



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
May 12, 2015

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 2nd Tuesday of every month.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and Library on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at www.cityofsignalhill.org.

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair. Each speaker is allowed three minutes to make their comments.

CALL TO ORDER

ROLL CALL

CHAIR BENSON
VICE-CHAIR FALCON
COMMISSIONER AUSTIN
COMMISSIONER MURPHY
COMMISSIONER RICHÁRD

PLEDGE OF ALLEGIANCE

The Chair will lead the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

PRESENTATION

The Planning Commission will present the Beautification Award to the owners of the residence at 2001 Obispo Avenue.

PUBLIC HEARING

1. A Revised Municipal Code Amendment to Title 16 Entitled “Oil Code” and Chapter 20.52 Entitled “Site Plan And Design Review” Establishing Regulations to Allow Development On Top Of and In Close Proximity To Abandoned Wells and Revising Methane Assessment and Mitigation Procedures

Summary: The Planning Commission will consider two minor refinements to the oil code amendment as follows:

- Clarification wording has been added to the proposed City abandonment equivalency standard, developed by the City's petroleum engineer; and
- Clarification wording has been added to allow the option for applicants to use either a registered petroleum engineer, a registered petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator to prepare the abandoned well assessments for the Well Abandonment Report.

Both refinements are consistent with the City's petroleum engineer's report and recommendations.

Recommendations: 1. Rescind Resolution 769-04-15 recommending City Council approval of Ordinance Amendment 15-01. 2. Waive further reading and adopt a resolution recommending City Council approval of Ordinance Amendment 15-01.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

2. “Non-Traditional Uses” - “Athletic Training Facilities” and “Wholesale Automobile Sales”

Summary: Staff will provide an overview of the types of businesses operating as non-traditional uses within the City. The Planning Commission may consider initiating a Zoning Ordinance Amendment to establish development standards for the more common non-traditional uses such as athletic training facilities and wholesale auto sales. Staff will focus on athletic training facilities at the May Commission meeting and wholesale auto sales will follow at a subsequent meeting.

Recommendation: Receive and file.

CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

3. Minutes of the Following Meeting

Regular Meeting of April 14, 2015

Recommendation: Approve.

4. City Council Follow-up

Summary: Attached for review is a brief summary on the City Council's action from the April 21, 2015 and May 5, 2015 meetings.

Recommendation: Receive and file.

5. Development Status Report

Summary: Attached for review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

6. In the News

Summary: Articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER MURPHY
COMMISSIONER AUSTIN
VICE-CHAIR FALLON
CHAIR BENSON

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 9, 2015 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 14, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: GINNY HELLERUD
ADMINISTRATIVE ASSISTANT**

SUBJECT: PRESENTATION - BEAUTIFICATION AWARD

Summary:

This quarter's recipient of the Planning Commission's Beautification Award will be presented to the owners of the residence at 2001 Obispo Avenue, Nicholas and Mary De Los Reyes.

- Nicholas and Mary envisioned a walkway that could be enjoyed by the entire community. The long flowerbed along 20th Street became a canvas for handcrafted rocks which have been placed over the course of a year. The mailbox stand also became a backdrop for their artwork.
- Turf was removed and replaced by low-maintenance and low-water landscaping. New plantings include flower beds featuring a variety of succulents and cacti, drought tolerant flowers, and other decorative rocks.

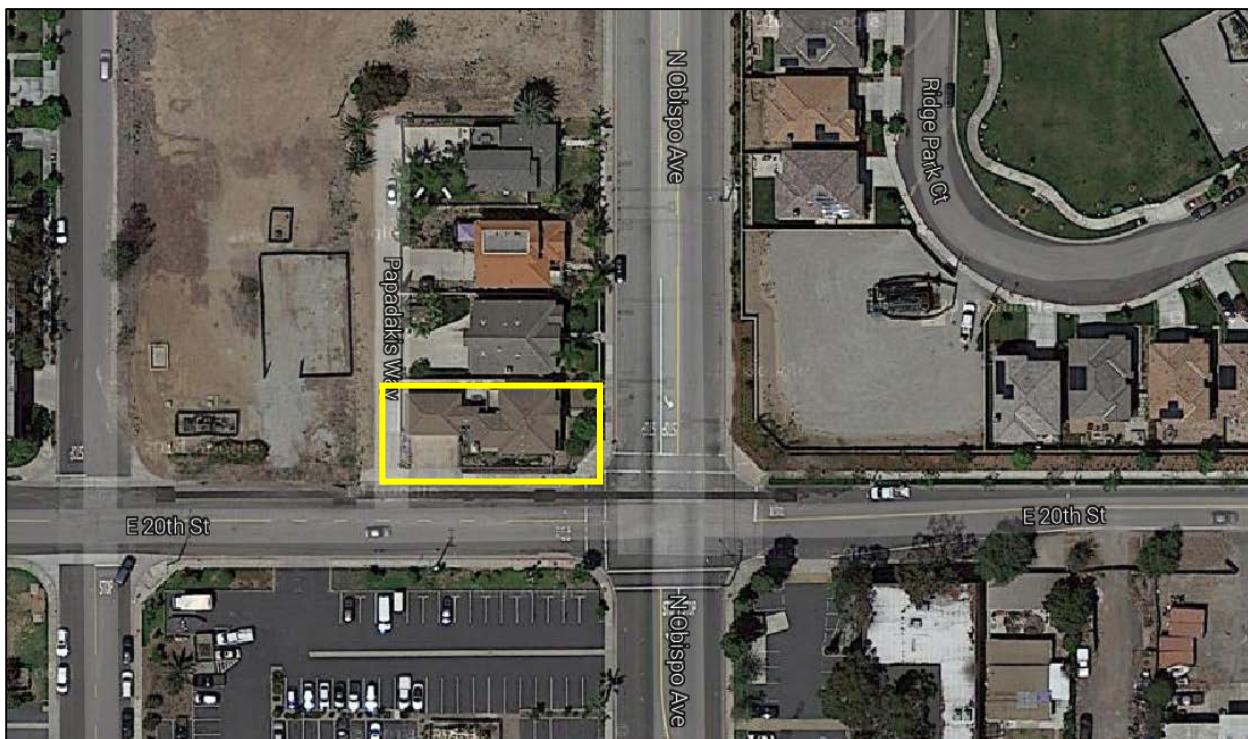
Recommendation:

Present the Award.

Approved by:

Scott Charney

2001 Obispo Avenue



MAY

MAY

1



Amendment to Title 16
Oil Code

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper per Government Code §65091(a)(4) on May 1, 2015.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on May 1, 2015.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

- a. Summarize the resolution/ordinance;
- b. The specific location of the property, and/or use, the surrounding properties;
- c. The criteria of the Code which applies to the pending application; and
- d. The recommendation of the Council/Commission and/or other legislative body of the City and staff recommendation.
3. Mayor/Chair declares the public hearing open.
4. Mayor/Chair invites those persons who are in favor of the application to speak.
5. Mayor/Chair invites those persons who are in opposition to the application to speak.
6. Applicant or their representative is provided a brief rebuttal period.
7. Mayor/Chair declares the public hearing closed.
8. Discussion by Council/Commission only.
9. City Attorney reads title of resolutions and/or ordinances.
10. City Clerk/Secretary conducts Roll Call vote.



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: COLLEEN DOAN
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING – A REVISED MUNICIPAL CODE AMENDMENT TO
TITLE 16 ENTITLED “OIL CODE” AND CHAPTER 20.52 ENTITLED
“SITE PLAN AND DESIGN REVIEW” ESTABLISHING REGULATIONS
TO ALLOW DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY
TO ABANDONED WELLS AND REVISING METHANE ASSESSMENT
AND MITIGATION PROCEDURES**

Summary:

The Planning Commission will consider two minor refinements to the oil code amendment as follows:

- Clarification wording has been added to the proposed City abandonment equivalency standard, developed by the City's petroleum engineer; and
- Clarification wording has been added to allow the option for applicants to use either a registered petroleum engineer, a registered petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator to prepare the abandoned well assessments for the Well Abandonment Report.

Both refinements are consistent with the City's petroleum engineer's report and recommendations.

