

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to reporting on recommendations on instituting best practices regarding to oil and gas uses in the land use regulatory process, in addition to solutions to protect the health and safety of residents from developments built over oil wells; and related matters.

Recommendation for Council action, as initiated by Motion (Hernandez, McOsker - Blumenfield):

INSTRUCT the Board of Public Works' Office of Petroleum and Natural Gas Administration and Safety, with the assistance of the City Administrative Officer (CAO), and in consultation with, but not limited to, the Department of City Planning, the Los Angeles Fire Department (LAFD), Los Angeles Department of Building and Safety (LADBS), City Attorney, and any Council office/Mayor's Office, to report to Council in 90 days on recommendations on instituting best practices relative to oil and gas uses in the land use regulatory process, in addition to solutions to protect the health and safety of residents from developments built over oil wells. The report should include the following information:

- a. An assessment of the following:
 - i. Existing City enforcement practices for oil and gas regulation for development/redevelopment and recommendations to augment enforcement efforts.
 - ii. Land use requirements for remediation on residential and commercial properties.
 - iii. Identify accomplishments, challenges, and opportunities for improvement in the City's regulation of oil well site redevelopment.
- b. Recommendations on how to improve development standards to ensure developers fully locate any oil wells on a property.
- c. Analysis of all environmental reviews for development that occurs on or in close-proximity to active, idle, plugged and/or abandoned oil wells and recommendations to ensure these locations have adequate reviews before development occurs.
- d. Gather summaries of all existing methane mitigation requirements and all well abandonment standards from LADBS and LAFD and describe recommendations for additional City enforcement actions for when methane emissions leaks occur at these oil well sites.
- e. Research and determine the feasibility for design regulations and development standards for new construction in proximity to active, idle, plugged and/or abandoned oil wells. The research and feasibility of the design regulations and development standards should include a discussion with regards to: new residential development near active oil well facilities including specific design standards to minimize exposure to any active oil well site operations (e.g. landscaping screening, enhanced air quality filter requirement).
- f. Research and determine the feasibility of a potential process to require ongoing methane gas monitoring for new multi-family residential buildings developed on oil well properties following a Certificate of Occupancy for the development. This would also include the feasibility of requiring quarterly reports by the property owner related to methane alarm activity and methane gas measurements for the multi-family development.
- g. Develop a Citywide oil well advisory notice embedded in ZIMAS and establish appropriate distance regulatory controls to guide development in close proximity to active, idle, plugged and/or abandoned oil wells. The notice should include a description of the potential safety, environmental, and public health risks associated with redevelopment on or adjacent to oil well sites, potential design and constructions standards for when an oil well site is redeveloped, and

a list of responsible agencies to contact in case of oil well nuisance concerns.

- h. Create accountability measures for developers and property owners to ensure developments protect the health and safety of future and current occupants, and surrounding neighbors; and place owners and operators who are not in compliance with any existing and newly developed land use regulatory controls on a Monitoring Plan.
- i. Create a proposal to update any City related oil expert bench to include an expert on historic wells in order to comply with the City's existing development regulations and recommendations to ensure developers use historic oil experts.
- j. Recommendations creating a Citywide standard procedure to report new discoveries of historic and buried oil wells, to the California Geological Energy Management Division (CAL GEM).
- k. Create recommendations to integrate community input and expertise on site history that may not be captured by existing Cortese List databases (e.g. Department of Toxic EnviroStor or other databases), including but not limited to community meetings and listening sessions for new development.
- l. Develop a process to inform local constituents and community residents about oil spills in their neighborhoods that are commercially feasible in existing oilfield practices.
- m. Report back on the impact of the most recent Local and State streamlining efforts implemented to expedite the development of housing (e.g. Executive Directive 1, State Density Bonus, Citywide Housing Incentive Program) in close proximity to active, idle, plugged and/or abandoned oil wells.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

Westside Neighborhood Council
Winnetka Neighborhood Council
Mar Vista Neighborhood Council
Elysian Valley Riverside Neighborhood Council
Historic Cultural Neighborhood Council
Palms Neighborhood Council
Greater Wilshire Neighborhood Council
Del Rey Neighborhood Council

Summary:

At a regular meeting held on March 25, 2025, the PLUM Committee considered Motion (Hernandez, McOskey - Blumenfeld) relative to reporting on recommendations on instituting best practices regarding to oil and gas uses in the land use regulatory process, in addition to solutions to protect the health and safety of residents from developments built over oil wells; and related matters. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the Motion as amended, as listed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	ABSENT

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-