or pumping operations of the well, and if an internal combustion engine is used, that mufflers be installed on the mud pumps and engine so as to reduce noise to a minimum, all of said installations to be done in a manner satisfactory to the Fire Department and to the Zoning Administrator.

35. **(None)**

36. That not more than two (2) production tanks shall be installed for each producing well, neither one of which shall have a rated capacity in excess of one thousand (1,000) barrels; provided, however, that if in the opinion of the Zoning Administrator it is necessary in order to provide for the maximum safety of operations or to decrease the number of individual production tank settings on any property, the Zoning Administrator may increase the number of such production tanks to not more than three (3), having a greater capacity not to exceed two thousand (2,000) barrels each. The Zoning Administrator shall permit such wash tanks or heating facilities as may appear necessary to ship or remove production from the premises. The plans for said tank or tanks, including the plot plan showing the location thereof on the property, shall be submitted to and approved in writing by the Zoning Administrator before said tank or tanks and appurtenances are located on the premises; and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition.
37. All waste substances such as drilling muds, oil, brine or acids produced or used in connection with oil drilling operations or oil production shall be retained in water-tight receptors from which they may be piped or hauled for terminal disposal in a dumping area specifically approved for such disposal by the Los Angeles Regional Water Pollution Control Board No. 4.
38. Any wells drilled shall be cased tight to bedrock or effective means satisfactory to the State Oil and Gas Supervisor used to prevent vertical movement of groundwater.
39. The applicant shall provide the Department of Water and Power and the State Oil and Gas Supervisor with a precise plot plan of the drilling plant and roads leading thereto, and to make such safeguards as the Department deems necessary to assure the safety of the existing 50" water main which crosses the district involved.
40. The Department of Water and Power of the City of Los Angeles shall be permitted to review and inspect methods used in the drilling and producing operations and in the disposal of waste, and shall have the right to require changes necessary for the full protection of the public water supply.
41. **(None)**
42. That the number of wells which may be drilled to any oil sand shall not exceed one (1) well to each five (5) acres in the district, but in no event shall there be more than one (1) well to each two and one-half acres.

43. That drilling, pumping and other power operations shall at all times be carried on only by electrical power and that such power shall not be generated on the controlled drilling site or in the district.
44. That an internal combustion engine or steam-driven equipment may be used in the drilling or pumping operations of the well, and, if an internal combustion engine or steam-driven equipment is used, that mufflers be installed on the mudpumps and engine; and that the exhaust from the steam-driven machinery be expelled into one of the production tanks, if such tanks are permitted, so as to reduce noise to a minimum, all of said installations to be found in a manner satisfactory to the Fire Department and Zoning Administrator.
45. That drilling operations shall be carried on or conducted in connection with only one well at a time in any one such district, and such well shall be brought in or abandoned before operations for the drilling of another well are commenced; provided, however, that the Zoning Administrator may permit the drilling of more than one well at a time after the discovery well has been brought in.
46. That all oil drilling and production operations shall be conducted in such a manner as to eliminate, as far as practicable, dust, noise, vibration or noxious odors, and shall be in accordance with the best accepted practices incident to drilling for and production of oil, gas and other hydrocarbon substances. Proven technological improvements in drilling and production methods shall be adopted as approved by the Zoning Administrator, as they may become, from time to time, available, if capable of reducing factors of nuisance and annoyance.
47. That all parts of the drilling or service rig above the drilling or service rig floor not reasonably necessary for ingress and egress including the elevated portion thereof used as a hoist, shall be enclosed with fire-resistant soundproofing material approved by the Fire Department and the Zoning Administrator, and the same shall be painted or stained so as to render the appearance of said drilling or service rig as unobtrusive as practicable.
48. That all tools, pipe and other equipment used in connection with any drilling or production operations shall be screened from view, and all drilling operations shall be conducted or carried on behind a solid fence, which shall be maintained in good condition at all times and be painted or stained so as to render such fence as unobtrusive as practicable.

49. That no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the controlled drilling site except between the hours of 8:00 o'clock a.m. and 6:00 o'clock p.m., on any day, except in case of emergency incident to unforeseen drilling or production operations, and then only when permission in writing has been previously obtained from the Zoning Administrator.
50. That no earthen sumps shall be used.
51. That within sixty (60) days after the drilling of each well has been completed, and said well placed on production, or abandoned, the drilling or service rig, all boilers and all other drilling equipment shall be entirely removed from the premises unless such drilling or service rig and appurtenant equipment is to be used within a reasonable time limit determined by the Administrator for the drilling of another well on the same controlled drilling site.
52. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted unless all equipment necessarily incident to such production is completely enclosed within a building, the plans for said building to be approved by the Department of Building and Safety and the Fire Department. This building shall be of a permanent type, of attractive design and constructed in a manner that will eliminate as far as practicable, dust, noise, noxious odors and vibrations or other conditions which are offensive to the senses, and shall be equipped with such devices as are necessary to eliminate the objectionable features mentioned above. The architectural treatment of the exterior of such a building shall also be subject to the approval of the Administrator.
53. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted where same is located within or immediately adjoining subdivided areas where ten (10) percent of the lots or subdivided parcels of ground, within one-half (1/2) mile radius thereof, are improved with residential structures, unless all equipment necessarily incidental to such production is countersunk below the natural surface of the ground and such installation and equipment shall be made in accordance with Fire Department requirements.
54. That there shall be no tanks or other facilities for the storage of oil erected or maintained on the premises and that all oil products shall be transported from the drilling site by means of an underground pipe line connected directly with the production pump without venting products to the atmospheric pressure at the production site.