Recommendations:

- 1) Rescind Resolution 769-04-15 recommending City Council approval of Ordinance Amendment 15-01.
- 2) Waive further reading and adopt the following resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15-01, AMENDING TITLE 16 ENTITLED "OIL CODE" AND CHAPTER 20.52 ENTITLED "SITE PLAN AND DESIGN REVIEW" ESTABLISHING REGULATIONS TO ALLOW DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY TO ABANDONED WELLS AND REVISING METHANE ASSESSMENT AND MITIGATION PROCEDURES AND SITE RESTORATION STANDARDS

Background:

In 1990, the City adopted its comprehensive Oil Code. At that time, Chapter 16.24 required that prior to issuance of building or grading permits, property owners or developers must provide the City with a California Department of Conservation Division of Oil Gas and Geothermal Resources (DOGGR) certification, verifying that previous oil well abandonments are satisfactory, or that wells have been reabandoned to current DOGGR standards or to the DOGGR equivalency standard. The DOGGR equivalency standard recognized the complexity of the well reabandonment process based on well conditions such as:

- location, age and depth
- number, location and condition of casings
- number, location and condition of plugs
- well obstructions or "junk in the hole"
- historic co-mingling of hydrocarbon zones

In November 2010, DOGGR changed their well certification program to eliminate the equivalency standard with no prior notice to the City, property owners, or developers. The abrupt change to what had been a 22-year program created uncertainty for local agencies and the development community.

On August 16, 2011, the City Council unanimously adopted an Interim Urgency Ordinance for the allowed maximum term of 45 days. The ordinance allowed limited opportunities to develop on properties with abandoned wells while the City conducted special studies in order to adopt a comprehensive amendment to the City's Oil Code. During this period, no permits could be issued for structures located on top of abandoned wells, or for abandoned wells lacking access by a maintenance rig (in close proximity). The interim ordinance allowed development provided:

- Development did not occur over abandoned wells;
- Certain setbacks from structures were maintained to preserve full access to abandoned wells if maintenance was necessary;
- Developers were required to survey, leak test and vent abandoned wells prior to submitting projects for Planning Commission review (this was required early in the design process to avoid changes to the site plan due to well location or conditions); and
- Developers were required to record a covenant, in a form approved by the City Attorney, disclosing the abandonment conditions and indemnifying the City for issuing permits.

Owners of leaking wells are required to apply to DOGGR for the agency's reabandonment permit. Developers are not required to reabandon wells which do not leak and where full access was provided.

On September 27, 2011, the Council conducted a public hearing to consider extending the Interim Urgency Ordinance for the allowed period of ten months and fifteen days. The Council voted 5-0 to extend the interim ordinance. The new expiration date was August 16, 2012.

On August 6, 2012, the Council conducted a public hearing to consider a one year extension for the Interim Urgency Ordinance. At that time, staff demonstrated that progress had been made on the technical studies being conducted by two City consultants with expertise in water quality and petroleum engineering, but additional time was necessary to complete the comprehensive reports. The Council voted 5-0 to extend the interim ordinance for one year. The new expiration date was August 16, 2013.

On August 20, 2013, an Oil Code Ordinance Amendment was adopted. The amendment prohibited development over or in close proximity to abandoned wells and continued the requirements for surveys, methane leak testing and venting prior to submittal for site plan and design review. Due to pending completion of the comprehensive technical reports and environmental analysis, the Code continued to prohibit development over or in close proximity to abandoned wells.

On October 7, 2014, following completion of the comprehensive water quality and well abandonment reports, the City Council held a public hearing and authorized SESPE Consulting, Inc. to prepare the environmental document for the Oil Code Amendment in compliance with the California Environmental Quality Act.

On April 3, 2015, the Initial Study and Negative Declaration for the environmental analysis was circulated by the State Clearinghouse for the required thirty day public comment period from April 3 to May 3, 2015.

On April 14, 2015, the Planning Commission received presentations summarizing the new elements of the oil code amendment which are focused on the City's determination of

whether to allow development over or near abandoned wells (Attachment A). Staff and the City's consultants reviewed the results of the completed technical studies on water quality and well abandonments. The water quality analysis found that oil field operations have had no widespread significant impact on the quality of drinking water (Attachment B). The petroleum study established a safe and responsible equivalency standard for the City's determination to build over or near abandoned wells (Attachment C). The City's methane and environmental consultants also made presentations on methane assessment and mitigation and the environmental determination for a Negative Declaration. The Planning Commission unanimously recommended City Council approval of the Ordinance Amendment and associated Negative Declaration (Attachment D).

The Negative Declaration was circulated by the State Clearinghouse for the required 30 day public comment period from April 3-May 3, 2015, and no comments were received. DOGGR was included in the circulation and the environmental consultant has confirmed that DOGGR received the document and has provided no comments.

Analysis:

Proposed Clarifications to the Abandonment Equivalency Standard

The Abandonment Equivalency Standard was developed by the City's petroleum engineer, Tom Walker of Evans & Walker, following extensive analysis of drilling and historic well abandonments and reabandonments in the Long Beach oil and gas field. The purpose of the standard is to establish a basis for the City's determination to allow development over or in close proximity to abandoned wells. The overarching goal of the standard is to insure that the integrity of the abandonment is sufficient to protect the public health, safety and welfare by preventing hydrocarbons from reaching the surface.

Refinement discussions between staff and the City's petroleum engineer have resulted in minor clarification revisions to the wording in paragraphs three and four of the Equivalency Standard. The petroleum engineer confirms that the revisions add clarity and do not change his initial recommendation.

The proposed Equivalency Standard revisions are highlighted below:

1. A cement plug located at the depth of the last zone produced from the well. All perforations shall be plugged with cement, and the plug shall extend at least 100 feet above the top of a landed liner, the uppermost perforations, the casing cementing point, the water shut-off holes, or the oil or gas zone, whichever is higher. If wellbore conditions prevent placement of the plug at the depth of the last zone produced from the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the last zone produced from the well.

2. A cement plug located at the depth of the base of the fresh water zone in the well. If there is cement behind the casing across the fresh-saltwater interface, a 100 foot cement plug shall be placed inside the casing across the interface. If the top of the

cement behind the casing is below the top of the highest saltwater sands, squeeze-cementing shall be required through perforations to protect the freshwater deposits. In addition, a 100 foot cement plug shall be placed inside the casing across the fresh-saltwater interface. If wellbore conditions prevent placement of the plug at the depth of the base of the fresh water zone in the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the base of the fresh water zone in the well. This plug is to be separate and apart from the plug referenced in (1).

3. A cement plug located at the surface. The hole and all annuli shall be plugged at the surface with a cement plug extending at least a 25 feet ~~foot from the top of the cut off well~~ casing cement plug.

4. The intent of these plugs is to ensure that the abandonment is adequate to prevent hydrocarbons from reaching the surface. One continuous plug that significantly exceeds 100 feet located below the surface plug ~~and located in close proximity to the base of the fresh water zone~~ could be adequate to meet (a) and (b). Also, one plug that meets either (a) or (b) and a surface plug that significantly exceeds 100 feet could be found to prevent hydrocarbons from reaching the surface.

Clarifications to the Qualifications for the Preparer of the Well Abandonment Report

In accordance with the recommendation from the petroleum engineer's report Section 16.24.060, *Well Abandonment Report* now allows the option for the applicant to use either a registered petroleum engineer, a registered petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator to provide the abandoned well assessments for the Well Abandonment Report. No other changes to the previously considered Oil Code Amendment are proposed.

Approved:

Scott Charney

Attachments



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

April 14, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: COLLEEN DOAN *CD*
ASSOCIATE PLANNER

SUBJECT: PUBLIC HEARING - MUNICIPAL CODE AMENDMENT TO TITLE 16
ENTITLED "OIL CODE" AND CHAPTER 20.52 ENTITLED "SITE PLAN
AND DESIGN REVIEW" ESTABLISHING REGULATIONS TO ALLOW
DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY TO
ABANDONED WELLS AND REVISING METHANE ASSESSMENT AND
MITIGATION PROCEDURES

Summary:

The Planning Commission will consider an amendment to the Signal Hill Municipal Code establishing regulations for development on properties with abandoned wells, adding site restoration requirements for well abandonments, revising methane assessment and mitigation procedures for all development and updating the standards and procedures for well surveys, leak testing and venting. The amendment maintains the existing regulations for active wells, idle wells and oil production operations. An equivalency standard is added and new regulations related to the City's land use authority regarding development over and in close proximity to abandoned wells. Currently, the Oil Code does not allow development over abandoned wells or if wells are not reasonably accessible for a maintenance rig. Without the amendment, development on properties with abandoned wells is constrained and some properties may be undevelopable.

The Commission will also consider the associated Negative Declaration. An Initial Study was prepared by the City's environmental consultant and is currently being circulated by the State Clearinghouse for a 30 day public comment period.

