

2025 253358



FILED
Nov 10 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

COUNTY CLERK'S USE
THIS NOTICE WAS POSTED

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

ON November 10 2025

UNTIL December 10 2025

REGISTRAR - RECORDER/COUNTY CLERK

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ZA-2025-2976-ZAI-1A / Zoning Administrator's Interpretation

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-3305-CE

PROJECT TITLE

Oil Well Maintenance Zoning Administrator's Interpretation

COUNCIL DISTRICT

Citywide

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
Citywide

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

A Zoning Administrator's Interpretation (Case No. ZA-2025-2976-ZAI-1A) (ZAI) pursuant to Section 13A.1.7.D.2 of Chapter 1A of the Los Angeles Municipal Code. The ZAI is applicable to oil/gas well operations in the City of Los Angeles, interpreting the meaning of "well maintenance" in the Los Angeles Municipal Code, as activities triggering a "Rework Permit" from the California Geologic Energy Management Division and/or notification per South Coast Air Quality Management District Rule 1148.2 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 issuance of this ZAI that interprets "well maintenance" is not a "project" as that term is defined by CEQA Guidelines, Section 15378 as it constitutes an administrative and procedure-making activity to assist in the implementation of the City's preexisting Zoning Code provisions regarding oil well sites. Even assuming that the ZAI is considered a project, the ZAI is exempt under the Class 8 and common sense exemptions (see Additional Mandatory Findings/Discussions).

NAME OF APPLICANT / OWNER:

Los Angeles City Planning, Office of Zoning Administration

CONTACT PERSON (If different from Applicant/Owner above)

(AREA CODE) TELEPHONE NUMBER
(213) 978-1318

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15308 / Class 8

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)

CEQA Guidelines Section 15061(b)(3)

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

See attached Additional Mandatory CEQA Findings/Discussions.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Sarahi Ortega *Jami Oza*

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Zoning Administrator's Interpretation for Oil Well Maintenance, Section 13A.1.7.D.2 of Chapter 1A of the Los Angeles Municipal Code.

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

ADDITIONAL MANDATORY FINDINGS/DISCUSSIONS (ENVIRONMENTAL REVIEW)

The issuance of this citywide Zoning Administrator's Interpretation (ZAI) that defines "well maintenance" is not a "project" as that term is defined by California Environmental Quality Act (CEQA) Guidelines Section 15378 as it constitutes an administrative and procedure-making activity to assist in the implementation of the City's preexisting Zoning Code provisions regarding oil well sites. Even if this ZAI is determined to be a project for purposes of CEQA, it is exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemptions), because it can be seen with a certainty that there is no possibility that the project may have a significant effect on the environment; and that, if the ZAI is a project under CEQA, it is also exempt pursuant to CEQA Guidelines Section 15308 (Class 8), and that there is no substantial evidence demonstrating that an exception to a categorical exemption under CEQA Guidelines Section 15300.2 applies.

Section 15308; Class 8: Consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment.

The Department of City Planning is one of the City's regulatory agencies which control oil drilling in Los Angeles by determining the methods, standards and conditions for oil drilling sites in the City.

The Los Angeles Municipal Code (LAMC) contains several Zoning Code provisions that regulate oil and gas drill sites. These sites are primarily regulated by LAMC Section 13.01. LAMC Section 13.01-H of Chapter 1 states that any person desiring to "drill, deepen, or maintain an oil well..." requires a determination from the Zoning Administrator. The Zoning Code does not specify what activities qualify as "maintenance of an oil well."

This ZAI formally interprets the term, well maintenance, as applicable in LAMC Sections 13.01-H and I. More specifically, this ZAI interprets the term "maintain" in the LAMC Sections 13.01-H and I. In the past, the Office of Zoning Administration (OZA) defined this term on a case-by-case basis, and has been asked by operators, advocacy groups, and interested parties to more formally interpret what constitutes well maintenance as it appears in the Zoning Code. The ZAI formally interprets what the term, well maintenance, entails as needed for the land use regulation of drill sites set forth in LAMC Sections 13.01-H and 13.01-I.

The ZAI provides a definition that assists in the procedural implementation of LAMC Sections 13.01-H and 13.01-I. The issuance of this ZAI that defines "well maintenance" serves as an administrative and procedure-making activity that implements the City's preexisting Zoning Code provisions for oil well sites and is exempt under the Class 8 and common sense exemptions. The ZAI provides a definition of oil well maintenance to implement a review process intended to minimize land use impacts, such as elevated noise levels, frequent odor events, increased emissions exposure, spill incidents affecting the public right-of-way, and truck traffic congestion, among others. Thus, the ZAI is an action taken by a regulatory agency, as authorized by local ordinance, to assure the maintenance, restoration,

enhancement, or protection of the environment. Moreover, the ZAI only provides a definition and interpretation of preexisting language in the Zoning Code to assist in the implementation of a previously-established application process, and does not have the potential for causing a significant effect on the environment.

None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project. As detailed in the administrative record, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource.

The ZAI also qualifies for the common sense exemption, Section 15061(b)(3), which applies when it is clear that an action has no possibility of causing a significant environmental effect. The ZAI does not in itself authorize or limit maintenance activity. The ZAI only interprets the term “well maintenance,” in a way that is consistent with the City’s long-standing practice of requiring review by the Zoning Administrator for these types of maintenance activities. There is no reasonable possibility that this interpretation will itself cause a direct or indirect environmental impact.

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