55. That not more than two production tanks shall be installed on said drilling site, neither one of which shall have a rated capacity in excess of one thousand (1000) barrels; that the plans for said tank or tanks, including the plot plans showing the location thereof on the property, shall be submitted to and approved in writing by the Administrator before said tank or tanks and appurtenances are located on the premises, and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition at all times.
56. That any production tanks shall be countersunk below the natural surface of the ground and the installation thereof shall be made in accordance with safety requirements of the Fire Department.
57. That no refinery, dehydrating or absorption plant of any kind shall be constructed, established or maintained on the premises at any time.
58. That no sign shall be constructed, erected, maintained or placed on the premises or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.
59. That suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times.
60. That any owner, lessee or permittee and their successors and assigns, must at all times be insured to the extent of one hundred thousand dollars (\$100,000) against liability in tort arising from drilling or production, or activities or operations incident thereto, conducted or carried on under or by virtue of the conditions prescribed by written determination by the Zoning Administrator. The policy of insurance issued pursuant hereto shall be subject to the approval of the City Attorney, and duplicates shall be furnished to him. Each such policy shall be conditioned or endorsed to cover such agents, lessees or representatives of the owner, lessee or permittee as may actually conduct drilling, production or incidental operations permitted by such written determination by the Zoning Administrator.
61. **(None)**
62. All onshore drilling and production installations or facilities shall be removed and the premises restored to their original conditions after all oil and gas wells have been abandoned, unless the City Planning Commission determines otherwise.
63. **(None)**

64. **(None)**

G. (None)

H. Compliance Review. The Zoning Administrator shall have the authority to conduct investigations to verify compliance with existing conditions imposed pursuant to any discretionary zoning approval authorizing the drilling, deepening or maintaining of an Oil Well site in either an oil drilling district or within the M3 Zone within 500 feet of a more restrictive zone.

1. Authority.

- (a) The Zoning Administrator reserves the right to require an applicant to file for compliance review as a condition of a discretionary zoning approval and modify, add, or delete conditions of operation, and/or modify the grant, as needed, pursuant to Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit.
- (b) The Zoning Administrator reserves the right to modify, add, or delete conditions of operation, and/or modify the grant, as needed, if upon investigation, they find potential violation of any conditions of said discretionary zoning approval, pursuant to Sec. 13B.6.1. (Evaluation of Non-Compliance).
- (c) The Zoning Administrator additionally reserves the right to initiate Nuisance Abatement/Revocation proceedings pursuant to Sec. 13B.6.2. (Nuisance Abatement/Revocation) should any documented evidence be submitted showing continued violations associated with the use or upon failure to file for, or comply with, any requisite compliance review.

2. Procedures.

- (a) **Filing.** Applicants shall file in accordance with procedures of Sec. 13B.2.2.H. for a Modification Procedures for a Class 2 Conditional Use Permit, Sec. 13B.6.1 for an Evaluation of Non-Compliance, or Sec. 13B.6.2 for Nuisance Abatement/Revocation proceedings with the Department of City Planning on a form provided by the Department, requesting a Zoning Administrator determination of the conditions under which the operations may be conducted, until such operations are required to cease pursuant to Section 12.23 C.4 of this Code.

(b) **Notice of Public Hearing.** For any Compliance Review, Evaluation of Non-Compliance, or Nuisance Abatement/Revocation proceedings, the Zoning Administrator shall set the matter for public hearing pursuant to the procedures set forth in Sec. 13B.2.2.C.1. (Notice of Public Hearing), except that:

(1) Notice shall be mailed to owners and occupants of all property within 1,500 feet of the exterior boundaries of the Oil Well site within and outside the City subject to the application.

(2) The procedures of this Subdivision shall control over any contrary procedures prescribed by existing condition or grant in any discretionary zoning approval received prior to the effective date of this Ordinance.

(c) **Decision.** The Zoning Administrator shall make their written determination and shall forthwith transmit a copy to the applicant. The determination shall become final after an elapsed period of 15 days from the notification of determination mailing to the applicant, unless an appeal is filed.