Recommendations:

- 1) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 04/03/15(1), RELATIVE TO ORDINANCE AMENDMENT 15-01

- 2) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15-01, AMENDING TITLE 16 ENTITLED "OIL CODE" AND CHAPTER 20.52 ENTITLED "SITE PLAN AND DESIGN REVIEW" ESTABLISHING REGULATIONS TO ALLOW DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY TO ABANDONED WELLS AND REVISING METHANE ASSESSMENT AND MITIGATION PROCEDURES AND SITE RESTORATION STANDARDS

Background:

In 1990, the City adopted its comprehensive Oil Code. At that time, Chapter 16.24 required that prior to issuance of building or grading permits, property owners or developers must provide the City with a California Department of Conservation Division of Oil Gas and Geothermal Resources (DOGGR) certification, verifying that previous oil well abandonments are satisfactory, or that wells have been reabandoned to current DOGGR standards or to the DOGGR equivalency standard. The DOGGR equivalency standard recognized the complexity of the well reabandonment process based on well conditions such as:

- location, age and depth
- number, location and condition of casings
- number, location and condition of plugs
- well obstructions or "junk in the hole"
- historic co-mingling of hydrocarbon zones

In November 2010, DOGGR changed their well certification program to eliminate the equivalency standard with no prior notice to the City, property owners, or developers. The abrupt change to what had been a 22-year program created uncertainty for local agencies and the development community.

On August 16, 2011, the City Council unanimously adopted Interim Urgency Ordinance for the allowed maximum term of 45 days. The ordinance allowed limited opportunities to develop on properties with abandoned wells while the City conducted special studies in order to adopt a comprehensive amendment to the City's Oil Code. During this period, no permits could be issued for structures located on top of abandoned wells, or for abandoned wells lacking access for a maintenance rig (in close proximity). The interim ordinance allowed development provided:

- Development did not occur over abandoned wells;
- Certain setbacks from structures were maintained to preserve full access to abandoned wells if maintenance was necessary;
- Developers were required to survey, leak test and vent abandoned wells prior to submitting projects for Planning Commission review (this was required early in the design process to avoid changes to the site plan due to well location or conditions); and
- Developers were required to record a covenant, in a form approved by the City Attorney, disclosing the abandonment conditions and indemnifying the City for issuing permits.

Owners of leaking wells are required to apply to DOGGR for the agency's reabandonment permit. Developers are not required to reabandon wells which do not leak and where full access was provided.

On September 27, 2011, the Council conducted a public hearing to consider extending the Interim Urgency Ordinance for the allowed period of 10 months and 15 days. The Council voted 5-0 to extend the interim ordinance. The new expiration date was August 16, 2012.

On August 6, 2012, the Council conducted a public hearing to consider a one year extension for the Interim Urgency Ordinance. At that time, staff demonstrated that progress had been made on the technical studies being conducted by two City consultants with expertise in water quality and petroleum engineering, but additional time was necessary to complete the comprehensive reports. The Council voted 5-0 to extend the interim ordinance for one year. The new expiration date was August 16, 2013.

On August 20, 2013, the Oil Code Ordinance Amendment was adopted, the amendment prohibited development over or in close proximity to abandoned wells and continued the requirements for surveys, methane leak testing and venting prior to submittal for site plan and design review. Due to pending completion of the comprehensive technical reports and environmental analysis, the Code continued to prohibit development over or in close proximity to abandoned wells.

On October 7, 2014, with the water quality and well abandonment reports complete, the City Council held a public hearing and authorized SESPE Consulting, Inc. to prepare

the environmental document for the Oil Code Amendment in compliance with the California Environmental Quality Act (CEQA).

Analysis:

Ordinance Amendment

The ordinance amendment focuses on the City's land use authority regarding development over and in close proximity to abandoned wells. The City has always had the land use authority over above ground development. However, in past practices DOGGR made a well abandonment determination. The City used DOGGR's determination to make decisions related to development over abandoned oil wells. The new regulations will allow development on properties which under the current Code are undevelopable. Standards and procedures for the development over abandoned oil wells have been established in the amendment. The amendment maintains the existing regulations for active wells, idle wells and oil production operations. In addition, DOGGR will maintain authority over well abandonment procedures and below ground activities.

The majority of changes in the ordinance amendment are within Chapter 16.24. The most important revision is the establishment of City's well abandonment equivalency standard. Now, developers will have the option to develop over or within close proximity to abandoned wells, if they can demonstrate that the well meets or will be reabandoned to meet the City's equivalency standard. The standard was developed by the City's petroleum engineer following thorough technical analysis of local well abandonments with the overarching goal of protecting the public health, safety and welfare. The standard assures the integrity of the well casing and that the abandonment is adequate to prevent hydrocarbons from reaching the surface.

Other changes in this section include relocating previously combined items with differing standards such as well abandonments, idle wells, DOGGR's authority, the City's development decisions and methane testing and assessments out of a single section and into separate sections. In addition, the amendment adds site restoration requirements for well abandonments, revises methane assessment and mitigation procedures for all development and updates the standards and procedures for well surveys, leak testing and venting. All the proposed amendments are summarized in the attached summary document (Attachment A).

Highlights of the new Code sections and changes to Title 16 are provided as follows:

1. **Title 16:** Revised from "Oil Code" to "Oil and Gas Code."
2. **Chapter 16.04: General Provisions – Summary of changes:**
 - Adds site restoration and facilities removal to the Purpose section.
 - Adds an Applicability section that reiterates DOGGR's authority.
 - Adds a well permit requirement for new operators.

- Adds the duty of the City Petroleum Engineer to verify the Equivalency Standard for abandoned wells.
- No changes to Sections 16.04.030 and 16.04.050 through 16.04.130.

3. Chapter 16.08: Definitions – Summary of changes:

- Copies the existing definition for “Area of Development.” into Chapter 16.08 and clarifies that the Area never extends beyond the property line.
- Excludes drinking water wells from the “Drill or drilling” definition.
- No changes to Sections 16.08.10 through 16.08.40, 16.08.50 through 16.08.140 and 16.08.160 through 16.08.370.

4. Chapter 16.12: Annual and Idle Well Permits – Summary of changes:

- Adds a requirement to provide evidence of performance bonds, liability insurance and indemnification when initial well permits are requested and upon annual renewal.
- No changes to Sections 16.12.010 through 16.12.040 and 16.12.070 through 16.12.250.

5. Chapter 16.16: Drilling Standards - No changes

6. Chapter 16.20: Operating and Safety Standards - No changes

7. Chapter 16.22: Idle Wells – Summary of changes

- Relocates idle well requirements from the existing Chapter 16.24, to a *new* Chapter 16.22 with minor edits to reference section numbers.

8. Chapter 16.23: Abandonment of Wells – Summary of changes:

- Relocates well abandonment requirements from the existing Chapter 16.24, to a *new* Chapter 16.23.
- Reiterates DOGGR authority over well abandonment procedures.
- References Section 16.24, the City’s abandonment permit and restoration standards.

9. Chapter 16.24: Development Standards for Properties Containing Abandoned Wells – Summary of changes:

- Relocates the standard for Area of Development to a new section.
- Deletes sections related to required abandonment and idle wells that have been relocated to *new* Sections 16.22 and 16.23.
- Adds prerequisite to site plan and design review standards for development of properties with abandoned wells including survey, leak testing and well access.
- Adds a requirement for a Well Abandonment Report including an Equivalency Standard Assessment Report and procedures for review.
- Adds a City Abandonment and Restoration Permit.
- Adds an Equivalency Standard and procedures for the City’s determination to develop over and in close proximity to abandoned wells.
- Adds methane assessment and mitigation standards for all development properties.
- Adds Restoration Standards for the City’s Abandonment Permit.

10. Chapter 16.25: Storage Facilities - No changes

11. Chapter 16.32: Pipelines - No changes

12. Chapter 20.52: Site Plan and Design Review

- Adds the data and exhibits required in Chapter 16.24 to the application submission requirements.
- Add the requirement for a letter of intent for methane assessment and mitigation.
- Adds a condition of approval for site plan and design review that the property owner record indemnification CC&Rs.

Comprehensive Technical Reports

The Oil Code Amendment is based on the technical reports. The following summarizes the well abandonment equivalency standard and groundwater quality reports:

Well Abandonment Equivalency Standard - The City's petroleum engineer consultant, Evans & Walker, conducted an extensive analysis of drilling and historic well abandonments and reabandonments in the Long Beach oil and gas field (the Field). The purpose of the analysis was to develop an abandonment equivalency standard for inclusion in the City's Municipal Code. Developers will have the option to develop over or within close proximity to abandoned wells, if they can demonstrate that the well meets or will be reabandoned to meet the City's equivalency standard. The overarching goal of the standard was to insure that the integrity of the abandonment is sufficient to maintain protection of the public health, safety and welfare following development.