(d) **Appeal.** If an appeal is filed within 15 days of the mailing of the notification of determination, the provisions of Sec. 13B.2.2.G. (Appeals) shall apply for a Compliance Review determination, Sec 13B.6.1.G (Appeals) shall apply for an Evaluation of Non-Compliance determination, and Sec. 13.B.6.2.G (Appeals) shall apply for a Nuisance Abatement/Revocation determination, concerning the filing and consideration of appeals, except that in all instances notice of public hearing shall be given in the same manner as in Sec. 13.01 H.2(b).

I. (None)

J. (None)

K. (None) - See Section 12.23 C.4(c)

Sec. 7. Section 1.4.7. of Division 1.4. of Article 1 of Chapter 1A of the Los Angeles Municipal Code shall be amended to delete SEC. 1.4.7. WARREN E&P, INC. V. CITY OF LOS ANGELES AND OIL REGULATIONS in its entirety.

Sec. 8. Section 5D.9.7. of Division 5D.9. of Part 5D. of Article 5 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

SEC. 5D.9.7. OIL, GAS, OR HYDROCARBON WELL

Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Article 7 of Chapter 5 of the Los Angeles Fire Code except any well operated by a public utility regulated by the California Public Utilities Commission. Oil, gas, or hydrocarbon well shall also mean any associated facilities such as the production areas and other appurtenant structures and equipment located on the subject property/properties.

Sec. 9. Subsection A. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

SEC. 8.2.4. OIL DRILLING DISTRICTS (O)

A. Intent

An *Oil Drilling District (O)* establishes standards and procedures for *oil, gas, or hydrocarbon wells* in areas in the City where oil drilling and related operations were permitted, conditionally or otherwise, prior to the effective date of Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233), which prohibits all new *oil, gas, or hydrocarbon wells* and deems all existing *oil, gas, or hydrocarbon wells* to be a *nonconforming use*.

Sec. 10. Paragraph 1. of Subsection B. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

1. General Applicability

No new Oil Drilling districts are permitted as of the effective date of Ordinance No. ____ (Oil and Gas Drilling Ordinance per AB 3233). The provisions of this *Section (Oil Drilling Districts(O)) and Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)* shall apply to the Supplemental Districts established by ordinance and to remain until said district is terminated in accordance with *Sec. 13B.1.3. (Zoning Code Amendment)*. The provisions of this *Section (Oil Drilling Districts(O))* do not apply to the location of subterranean gas holding areas or *oil, gas, or hydrocarbon wells* that are operated as a public utility regulated by the California Public Utilities Commission.

Sec. 11. The first non-numbered text in Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows, excluding the Paragraphs of Subsection C.:

C. **District**

Standards

Standard conditions incorporated by ordinance through the establishment of an *Oil Drilling District (O)* shall remain in effect for any existing nonconforming *Oil Drilling District (O)*.

Sec. 12. Sub-sub-subparagraph b) of Sub-subparagraph iii. of Subparagraph c. of Paragraph 1. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b) Had not been abandoned in accordance with state regulations prior to January 24, 1982; and

Sec. 13. Subparagraph a. of Paragraph 2. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. Additional conditions imposed by the *City Council* via ordinance, or the *Zoning Administrator via approvals in each Oil Drilling District (O)* as incorporated by reference in an ordinance and deemed necessary and proper shall remain in effect for existing nonconforming *Oil Drilling Districts (O)* and are as follows:

Sec. 14. Sub-subparagraph x. of Subparagraph a. of Paragraph 2. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- x. (None) [Editor's note: Formerly Chapter I, Section 13.01.F.14.]

Sec. 15. Paragraph 3. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

3. **Compliance Review**

The *Zoning Administrator* shall have the authority to conduct investigations to verify compliance with existing conditions imposed pursuant to any discretionary zoning approval authorizing the drilling, deepening or maintaining of an *oil, gas, or hydrocarbon well* site in either an *Oil Drilling District (O)* or within the M3 Zone within 500 feet of a more restrictive zone.

a. **Authority**

- i. The *Zoning Administrator* reserves the right to require an applicant to file for compliance review as a condition of a discretionary zoning approval and modify, add, or delete conditions of operation, and/or modify the grant, as needed, pursuant to *Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit*.

- ii. The *Zoning Administrator* reserves the right to modify, add, or delete conditions of operation, and/or modify the grant, as needed, if upon investigation, they find potential violation of any conditions of said discretionary zoning approval, pursuant to *Sec. 13B.6.1. (Evaluation of Non-Compliance)*.
 - iii. The *Zoning Administrator* additionally reserves the right to initiate Nuisance Abatement/Revocation proceedings pursuant to *Sec. 13B.6.2. (Nuisance Abatement/Revocation)* should any documented evidence be submitted showing continued violations associated with the use or upon failure to file for, or comply with, any requisite compliance review.
- b. **Process**
- i. **Application**
 - a. Applicants shall file in accordance with procedures of *Sec. 13B.2.2.H. for a Modification Procedures for a Class 2 Conditional Use Permit, Sec. 13B.6.1 for an Evaluation of Non-Compliance, or Sec. 13B.6.2 for Nuisance Abatement/Revocation* proceedings with the *Department of City Planning* on a form provided by the Department, requesting a *Zoning Administrator* determination of the conditions under which the operations may be conducted, until such operations are required to cease pursuant to *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)*.
 - ii. **Notification**
 - a. Regardless of the provisions of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, an application for any Compliance Review, Evaluation of Non-Compliance, or Nuisance Abatement/Revocation proceedings pursuant to *this Paragraph (Compliance Review)* shall instead provide notification via mail to the owners and occupants of all property within 1,500 feet of the exterior boundaries of the *Oil, Gas, or Hydrocarbon well* site within and outside the *City* subject to the application.
 - b. The procedures of this Subdivision shall control over any contrary procedures prescribed by existing condition or grant in any discretionary zoning approval received prior to the effective date of Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233).
 - iii. **Decision**
 - a. The *Zoning Administrator* shall make their written determination and shall forthwith transmit a copy to the applicant. The determination shall become final after an elapsed period of 15 days from the notification of

determination mailing to the applicant, unless an appeal is filed.

iv. **Appeal**

- a. If an appeal is filed within 15 days of the mailing of the notification of determination, the provisions of *Sec. 13B.2.2.G (Appeals)* shall apply for a Compliance Review determination, *Sec. 13B.6.1.G (Appeals)* shall apply for an Evaluation of Non-Compliance determination, and *Sec. 13B.6.2.G (Appeals)* shall apply for a Nuisance Abatement/Revocation determination, concerning the filing and consideration of appeals shall apply, except that in all instances notice of public hearing shall be given in the same manner as in *Sec. 8.2.4.3.b.ii. (Notification)*.

Sec. 16. Subsection E. of Section 12.1.2. of Division 12.1 of Article 12 of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

- E. All regulations applicable to *oil, gas, or hydrocarbon wells* in this *Article (Nonconformities)* shall be found in *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)*.

Sec. 17. Section 12.5.4. of Division 12.5. of Article 12 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

SEC. 12.5.4. NONCONFORMING OIL, GAS, OR HYDROCARBON WELL USE

A. Nonconforming Use Limitation of Oil, Gas, or Hydrocarbon Wells

For the purposes of this Section, all words/phrases shall be applied as defined in *Division 14.3. (Glossary)*.

1. All *oil, gas, or hydrocarbon well* sites are a nonconforming use as of the effective date of Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233) and shall conform to the following:
 - a. No new *oil, gas, or hydrocarbon well* for the production of oil, gas or other hydrocarbon substances may be drilled.
 - b. No existing *oil, gas, or hydrocarbon well* for the production of oil, gas, or other hydrocarbon substances shall be maintained, drilled, re-drilled, or deepened.
 - c. The *oil, gas, or hydrocarbon well* site and its operations and equipment shall not be expanded or extended in any way, or intensified such that prohibited *oil, gas, or hydrocarbon well* activity under Suparagraph (a) and (b), or new permanent or temporary *oil, gas, or hydrocarbon well* site equipment are introduced beyond the limits of what was originally permitted.

- d. No existing *oil, gas, or hydrocarbon well* site operator or proponent shall request a modification of conditions of a discretionary zoning approval granted prior to the effective date of Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233).
- e. The operation of all *oil, gas, or hydrocarbon well* sites shall cease within 20 years from the effective date of Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233) at which point the use shall be deemed terminated. The City reserves its discretion to alter or shorten this 20 year period, or otherwise abolish uses, at any *oil, gas, or hydrocarbon well* site. Nothing in this Ordinance shall be construed to grant vested rights to continue any use at any *oil, gas, or hydrocarbon well* site for the whole of this 20 year period.
- f. All *nonconforming oil, gas, or hydrocarbon well* sites shall be in strict accordance with all applicable local, state, and federal laws, regulations, rules, and standards for abandonment.
- g. If an *oil, gas, or hydrocarbon well* or *oil, gas, or hydrocarbon well* site operations are abandoned, discontinued or idled for a continuous period of one year, such well and/or use shall be deemed terminated. The *oil, gas, or hydrocarbon well* and/or use shall not be eligible for re-establishment after it has been deemed terminated.
- h. An *oil, gas, or hydrocarbon well* site operator as defined by [California Public Resources Code, Div. 3. \(Oil and Gas\), Sec. 3237](#). shall comply with the mitigation measures and mitigation monitoring program adopted with Ordinance No. _____ (Oil and Gas Drilling Ordinance per AB 3233) in the plugging and abandoning of all *oil, gas, or hydrocarbon wells*, including the decommissioning of oil well facilities.

B. Well Servicing Exception of Oil, Gas, or Hydrocarbon Wells

Repair and servicing work may be carried out on an existing *oil, gas, or hydrocarbon well* site if the scope of work does not meet the criteria for Well Maintenance.