The DOGGR website indicates there have been 2,196 wells abandoned in the Long Beach Field over time. The analysis included a review of well data, such as wellbore diagrams and well history, obtained from DOGGR for 472 wells in addition to the development project files provided by the City and Signal Hill Petroleum, Inc. The review concluded that 404 of the reviewed wells were abandoned and an in depth analysis of the integrity of the well abandonments was conducted. An analysis of the composition of the 404 wells was also conducted to ensure that it was a representative subset of all of the wells in the field. In addition, a statistical validity analysis indicates that the 404 wells analyzed from the 2,196 abandonments in the Field was a statistically valid subset.

Following development of a City equivalency standard, an additional set of analyses were conducted to determine if there were other correlation factors such as operator of record and year of abandonment that could assist in determining the integrity of a well abandonment. Also, an analysis was conducted on 60 of the 404 abandoned wells to determine common traits. Finally, a hypothetical application of the equivalency standard to existing abandoned wells resulted in a refinement of the recommended standard. The report executive summary is attached (Attachment B).

Impacts of Oil Field Operations on Groundwater Quality – The City's water quality consultant, Flow Science, Inc., conducted an extensive water quality analysis to evaluate the potential impacts of oil field operations on groundwater quality in the Signal

Hill-Long Beach area. Flow Science reviewed information on subsurface geology, including the locations of drinking water aquifers and hydrocarbon production zones. The report found that in the Signal Hill area, drinking water aquifers typically occur well above hydrocarbon zones and the aquifers are generally separated by layers of low permeability. While historic over-pumping of groundwater has resulted in some seawater intrusion in portions of the region, seawater intrusion barriers and spreading grounds are minimizing future impacts. In addition, an analysis of the level of the base of fresh water (BFW) in the area was conducted because changes in the level over time could potentially indicate changes in groundwater quality. The analysis found that the BFW had not changed over decades of time.

An analysis of the oil/gas recovery technique used in the Signal Hill area called waterflood was also conducted. DOGGR establishes limits and monitoring requirements for waterflood operations throughout California. DOGGR requires that injection pressures in waterflood operations be maintained below the fracture pressure of the formation and DOGGR requires pressure levels be confirmed in the field. In summary, the water quality report concludes that the subsurface operations within the Signal Hill-Long Beach area to date have had "little impact" on water quality within drinking water aquifers. The report executive summary is attached (Attachment C).

Environmental Analysis

The City's environmental consultant, SESPE Consulting, Inc., conducted an environmental analysis and prepared and Initial Study with a Negative Declaration in accordance with the CEQA guidelines. Using the CEQA environmental checklist, the comprehensive technical studies on water quality and well abandonments and forty-five additional references, including the California Department of Conservation, the State Department of Toxic Substances Control, the South Coast Air Quality Management District, the U.S. Fish and Wildlife Service and the City of Signal Hill General Plan, 18 environmental categories were analyzed for potentially significant impacts from the Oil Code Amendment. The environmental analysis is required to consider potential individual and cumulative impacts. The Negative Declaration determination was based on findings that potential impacts to the environment from the Oil Code Amendment were either less than significant or would have no impact. The Initial Study is attached to the Negative Declaration Resolution.

Approved:

Scott Charney

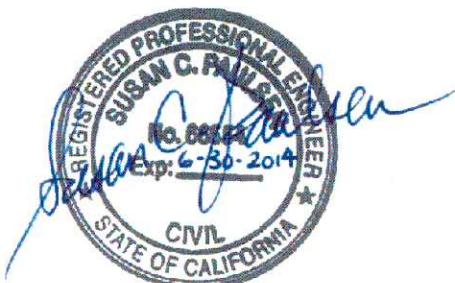
Attachments

Flow Science Incorporated
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IMPACTS OF
OIL FIELD OPERATIONS
ON GROUNDWATER QUALITY
IN SIGNAL HILL-LONG BEACH
AREA

Prepared for
City of Signal Hill



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FSI 117055.2
February 25, 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
INTRODUCTION	4
GENERAL INFORMATION ON SUBSURFACE IN THE LOS ANGELES BASIN	4
EVALUATION OF OIL FIELD IMPACTS ON GROUNDWATER QUALITY IN THE SIGNAL HILL-LONG BEACH AREA.....	14
GROUNDWATER QUALITY IN THE GREATER LOS ANGELES BASIN	14
GROUNDWATER QUALITY IN THE SIGNAL HILL-LONG BEACH AREA	18
Cleanup sites in the Signal Hill-Long Beach area.....	18
Water quality in production wells in the Signal Hill-Long Beach area	27
Water quality in WRD monitoring wells in the Signal Hill-Long Beach area	28
Water Quality in Additional Monitoring Wells.....	29
Groundwater level changes in the Signal Hill-Long Beach area	30
CHANGE IN BASE OF FRESHWATER IN THE AREA.....	42
WATERFLOOD OPERATIONS	48
WATERFLOOD OPERATIONS WITHIN THE LONG BEACH OIL FIELD.....	48
DOGGR REGULATIONS	56
Regulations on waterflood operations.....	56
Idle Well Planning and Testing Program	60
Injection well failures and SHP's response	61
STATUS OF ABANDONED WELLS WITHIN THE FIELD.....	68
REFERENCES.....	69
APPENDIX A	A-

LIST OF TABLES

Table 1. Select Superfund sites located in Los Angeles County*.....	20
Table 2. Cleanup sites in the Signal Hill-Long Beach area.....	24
Table 3. TDS and chloride concentrations in groundwater from LB-8. Secondary drinking water MCLs for TDS and chloride are 1,000 and 500 mg/L, respectively. Bold values exceed secondary MCLs. Data from WRD 2013b.	37
Table 4. TDS and chloride concentrations in groundwater from LB-6. Secondary drinking water MCLs for TDS and chloride are 1,000 and 500 mg/L, respectively. Data from WRD 2013b.....	38
Table 5. Groundwater quality data from monitoring well MW-1 at the Coleman site*. 39	
Table 6. 12-month average volume of water injected (barrels of water injected per month, BIWPM) and 12-month average injection pressures (psi) in SHP's waterflood operations between Dec 2012 and Nov 2013. Data from SHP.....	53
Table 7. Injection well tests and estimated fluid height under a scenario of packer failure.....	59

LIST OF FIGURES

Figure 1. Oil/gas wells, oil fields, and over 450 water production wells, within the boundary of the Water Replenishment District (WRD).....	7
Figure 2. Cross-section through the Los Angeles Basin showing petroleum target zones.	8
Figure 3. Sandy groundwater aquifers in the Central and West Coast Basins along Section A-A' (see Figure 4 for location)	9
Figure 4. WRD monitoring wells; note Section A-A' running from east to west and Section B-B' running generally from north to south	10
Figure 5. Nested monitoring wells and production wells	11
Figure 6. The West Coast Basin and Central Basin are separated by the Newport-Inglewood Fault (solid black line) in Los Angeles County, California.....	12
Figure 7. Groundwater levels in Fall 2012 in the Central and West Coast Basins	13
Figure 8. Locations of grid cells and wells used in the 2012 GAMA study	16
Figure 9. High priority contaminated groundwater sites identify by the WRD.....	17
Figure 10. Select Superfund sites in the Los Angeles County.....	23
Figure 11. Geotracker cleanup sites in the Signal Hill-Long Beach area	25
Figure 12. Oil wells, groundwater production and monitoring wells, oil well closure sites, and non-oil field remediation sites in City of Signal Hill and the surrounding area	26
Figure 13a. TDS concentrations in groundwater from production wells	31
Figure 13b. TDS concentrations in groundwater from production wells	32
Figure 14a. Trichloroethylene (TCE) concentrations in groundwater from production wells from October 2005 through September 2008	33
Figure 14b. Trichloroethylene (TCE) concentrations in groundwater from production wells from October 2009 through September 2012	34
Figure 15a. Tetrachloroethylene (PCE) concentrations in groundwater from production wells from October 2005 through September 2008	35
Figure 15b. Tetrachloroethylene (PCE) concentrations in groundwater from production wells from October 2009 through September 2012	36
Figure 16. Groundwater levels at WRD monitoring well LB-6.	40
Figure 17. Groundwater levels at WRD monitoring well Carson-1.....	41
Figure 18. Locations of wells used to assess changes in the base of freshwater (BFW) over time.	43