C. Health and Safety Exception of Oil, Gas, or Hydrocarbon Wells

Otherwise prohibited activities, equipment, or changes to operations may be approved on *nonconforming oil, gas, or hydrocarbon well* sites only in order to prevent, respond to, or cease a threat to public health and safety, or the environment in accordance with procedures set forth in this Section:

1. Eligibility

- a. The Department of City Planning shall determine compliance under Administrative Review only when the following Qualifying Criteria for Administrative Review are met. The Administrative Review process shall be conducted pursuant to *Sec. 13B.3.1. (Administrative Review)*, except

Sec. 13B.3.1.B.2. (*Initiation*) and Sec. 13B.3.1.F. (*Scope of Action*) shall not apply:

- i. A scope of work that satisfies either a formal order or requirement from any local, county, state, or federal agency indicating that the proposed scope of work is required in order to satisfy compliance with a documented notice, or
 - ii. A formal, written acknowledgement from any local, county, state, or federal agency to the operator about the need to perform specific *oil, gas, or hydrocarbon well* activities and/or install new equipment in order to prevent or respond to a threat to public health, safety, and/or the environment.
- b. The *Zoning Administrator* shall determine compliance under the procedures of Sec. 13B.2.2.H. for a *Modification Procedures for a Class 2 Conditional Use Permit*, when it does not meet the Qualifying Criteria for Administrative Review in *Subparagraph a.*, above.

i. **Application**

- a. An *application* pursuant to this Subsection (*Nonconforming Rights Related to the Health and Safety for Oil, Gas, or Hydrocarbon Wells*) shall be filed and reviewed pursuant to the procedures of Sec. 13B.2.2.H. (*Modification Procedures*), except the notice requirements and findings shall apply as indicated below in *Sub-subparagraphs ii. (Notice)* and *iii. (Findings)* below.

ii. **Notice**

- a. Notice shall be mailed to owners and occupants of all property within and outside the City within 1,500 feet of the exterior boundaries of the *oil, gas, or hydrocarbon well* site subject to the *application*.

iii. **Findings**

- a. The *Zoning Administrator* shall grant a use exception pursuant to Sec. 12.5.4.A. (*Nonconforming Use Limitation of Oil, Gas, or Hydrocarbon Wells*) if the following findings can be made:
 - (i) That the proposed scope of work for a legally *nonconforming oil, gas, or hydrocarbon well* site will not adversely affect any element of the General Plan, including those which address the prevailing inequities in environmental justice.

- (ii) That the use will not be detrimental to the public health, safety, and welfare of persons residing or working in the general vicinity, and will not be detrimental or injurious to property and improvements in the surrounding neighborhood, especially those identified as disadvantaged communities, pursuant to the State of California Environmental Protection Agency Office of Environmental Health Hazard Assessment's CalEnviroScreen.
- (iii) That the use will incorporate infrastructure and safety procedures to prevent disruption and nuisance impacts related to noise, odors, transportation and circulation, and other potential negative land use impacts on the surrounding vicinity.
- (iv) That substantial evidence demonstrates the requested scope of work is necessary to prevent, respond to, or cease a credible threat to public health, safety, and/or the environment and that the scope of work will not be executed for the exclusive purpose of expanding, intensifying, or extending the duration of the *oil, gas, or hydrocarbon well* use and its operations.

D. Cessation Standards for Nonconforming Sites

The following regulations shall apply to existing *nonconforming oil, gas, or hydrocarbon well* sites within the *City* of Los Angeles, until such uses are required to cease operations pursuant to *Section 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)*:

1. All stationary drilling and service rigs, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the *oil, gas, or hydrocarbon well* (notwithstanding any other provisions of this Code to the contrary).
2. The motors, engines, pumps and tanks of all such *oil, gas, or hydrocarbon wells* shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.
3. The well pumping equipment for such *oil, gas, or hydrocarbon wells* shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.
4. The maximum height of the pumping units for such *oil, gas, or hydrocarbon wells* shall not exceed 15 feet above existing grade level.

5. The site of such *oil, gas, or hydrocarbon wells* shall be so landscaped, fenced or concealed that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.

Sec. 18. Subparagraphs a. and b. of Paragraph 1. of Subsection H. of Section 13B.2.2. of Division 13B.2. of Article 13 of Chapter 1A of the Los Angeles Municipal Code are amended to read as follows:

H. Modification Procedures

1. Development of Site

- a. On any lot or portion of a lot on which an approved or deemed-approved conditional use is permitted pursuant to the provisions of this *Section*, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended on an approved site, provided that plans are submitted to and approved by the *Zoning Administrator*, and, where applicable, the use is consistent with the provisions of *Chapter I. (General Provisions and Zoning), Sec. 12.24 C (Existing Uses)* or *Sec. 12.23 C.4* for lots subject to Chapter I, or *Sec. 12.5.1.E. (Use Not allowed Exceptions), Sec. 12.5.1.F. (Use Not allowed Exceptions), or Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)* of this Zoning Code (Chapter 1A) for lots subject to this Chapter.
- b. The *Zoning Administrator* may deny the plans if the *Zoning Administrator* finds that the use does not conform to the purpose and intent of the findings required for a conditional use under this *Section*, or *Sec. 12.23 C.4* for lots subject to Chapter I, or *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use)* of this Zoning Code (Chapter 1A) where applicable, and may specify the conditions under which the plans may be approved.

Sec. 19. Division 14.3. of Article 14 of Chapter 1A of the Los Angeles Municipal Code is amended to amend the following term as follows:

Oil Well Class I or A: Oil well class I or A is defined as any *Oil, Gas, or Hydrocarbon Well* drilled, conditioned arranged, used or intended to be used for the production of petroleum, natural gas or other hydrocarbon substances.

Oil, Gas, or Hydrocarbon Well: Pursuant to *Sec. 5D.9.7. (Oil, Gas, or Hydrocarbon Well)*, Oil, gas, or hydrocarbon wells are defined as any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of *Article 7 of Chapter 5 of the Los Angeles Fire Code* except any well operated by a public utility regulated by the California Public Utilities Commission. Oil, gas, or hydrocarbon wells shall also mean any associated facilities such as a production areas and other appurtenant structures and equipment located on the subject property/properties.

Well Maintenance: Well Maintenance is defined as any scope of work for oil, gas, or hydrocarbon substance extraction that meets either of the following two criteria: 1) A scope of work that requires a Notice of Intention “Rework Permit” to carry out a rework project on a well from the California Geologic Energy Management Division or 2) A scope of work that requires notification per the South Coast Air Quality Management District’s Rule 1148.2 - “Notification and Reporting Requirements for Oil and Gas Well and Chemical Suppliers” for “Well Rework” and/or “Injection” including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing. The term “maintain” and “maintained” shall have the same meaning and application as the definition of “Well Maintenance”.

Well Servicing: Well Servicing is defined as repair and servicing work that is carried out on existing Oil, Gas, or Hydrocarbon Well sites if the scope of work does not meet the criteria for Well Maintenance. Examples of Well Servicing may include activities such as: well pump replacement, the repair or replacement of existing underground and/or aboveground storage tanks, and repair or replacement of existing gas/oil pipelines that service the Oil, Gas, or Hydrocarbon Well operations. Well Servicing may also include the use of a workover rig to perform well pulling and efforts to retrieve tools from a well.

Sec. 20. STYLE AND FORMATTING CORRECTIONS. City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the Los Angeles Municipal Code in consultation with the City Attorney’s Office:

- A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).
- B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.
- C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., “Sec. 5A.2.2. (Use Applicability))” or “Paragraph 2. (No Net Loss of Dwelling Units)”), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include “of this Code” after the parenthetical of the title of the Chapter (e.g., “Chapter I (General Provisions and Zoning) of this Code”).
- D. All internal citations within Chapter 1A of the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.
- E. All internal citations within Chapter 1A of the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name

is stated clearly (e.g. correct “Sec.13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).

- F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to...”).
- G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).
- H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code.
- I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).
- J. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.
- K. All numbers shall be written in accordance with the following protocol:
 - a. Numbers one through nine shall be written out, unless within a table.
 - b. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”).
 - c. Fractions and numbers including fractions shall be displayed as numerals (e.g. “ $\frac{1}{2}$ ” instead of “one-half”, and $1\frac{1}{2}$ instead of “one and $\frac{1}{2}$ ”).
 - d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176,445 (effective 3/9/05)...”).
 - e. FAR numbers and ratios remain per drafting standard.

- i. Example: "... a FAR of 2.5:1 shall be...",
- f. Zoning District numbers remain as a number.
 - i. Example: "...those lots with a Density District 6 or more restrictive..."
- L. All instances of the percentage symbol (%) shall be updated to "percent" or "percentage" as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.
- M. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.

Sec. 21. SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each portion or subsection, sentence, clause, and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 22. URGENCY. The City finds that the continued existence and operation of oil and gas extraction activities, particularly in close proximity to residential areas, schools, and other sensitive land uses, poses a credible, immediate, and ongoing threat to the public health, safety, and general welfare of Los Angeles residents, disproportionately affecting disadvantaged communities. The recent reaffirmation of local authority to regulate or prohibit oil and gas operations through state law (AB 3233) necessitates the immediate implementation of this revised ordinance to prohibit new oil and gas drilling and clearly establish all existing extraction as a nonconforming use subject to a maximum 20-year phase-out period required for the immediate preservation of public health and safety. Therefore, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 23. The City Clerk shall certify to the passage of this Ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

FINDINGS

Land Use Findings

City Charter Section 556 (General Plan)