Figure 19. Well logs from well 38_rd2 (2010) and well 38_rd1 (1976)	44
Figure 20. Well logs from well B83 (2013) and well CW1 (1955)	45
Figure 21. Well logs from well 23-24 (2010) and well 23-16 (1974)	46
Figure 22 Well logs from well LBA-1 (2013) and well NCT-2_4 (1955).	47
Figure 23. Various pieces of equipment used in oil wells to deal with reduced oil/gas reservoir pressure.....	51
Figure 24. Oil wells in SHP's three Units (West, Central, and East Units)	52
Figure 25. Average pressures in hydrocarbon production zones of West, Central, and East Units	55
Figure 26. An example of temperature survey and pressure test conducted at SHP's well DW-6 on October 10, 2013.	62
Figure 27. An example of radioactive tracer test conducted at SHP's well DW-6 on October 10, 2013.	63
Figure 28. An example of injection profile survey conducted at SHP's well DW-9 on December 12, 2012.	64
Figure 29. An example of temperature survey and pressure test conducted at SHP's well C-45 on August 29, 2013.....	65
Figure 30. An example of radioactive tracer test conducted at SHP's well C-45 on August 29, 2013.	66
Figure 31. Injection well failures between January 1, 2010 and January 1, 2013 at Central Unit, East Unit, and West Unit; x-axis indicates types of failure [casing packer (pkr), well casing (csg), and tubing (tbg) failures] and the y-axis indicates the number of incidents.....	67

EXECUTIVE SUMMARY

The City of Signal Hill retained Flow Science Incorporated (Flow Science) to evaluate the potential impacts of oil field operations on groundwater quality in the Signal Hill-Long Beach area. Flow Science conducted its review using information from public sources (e.g., drinking water quality information, public reports on subsurface geology) and information provided by Signal Hill Petroleum, Inc. (SHP) (e.g., well logs from oil wells in the field, information on waterflood operations).

Flow Science reviewed information on subsurface geology, including the locations of drinking water aquifers and hydrocarbon production zones; information on water quality in drinking water aquifers; and information related to oil field operations and the potential of those operations to impact groundwater quality. Flow Science's review was limited to groundwater quality; Flow Science did not review information related to surface hazards, surface operations to support oil production, protection of hydrocarbon zones, or other potential areas of interest.

The Los Angeles (LA) Basin includes over 30 mapped oil fields and 9,700 oil/gas wells. The subsurface geology is complex, and the aquifer zones and hydrocarbon zones within the LA Basin are highly folded and faulted. Thus, the depth of drinking water aquifers and hydrocarbon zones is variable and depends on one's location within the basin. In the Signal Hill area, drinking water aquifers typically occur within the top 1400 ft or less below ground surface (bgs), while hydrocarbon zones within the Long Beach Field typically occur below this level and may extend to a depth of a few miles bgs. Drinking water aquifers are generally separated from hydrocarbon zones by layers of low permeability. Low permeability layers also exist between drinking water aquifers ("aquitards") and between hydrocarbon zones at different depths. In addition, oil/gas wells are constructed with solid casings that extend through drinking water aquifers; oil/gas wells are not screened or perforated in drinking water zones. Drinking water wells typically terminate well above hydrocarbon zones.

The City of Signal Hill and the surrounding area overlie two main groundwater basins: the West Coast Basin and the Central Basin. These two basins are separated by the Newport-Inglewood Fault Zone, a geologic structural feature that partially restricts groundwater flow. Historical over-pumping of groundwater has resulted in seawater intrusion, primarily in the West Coast Basin, and seawater intrusion barriers and spreading grounds are being operated to minimize additional future impacts.

Multiple Superfund sites are located throughout the LA Basin, but these sites are located far from the Signal Hill-Long Beach area and do not currently affect groundwater quality in the Signal Hill-Long Beach area. The Signal Hill-Long Beach area, however, has been impacted by numerous contamination events and subsequent cleanups.

Contamination from these local events appears to have been limited to soil and to shallow aquifers that are not used for drinking water production.

Flow Science reviewed data from groundwater samples collected from both monitoring and production wells to characterize groundwater quality. These data demonstrate that constituent concentrations in groundwater production zones have, to date, been below applicable regulatory thresholds, with the exception of total dissolved solids (TDS) and chloride primarily in the West Coast Basin, where seawater intrusion has resulted in exceedances of California's Secondary Maximum Contaminant Levels (MCLs). Water level data collected by the Water Replenishment District of Southern California (WRD) indicate that, except in Central Basin recharge areas located six or more miles from Signal Hill, groundwater levels in the West Coast and Central Basins are below sea level. Together with local stakeholders, the WRD is currently undertaking the development of Salt and Nutrient Management Plans to minimize seawater intrusion and consequent chloride and TDS impacts in groundwater.

The “base of freshwater” (BFW) is a term used to describe the level below which salinity rises to relatively high levels and to distinguish between more saline water (such as exists within hydrocarbon zones) and fresher groundwater overlying saline waters. Because changes in the base of freshwater could potentially indicate changes in groundwater quality, Flow Science reviewed well logs provided by SHP that show the location of the BFW within the Signal Hill-Long Beach area. Flow Science's review of well logs from pairs of wells located near each other but logged decades apart shows that the BFW does not appear to have changed significantly over time. As shown by one pair of wells separated by a fault, the depth to the BFW can vary significantly across faults and other discontinuities within the area.

SHP employs an oil/gas production technique known as waterflood to enhance oil recovery within the Long Beach Oil Field. Waterflood involves the use of wells to inject fluid (primarily water with minor concentrations of additives) into the oil/gas reservoir to re-pressurize the sandstone and flush oil into recovery (extraction) wells. The California Department of Conservation Division of Oil and Gas and Geothermal Resources (DOGGR) establishes limits and monitoring requirements for waterflood operations within California. For example, DOGGR requires that injection pressures in waterflood operations be maintained below the fracture pressure of the formation; this fracture pressure was established for the Long Beach field decades ago by DOGGR and is now required to be confirmed in the field using step-rate tests. DOGGR also requires monitoring on a regular basis to confirm the mechanical integrity of oil well casings and the tubing and packers used in waterflood operations. Flow Science reviewed limited waterflood well and test information, which was characterized by SHP as representative of its waterflood operations, which SHP states are conducted consistent with DOGGR's requirements. Even though a companion analysis by Thomas Walker showed that an estimated 46% of the wells in the field do not have adequate BFW plugs, based on the

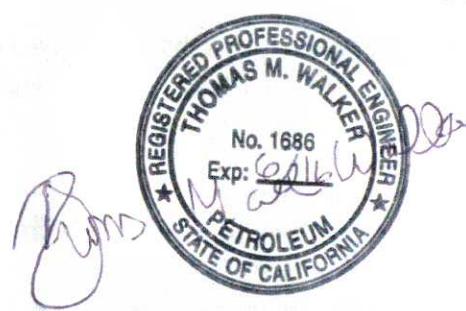
information reviewed by Flow Science, we conclude that the potential impacts of historical waterflood operations on drinking water aquifers are limited.

In summary and as detailed in this report, Flow Science concludes that subsurface operations within the Signal Hill-Long Beach area to date have little impact on water quality within drinking water aquifers.

Disclaimer: Flow Science analyses focused on potential impacts from past and current subsurface oil field operations on groundwater quality. Our analyses do not address issues that may result from future operations. The potential groundwater impacts from future oil field operations and above-surface operations (e.g., pipeline management) should be addressed in the future via tasks related to the development of a conditional use permit (CUP).