In accordance with City Charter Section 556, the proposed Oil and Gas Drilling Ordinance (“Oil Ordinance” or “Ordinance”) consistent with Assembly Bill (AB) 3233 is in substantial conformance with the purposes, intent, and provisions of the General Plan. As outlined below, the proposed Ordinance would support and further accomplish the goals, objectives, and policies of the General Plan, such as the following policies that recognize the negative health and safety implications of locating oil wells in proximity to residential and other sensitive uses:

West Adams - Baldwin Hills - Leimert Community Plan
<p>Policy LU75-1 Discretionary Review. Seek a high level of discretionary review for any changes to, or expansion of, existing oil extraction sites and activities so that the public may remain informed and involved, and so that appropriate environmental review may take place pursuant to the California Environmental Quality Act.</p>
Conservation Element - Section 19: Resource Management (Fossil Fuels): Oil
<p>Policy 2. Continue to support state and federal bans on drilling in the Santa Monica Bay and on new drilling along the California coast in order to protect the San Pedro and Santa Monica bays from potential spills associated with drilling, extraction and transport operations.</p> <p>Policy 3. Continue to protect neighborhoods from potential accidents and subsidence associated with drilling, extraction and transport operations, consistent with California Department of Conservation, Division of Oil and Gas requirements.</p>
Safety Element
<p>Policy 1.2.1 Environmental Justice. In keeping with the Plan for a Healthy LA, build a fair, just and prosperous city where everyone experiences the benefits of a sustainable future by correcting the long running disproportionate impact of environmental burdens faced by low-income families and communities of color.</p> <p>Policy 1.2.2 Renewable Energy. Aggressively pursue renewable energy sources, transitioning away from fossil based sources of energy and toward 100% renewable energy sources.</p>

<p>Policy 1.2.7 Zero Emissions Vehicles. In keeping with the Mobility Plan, work toward zero emissions transportation and goods movement and increase zero emissions infrastructure including charging.</p>
<p>A Plan for a Healthy Los Angeles. Chapter 5: Section 5.4 Noxious Activities. (Health Element)</p>
<p>Policy 5.4. Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.</p>
<p>L.A. Green New Deal (Sustainable City Plan)</p>
<p>Equity Initiative. Coordinate with L.A. County to develop a sunset strategy for oil and gas production operations countywide.</p> <p>Equity Initiative. Reduce oil production by 40% below 2013 levels.</p>

The vast number of these policies recognize the negative health and safety implications of locating oil wells in proximity to residential and other sensitive uses. Further, the City has adopted these policies over the last 20 years that encourage either increased management or termination of oil drilling and the reliance on alternative energy sources. The proposed Ordinance is consistent and does not conflict with the policies identified above, as it would require the termination of oil and gas extraction in the City and limit the expansion and intensification of the nonconforming use during the 20-year phase out period.

The only policies that may arguably not be fully implemented by the Ordinance would be the Objective and Policy 1 in the Conservation Element, which provides:

<p>Conservation Element - Section 19: Resource Management (Fossil Fuels): Oil</p>
<p>Objective: Conserve petroleum resources and enable appropriate, environmentally sensitive extraction of petroleum deposits located within the city's jurisdiction so as to protect the petroleum resources for the use of future generations and to reduce the city's dependency on imported petroleum and petroleum products.</p> <p>Policy 1: Continue to encourage energy conservation and petroleum product reuse.</p> <p style="padding-left: 40px;">Program 1: Public information and energy conservation incentives programs.</p> <p style="padding-left: 40px;">Program 2: Petroleum products recycling.</p>

Program 3: Alternative fuel and energy sources research and use.

Programs 1, 2, and 3, listed under this objective and policy above, are intended to implement this objective and policy are related to energy conservation incentives and education, petroleum product recycling, and encouraging the use of alternative fuels and energy. As such, the proposed Ordinance is not in conflict with these policies and objectives. The proposed Ordinance will eventually stop the extraction of existing oil and gas reserves and will preserve the petroleum product in place. While it may not meet the stated intent to reduce dependence on fossil fuels outside of the State or country, the proposed Ordinance will support the City and State's numerous policies for use of renewable energy over fossil fuels. Additionally, as the proposed Ordinance has a 20-year phase-out schedule, it allows continued extraction of oil and gas while technologies continue to develop to move transportation and other sectors off of fossil fuels. Moreover, the proposed Ordinance is consistent with the policies' intent for being "environmentally sensitive" as it supports protecting sensitive uses from the harmful effects of future oil and gas well activities. There is no objective or policy or program in the Conservation Element mandating or encouraging the protection of existing production activities and nothing in the policies in the Conservation Element shows those policies were adopted by the City Council to protect the environment.