Well Abandonment Equivalency Standard

Prepared for
City of Signal Hill



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TABLE OF CONTENTS

Executive Summary	1
Evaluation of Existing Well Abandonments in the Long Beach Field	3
Background and Methodology	3
Review and Results	4
Validation of Review	5
Analysis by Date	5
Analysis by Location	5
Statistically Valid Subset	5
Operator of Record	6
Analysis of Results	7
Refinement of Analysis – Wells under Buildings or Very Difficult to Access	8
UHZ Plugs	8
BFW Plugs	8
Surface Plugs	9
Common Traits (Equivalent Standards)	10
Review of Equivalency Standards in Existing Developments	11

List of Tables

Table 1 – Abandoned Wells Reviewed in Preparation of Equivalency Standard

Table 2 – Sample Size Calculation

Table 3 – Abandoned Wells Located under Buildings (subset of Table 1)

Table 4 – Well Abandonment Condition in Existing / Proposed Developments

List of Exhibits

Exhibit 1 – Review of 472 Wells with Available Data

Exhibit 2 – DOGGR Plugging & Abandonment Requirements: Pre-2010 vs Current

Exhibit 3 – Review of 404 Reviewed Abandonments

Exhibit 4 – Abandoned Wells by Decade (404 Abandonments)

Exhibit 5 – Location Map of 404 Reviewed Abandonments

Exhibit 6 – Well Count by Operator of Record – 2,196 Abandoned Wells in Long Beach Field

Exhibit 7 – Operator of Record of 404 Reviewed Abandonments

Exhibit 8 – Analysis of Upper Hydrocarbon Zone Plug - 404 Reviewed Abandonments by Decade

Exhibit 9 – Analysis of Base of the Fresh Water Plug - 404 Reviewed Abandonments by Decade

Exhibit 10 – Analysis of Surface Plug - 404 Reviewed Abandonments by Decade

Exhibit 11 – Analysis of Upper Hydrocarbon Zone Plug by Operator of Record (404 Wells)

Exhibit 12 - Analysis of Upper Hydrocarbon Zone Plug – Signal Hill Petroleum Wells

Exhibit 13 - Analysis of Upper Hydrocarbon Zone Plug – CalResources Wells

Exhibit 14 - Analysis of Upper Hydrocarbon Zone Plug – Chevron Wells

Exhibit 15 - Analysis of Upper Hydrocarbon Zone Plug – Arco Western Wells

Exhibit 16 - Analysis of Upper Hydrocarbon Zone Plug – Cree Wells

Exhibit 17 - Analysis of Upper Hydrocarbon Zone Plug – Wells Abandoned by Other Companies

- Exhibit 18 –Analysis of Base of the Fresh Water Plug by Operator of Record (404 Wells)
- Exhibit 19 - Analysis of Base of the Fresh Water Plug – Signal Hill Petroleum Wells
- Exhibit 20 - Analysis of Base of the Fresh Water Plug – CalResources Wells
- Exhibit 21 - Analysis of Base of the Fresh Water Plug – Chevron Wells
- Exhibit 22 - Analysis of Base of the Fresh Water Plug – Arco Western Wells
- Exhibit 23 - Analysis of Base of the Fresh Water Plug – Cree Wells
- Exhibit 24 - Analysis of Surface Plug – Wells Abandoned by Other Companies
- Exhibit 25 –Analysis of Surface Plug by Operator of Record (404 Wells)
- Exhibit 26 - Analysis of Surface Plug – Signal Hill Petroleum Wells
- Exhibit 27 - Analysis of Surface Plug – CalResources Wells
- Exhibit 28 - Analysis of Surface Plug – Chevron Wells
- Exhibit 29 - Analysis of Surface Plug – Arco Western Wells
- Exhibit 30 - Analysis of Surface Plug – Cree Wells
- Exhibit 31 - Analysis of Surface Plug – Wells Abandoned by Other Companies
- Exhibit 32 –Analysis of Abandoned Wells under Buildings
- Exhibit 33 –Analysis of Abandoned Wells in Completed Developments (Current DOGGR Regulations)
- Exhibit 34 –Analysis of Abandoned Wells in Completed Developments (Equivalency Standards)
- Exhibit 35 –Comparison of Abandoned Wells in Completed Developments (Current DOGGR Regulations vs Equivalency Standards)

Executive Summary

Oil was discovered in the City of Signal Hill in 1921 with the drilling of the Alamitos 1. This well was the first of approximately 2,500 wells drilled in the Long Beach field. The Long Beach field includes all wells within the City of Signal Hill plus additional wells drilled in the portions of the City of Long Beach that are adjacent to the City of Signal Hill. Abandonment of oil wells in the field began shortly after the field was discovered. As of June 2014, approximately 2,196 of these wells have been abandoned and / or re-abandoned. Abandonment of oil wells is overseen by the California Department of Conservation – Division of Oil, Gas and Geothermal Resources (DOGGR). The abandonment regulations enforced by the DOGGR have changed numerous times since the initial development of the Long Beach field. Due to these changes, wells considered properly abandoned in early years of activity in the Long Beach Field do not meet current abandonment regulations.

The combination of dropping oil prices and increasing land prices in the mid 1980's led to an increase in surface development on top of previously abandoned oil wells in the Los Angeles Basin. The DOGGR provided a process known as the Construction Site Review (CSR) in 1989 to allow for the orderly redevelopment of properties containing oil wells. The City of Signal Hill updated its Oil Code in 1990 to incorporate the DOGGR CSR process. The combination of the 1989 DOGGR CSR process and the 1990 update to the City Oil Code allowed for development of properties within the City that contained abandoned oil wells.

The DOGGR suspended the CSR process in District 1, which includes the Long Beach Field, in 2011. The DOGGR now issues a Well Review Letter that typically states that (i) the abandoned wells in a project area do not meet the DOGGR interpretation of current abandonment regulations; (ii) dangerous issues may be associated with development near oil and gas wells (iii) abandonment of wells to current or equivalent standards will not guarantee that they will not leak in the future; (iv) access should be maintained to all wells; but if access cannot be maintained, alternatives should be considered to development on the project; and (v) the comments by the DOGGR are merely advisory to the City. The City believes that implementation of the City's Oil Code requiring DOGGR certification as to any abandonment or re-abandonment of wells on a development site would render any property with abandoned or re-abandoned oil wells undevelopable given the 2011 action taken by the DOGGR. Based on the foregoing significant changes in the DOGGR policy, the City of Signal Hill retained Evans & Walker to generate well abandonment standards (equivalency standards) to be used in the review of wells on a development site.

Recommended Equivalency Standard

Evans & Walker developed a proposed equivalency standard for inclusion in the City Municipal Code (Chapter 16 – Oil Code). This equivalency standard was based on a review of existing well abandonments and re-abandonments in the City of Signal Hill. Information on these well

abandonments was obtained from the City of Signal Hill, Signal Hill Petroleum, and the DOGGR. Evans & Walker proposes that; at a minimum; an abandoned well shall have the following:

- a) A cement plug located at the depth of the last zone produced from the well. All perforations shall be plugged with cement, and the plug shall extend at least 100 feet above the top of a landed liner, the uppermost perforations, the casing cementing point, the water shut-off holes, or the oil or gas zone, whichever is higher. If wellbore conditions prevent placement of the plug at the depth of the last zone produced from the well, approximately 100' of cement shall be placed inside and outside of the casing above (but as close as possible to) the last zone produced from the well.
- b) A cement plug located at the depth of the base of the fresh water zone in the well. If there is cement behind the casing across the fresh-saltwater interface, a 100 foot cement plug shall be placed inside the casing across the interface. If the top of the cement behind the casing is below the top of the highest saltwater sands, squeeze-cementing shall be required through perforations to protect the freshwater deposits. In addition, a 100 foot cement plug shall be placed inside the casing across the fresh-saltwater interface. If wellbore conditions prevent placement of the plug at the depth of the base of the fresh water zone in the well, approximately 100' of cement shall be placed inside and outside of the casing above (but as close as possible to) the base of the fresh water zone in the well. This plug is to be separate and apart from the plug referenced in (a).
- c) A cement plug located at the surface. The hole and all annuli shall be plugged at the surface with at least a 25 foot cement plug.

The intent of these plugs is to ensure that the abandonment is adequate to prevent hydrocarbons from reaching the surface. One continuous plug that significantly exceeds 100 feet located below the surface plug could be adequate to meet (a) and (b). Also, one plug that meets either (a) or (b) and a surface plug that significantly exceeds 100 feet could be found to prevent hydrocarbons from reaching the surface.

The city's consulting petroleum engineer / geologist will determine if these conditions have been met (the abandonment is adequate to prevent hydrocarbons from reaching the surface via said well). This determination shall be based on (at a minimum) a review of a history of all work performed on the well; and a detailed wellbore diagram showing the current condition of the well. The wellbore diagram should include details on: (a) hole size; (b) casing and liner specifications and setting depths; (c) all cementing operations; (d) depths of the various hydrocarbon zones; (e) and other data required to analyze the current condition of the well (including casing recovery operations and the presence of junk in the hole).

It should be noted that the above described equivalency standard applies to an analysis of an abandoned (or reabandoned) well, and are not designed to replace the DOGGR abandonment regulations. An operator that desires to abandon (or reabandon) a well must still follow the DOGGR abandonment regulations.

Evaluation of Existing Well Abandonments in the Long Beach Field

Background and Methodology

Evans and Walker was approached in early 2012 to address a draft Scope of Work designed to provide information to the City of Signal Hill relative to existing well abandonments in the Long Beach Field. The original Scope of Work was fairly broad, and was designed to provide guidance needed by the City to craft an update to the Oil Code. An update of the Oil Code was necessitated due to changes in the California Division of Oil, Gas and Geothermal Resources' (DOGGR) interpretation of the DOGGR's role in development of parcels impacted by oil and gas wells.

The DOGGR web site indicates that there have been 2,196 wells abandoned in the Long Beach field. The final draft Scope of Work presented by Evans & Walker therefore required a substantial amount of well abandonment review work, and the cost of this review work greatly exceeded the funds budgeted for the Scope of Work. Evans & Walker worked closely with the City of Signal Hill and with Signal Hill Petroleum to identify alternate means of obtaining the required well abandonment information. The three parties were successful in sourcing much of the required data from recent development work completed or contemplated in the City. Each of these development projects included a review of the current condition of the wells within the boundary of the project.

Data was obtained on a total of 472 wells. Data for these wells, including the wellbore diagram and / or portions of the well history, were obtained from the DOGGR in addition to the development project files of the City of Signal Hill and Signal Hill Petroleum. Evans and Walker reviewed this data, and found that 56 of these wells were active and 12 of them were idle, yielding a total of 404 abandoned wells for which data was available (see Exhibit 1 and Volumes I through 8 of the Appendix).

Review and Results

The wellbore diagram and / or well history of these 404 wells were reviewed to obtain information on abandonment of these wells, including data on three of the required abandonment plugs: (1) the plug at the Upper Hydrocarbon Zone (UHZ), (2) the plug at the Base of the Fresh Water (BFW), and (3) the surface plug. The relative location of these three plugs is shown in Exhibit 2. The information gathered from this review is shown in Table 1.

Data on the UHZ, BFW and surface plugs was analyzed to determine the status of these three plugs. The plugs were classified as either adequate (acceptable) or inadequate (unacceptable). The UHZ plug and BFW plugs had to have 100' of cement inside and outside of the casing at the appropriate depth to be classified as adequate (acceptable). The surface plug had to have 25' of cement inside and outside of the casing at the surface to be classified as adequate (acceptable). Only 11% of the 404 wells were found to have an adequate UHZ plug, 51% of the wells were found to have an adequate BFW plug, while 73% of the wells were found to have an adequate surface plug. Overall, only 7% of the wells were found to have an adequate UHZ, BFW and surface plug. The results of this analysis are also shown in Table 1, and are shown graphically in Exhibit 3.

Validation of Review

Evans and Walker reviewed the composition of this subset of 404 abandoned wells to ensure that the subset was representative of all 2,196 wells abandoned in the field. This review included: (1) an analysis of the final abandonment date of the wells to confirm that the group included abandonments from all decades of operation of the field; (2) an analysis of the location of the wells to confirm that the group included abandonments from all geographic areas of the field; (3) confirmation that 404 wells represent a statistically valid subset out of a total of 2,196 wells; and (4) research into the operator of record of the 2,196 abandonments completed in the Long Beach field to determine if there was a need to ensure that the subgroup of 404 wells was representative of the various companies that have operated wells in the Long Beach field.

Analysis by Date

The subset of 404 wells for which sufficient data existed to analyze their abandonments included wells abandoned from the 1920's through the present (see Exhibit 4). Note that 5 of the 404 wells reviewed did not include enough data to determine the date on which they were abandoned. The field was discovered in 1919, thus there were no abandonments prior to the 1920's and little abandonment work during that decade. The number of abandonments grew slowly each decade until the 1970's. The late 1960's and early 1970's represent the time period during which the field was unitized into the Signal Hill Central Unit, Signal Hill East Unit and Signal Hill West Unit. Many wells were abandoned in the 1970's as a result of secondary recovery / waterflooding associated with the formation of the units. A run up in oil prices in the early 1980's, and the subsequent crash in prices in the mid to late 1980's likely played a large role in the reduction of well abandonments during this period. Finally, the 1990's – 2000's saw a significant increase in well abandonments / reabandonments associated with development projects undertaken in the City. It should also be noted that the date used in this Exhibit reflects the final abandonment / reabandonment date. The distribution of abandonment dates seen in Exhibit 4 appears to be very reasonable given the history of the Long Beach field.

Analysis by Location

The subset of 404 wells appears to represent wells from all portions of the Long Beach field within the City of Signal Hill with the exception of the area bounded by Cherry – Willow – Orange – Spring Streets (see Exhibit 5). None of the development projects for which data was available were conducted in this area. It is the opinion of Evans & Walker that the exclusion of wells from this area does not significantly impact the validity of this study.

Statistically Valid Subset

The City's initial petroleum consultant (Scott McGurk) calculated 369 as a representative number of wells to be sampled for the review based on assumptions shown below.

"There are 1847 abandoned wells in the Long Beach Field according to DOGGR records. A statistically valid subset of that population would be 325 abandoned wells, giving a 95% confidence limit and 5% precision and 0.5 variance. To be on the safe side,

a subset population of 369 abandoned wells (every 5th well of the 1847 total population)" (p.11 in McGurk's 2011 proposal)

McGurk's calculation was based on assumptions of a normal distribution, a confidence level at 95%^[1], the level of precision^[2] at 5%, and a variance of 0.5 (which is the most conservatively assumed variance) and a total number of 1847 wells. Changing the input to 2,196 wells (the actual number of abandoned wells) and incorporating a finite population correction yields a sample size of 328 wells (see Table 2). The subset of 404 wells is therefore a statistically valid subset out of a total of 2,196 wells. The City's current petroleum and groundwater consultants concur with this analysis.

Operator of Record

Evans & Walker also reviewed data on the operator of record of the 2,196 abandonments completed in the Long Beach. The results of this review are shown in Exhibit 6. A major finding of this review is not shown in Exhibit 6. This finding is that the operator of record is not necessarily the entity that made the decisions regarding the final abandonment of the well. One example of this relates to the wells Signal Hill Petroleum re-abandoned in the 1990's and 2000's. The operator of record with the DOGGR remained the operator of record at the time that the well was originally abandoned (i.e. NOT Signal Hill Petroleum), even though Signal Hill Petroleum directed and likely paid for these re-abandonments. A more meaningful predictor of abandonment condition would be a comparison of abandonment condition by the entity directing the abandonment or re-abandonment. This information is not readily available, and would require a detailed (and very time consuming and costly) review of the abandonment permit for each and every previously abandoned well in the field.

Information on the operator of record of the 404 abandonments reviewed as a part of this study is shown in Exhibit 7. Signal Hill Petroleum, the largest operator in the Long Beach Field, is the operator of record of 101 of these abandonments. CalResources (formerly Shell) with 93 abandonments, Chevron (formerly Texaco) with 41 abandonments and Arco Western with 23 abandonments are the next three individual operators of record shown in Exhibit 7. These three operators were the initial operators of the three units within the Long Beach Field. Our position that this subset of abandoned wells is representative of the 2,196 wells abandoned in the field is supported by the fact that these four operators are the current operator and the initial operators of the three units in the field support.

^[1] If we calculate the percentage of wells that are properly abandoned over all 1847 wells within the City, this true percentage would be located within the range of two standard deviations from a mean of sampled wells at 95% chance.

^[2] "The level of precision, sometime called sampling error, is the range in which the true value of the population is estimated to be. This range is often expressed in percentage points in the same way that results for political campaign polls are reported by the media.

Analysis of Results

As stated earlier, only 11% of the 404 wells were found to have an adequate UHZ plug, 51% of the wells were found to have an adequate BFW plug, and 73% of the wells were found to have an adequate surface plug. These results were then broken down by abandonment / reabandonment date to determine if there is a correlation between date of abandonment and condition of abandonment. This breakdown (shown in Exhibits 8, 9 and 10) revealed that there are no perfect predictors of when wells should be re-abandoned. There was, however, a noticeable improvement in the condition of abandonments after the 1970's.

Additional analysis was made in an effort to see if there is a correlation between operator of record and condition of abandonment and both operator of record and date of abandonment / reabandonment and condition of abandonment. Exhibit 11 shows the correlation between operator of record and condition of the UHZ plugs. Exhibits 12 – 17 show the correlation between date of abandonment / reabandonment and condition of the UHZ plugs. Exhibit 18 shows the correlation between operator of record and condition of the BFW plugs. Exhibits 19 – 24 show the correlation between date of abandonment / reabandonment and condition of the BFW plugs. Exhibit 25 shows the correlation between operator of record and condition of the UHZ plugs. Exhibits 26 – 31 show the correlation between date of abandonment / reabandonment and condition of the UHZ plugs. These breakdowns confirm that there are no perfect predictors of when wells should be re-abandoned. There was, however, a noticeable improvement in the condition of abandonments after the 1970's. This information could be used by a developer to get a basic understanding of the potential for well re-abandonment work, but should not be used to draw definitive conclusions on the need (or lack of a need) to reabandon a well.