As such, while the 2001 Conversation Element provides a map of the various oil fields in the City and discusses petroleum as a resource, as discussed above, it encourages reducing dependence and use of petroleum. Moreover, other General Plan policies recognize the activities associated with its extraction to be detrimental to public health, safety, and the environment and call for policies like the proposed Ordinance. This is reflected in recent City initiatives and ordinances such as the Green New Deal, LA 100, Clean Up Green Up (LAMC 13.18 eff. June 2016), and in policies included in the updates to the Health and Safety elements of the City's General Plan adopted on November 24, 2021, including but not limited to policy 5.4 of the Plan for a Healthy Los Angeles (Health Element) and policies 1.2.2 and 1.2.7 of the Safety Element.

The proposed Ordinance is consistent with the City's General Plan and other goals and policies that encourage buffers from active wells and call for a transition toward green energy sources such as renewable solar. The proposed Ordinance will help further the goals of the General Plan's Plan for a Healthy Los Angeles, as it seeks to protect community health and wellbeing from exposure to noxious activities, specifically oil and gas extraction, that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapor and others.

Cessation of oil and gas extraction activities is consistent with the City's General Plan, specific plans and overlays and zoning, as well as the City's Green New Deal and SCAG's Connect SoCal 2024, as it would not interfere with the City's effort to meet such goals and policies and would instead help to further the stated goals and policies.

The General Plan encourages the conservation and orderly extraction of non-renewable resources, including petroleum, where appropriate. The oil and gas resources are conserved under the proposed Ordinance and only restricted from extraction (i.e., they remain physically in

the ground and are not consumed or destroyed); this conservation is important to balance other policies in the General Plan that are furthered and met by the proposed Ordinance. Further, the Ordinance is strongly aligned with numerous other General Plan elements, including the Plan for a Healthy Los Angeles and the Safety Element, which explicitly call for the reduction of hazards from noxious activities. Additionally, in light of the State's goals, codified in numerous statutes, bills, and policies, including the California Air Resources Board (CARB) 2022 Scoping Plan adopted to comply with Senate Bill (SB) 32, which calls for net neutrality and reduction of carbon emissions by 85 percent by 2045, and bills such as SB 1137 to protect sensitive users near oil wells to protect human health, eliminating oil production in the City aligns with the General Plan policies as well as the other state and local goals to reduce reliance on fossil fuels.

City Charter Section 558 and LAMC Chapter 1A Section 13B.1.3. (Zoning Code Amendment)

In accordance with City Charter Section 558(b)(2) and Section 13.B.1.3.E.1.b. of Chapter 1A of the LAMC, the adoption of the proposed Ordinance demonstrates conformity with public necessity, convenience, general welfare and good zoning practice. This is achieved by amending the Los Angeles Municipal Code to prohibit new oil and gas extraction and mandate the cessation of all existing oil and gas well sites within a 20-year period. This policy is a response to the inherent incompatibility of industrial oil production with urban residential and sensitive land uses.

The proposed Ordinance's policy is directly supported by recent state legislation. The proposed Ordinance is a direct exercise of the legal authority granted to local governments by AB 3233, which affirms the right of the City to regulate, limit, or prohibit oil and gas operations within its boundaries. Furthermore, by utilizing the nonconforming use status and a 20-year phase-out period, the City furthers similar public health outcomes promoted by SB 1137, which created a 3,200-foot health protection zone around sensitive receptors. This health protection zone covers a majority of the land in the City of Los Angeles due to historic land use patterns, with approximately 70 percent of the City zoned for residential uses. These provisions are necessary to preserve and improve the health and livability of the City by addressing the long-standing injustices to frontline communities and communities of color disproportionately affected by the health impacts of oil drilling. Therefore, the proposed Ordinance utilizes appropriate zoning tools, such as but not limited to a prohibition for new oil and gas uses and nonconformity for existing oil and gas uses, to implement public health and environmental justice policies as indicated under the General Plan findings.

Environmental Findings

The City of Los Angeles, as the Lead Agency, prepared a Mitigated Negative Declaration (MND), Case No. ENV-2025-2885-MND, for the proposed Ordinance. The following conclusions are based on information currently available. If presented with new information prior to the adoption of the environmental document, the City Council reserves the right to review the information before making CEQA findings.

As detailed in the Initial Study/MND, the proposed Ordinance would result in less than significant or no impact related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, tribal cultural resources, utility and service systems, wildfire and mandatory findings of significance. Voluntary mitigations are imposed for air quality and biological resources. The Ordinance would result in less than significant impacts with mitigation incorporated with regard to hazardous materials and noise.

In consideration of the whole administrative record and all comments received regarding the MND and the proposed Ordinance, the City Planning Commission should recommend the City Council to adopt the MND pursuant to CEQA Guidelines Section 15074(b). Additionally, with the imposition of mitigation measures, the City Planning Commission shall recommend the City Council to find that there is no substantial evidence that the project will have a significant effect on the environment; find that the MND reflects the independent judgment and analysis of the City; find the mitigation measures have been made enforceable conditions on the project; and adopt the MND and the Mitigation Monitoring Program prepared for the MND.