Refinement of Analysis – Wells under Buildings or Very Difficult to Access

As mentioned earlier in this report, the abandonment data used in this analysis of 404 wells was primarily sourced from recent development work completed or contemplated in the City. Information provided by Signal Hill Petroleum indicates that 60 of the 404 wells are located either under new buildings or were rendered inaccessible or very difficult to access by construction of these new buildings. The condition of the UHZ, BFW and surface plugs for these 60 wells was analyzed to provide insight into the decision to allow construction on top of these wells.

Only 7% (4) of this group of 60 wells were found to have an adequate UHZ plug, 92% (55) of the wells were found to have an adequate BFW plug, and 98% (58) of the wells were found to have an adequate surface plug. The results of this analysis are also shown in Table 3, and are shown graphically in Exhibit 32.

All or relevant portions of the well files on the 5 wells with inadequate BFW plugs and the 2 wells with inadequate surface plugs were obtained to clarify the condition of these plugs. These wells include the following:

Well Name	API Number	Inadequate Plug – Comment
SHCU 39A-1	0403708891	BFW – competent plug above producing horizon
LB4A	0403709340	BFW – no BFW plug present
SHEU 105	0403711027	BFW – BFW straddled by two competent plugs
Andrews 1	0403711039	BFW – no BFW plug present
Hart 1	0403711818	BFW- competent plug placed ~400' above BFW
SHCU 39-11	0403708437	Surface – annular cement missing, DOGGR approved
Jones 1	0403710086	Surface – annular cement missing, DOGGR approved

UHZ Plugs

Only 7% of the 60 wells that are located under recently constructed buildings (or were rendered very difficult to access by construction of these buildings) have adequate UHZ plugs. This is similar to the 11% of wells in the set of 404 reviewed wells that have an adequate BFW plug.

BFW Plugs

Three of the five wells with inadequate BFW plugs appear to have a plug at an alternate location that could have been deemed “equivalent” to the BFW plug. Assuming that these wells do have equivalent BFW plugs brings the percentage of wells with adequate or equivalent BFW plugs from 92% to 98%, which is significantly higher than the 51% of wells in the set of 404 reviewed wells that have an adequate BFW plug.

SHCU 39A-1

The SHCU 39A-1 didn't have a BFW plug, but does have more than 100' of cement inside and outside of the casing above the hydrocarbon bearing zone produced from the well. This plug should ensure that no fluid moves up to the BFW or to the surface plug.

LB 4A

The LB 4A was originally abandoned in 1923, and the data on the condition of the plugs in the well is difficult to interpret. The well has a plug at approximately 940', but the records are incomplete as to the thickness of this plug and do not prove that there is adequate cement behind pipe at that depth. The well does have a thick plug at the surface, however. The lower plug should prevent fluid from moving up to the surface plug.

SHEU 105

The BFW in the SHEU 105 was straddled by two competent plugs, effectively protecting the BFW and ensuring that no fluid could move up the hole to the surface plug.

Andrews 1

The Andrews 1 didn't have a BFW plug, but does have about 70' of cement inside and outside of the casing above the hydrocarbon bearing zone produced from the well. This plug should minimize the chance of fluid moving up to the surface plug. The well file does not include documentation of cement behind the two strings of casing located at the BFW.

Hart 1

The Hart 1 had a BFW plug located approximately 400' above the BFW, again ensuring that no fluid could move up hole to the surface plug.

Surface Plugs

Both the SHCU 39-11 and the Jones 1 have adequate cement inside the casing at the surface plug, but neither well has documented evidence of cement behind pipe at the surface. A thorough review of the well files found that the DOGGR had witnessed and approved of the top plug in these two wells. These approvals indicate that the existing surface plugs meet the intent of the abandonment regulations. Assuming that these wells do have equivalent surface plugs brings the percentage of wells with adequate or equivalent BFW plugs from 98% to 100%, which is significantly higher than the 73% of wells in the set of 404 reviewed wells that have an adequate surface plug.

Common Traits (Equivalent Standards)

All seven of the above mentioned wells had one trait in common: each had an adequate cement plug across the hydrocarbon producing interval. This plug had to have 100' of cement inside and outside of the casing at or just above the depth of the last productive zone completed in the well to be classified as adequate (acceptable). An additional review of all 60 wells that are located under buildings (or were rendered very difficult to access by construction of these buildings) found that 57 had adequate plugs at or above the depth of the last productive zone. The three wells that didn't include these plugs were never produced.

Given this fact, Evans & Walker recommends that; at a minimum; an abandoned well shall have the following:

- a) A cement plug located at the depth of the last zone produced from the well. All perforations shall be plugged with cement, and the plug shall extend at least 100 feet above the top of a landed liner, the uppermost perforations, the casing cementing point, the water shut-off holes, or the oil or gas zone, whichever is higher. If wellbore conditions prevent placement of the plug at the depth of the last zone produced from the well, approximately 100' of cement shall be placed inside and outside of the casing above (but as close as possible to) the last zone produced from the well.
- b) A cement plug located at the depth of the base of the fresh water zone in the well. If there is cement behind the casing across the fresh-saltwater interface, a 100 foot cement plug shall be placed inside the casing across the interface. If the top of the cement behind the casing is below the top of the highest saltwater sands, squeeze-cementing shall be required through perforations to protect the freshwater deposits. In addition, a 100 foot cement plug shall be placed inside the casing across the fresh-saltwater interface. If wellbore conditions prevent placement of the plug at the depth of the base of the fresh water zone in the well, approximately 100' of cement shall be placed inside and outside of the casing above (but as close as possible to) the base of the fresh water zone in the well. This plug is to be separate and apart from the plug referenced in (a).
- c) A cement plug located at the surface. The hole and all annuli shall be plugged at the surface with at least a 25 foot cement plug.

The intent of these plugs is to ensure that the abandonment is adequate to prevent hydrocarbons from reaching the surface. One continuous plug that significantly exceeds 100 feet located below the surface plug could be adequate to meet (a) and (b). Also, one plug that meets either (a) or (b) and a surface plug that significantly exceeds 100 feet could be found to prevent hydrocarbons from reaching the surface.

Review of Equivalency Standards in Existing Developments

As previously mentioned, much of the well abandonment data was sourced from recent development work completed or contemplated in the City. The eleven developments that have been completed contained a total of 152 abandoned wells. These well abandonments were compared to the current DOGGR standards and to the proposed equivalency standards. As seen in Exhibit 33, a majority of the abandonments in each development do not meet current DOGGR abandonment standards. Exhibit 34 shows that a majority of the abandonments in each development meet the equivalency standard. Exhibit 35 reflects the percentage of wells that meet the current DOGGR standards along with the percentage of wells that meet the proposed equivalency standards.

Overall, only 7% of these 152 wells meet the current DOGGR standards, while 78% of these same wells meet the equivalency standards. 63 of the 152 wells (41% of the wells) were rendered inaccessible by completion of the developments. All of these 63 wells appear to meet the equivalency standard. 25 of these 63 wells rendered inaccessible were re-abandoned, while 28 of the 89 wells that remain accessible were re-abandoned. Summary data on these 11 developments is shown in Table 4.

Summary
Oil and Gas Ordinance Amendment
Title 16, Signal Hill Municipal Code

The Amendment contains the following *additions, revisions, relocations and/or deletions* to the City's current Oil Code in *italics*:

1. **Title:** Revised from "Oil Code" to "Oil and Gas Code."

Title 16 Chapters:

- 16.04 General Provisions - See *text additions/edits herein*
- 16.08 Definitions - See *definition additions herein*
- 16.12 Permits and Bonds - See *text additions herein*
- 16.16 Drilling Standards - *No changes*
- 16.20 Operating and Safety Standards - *No changes*
- 16.22 Idle Wells - See *relocated section herein*
- 16.23 Abandonment of Wells - See *relocated section and text additions herein*
- 16.24 Development Standards for Properties Containing Abandoned Wells – See *all new section additions herein*
- 16.25 Storage Facilities - *No changes*
- 16.32 Pipelines - *No changes*

2. **Chapter 16.04: General Provisions – Summary of changes**

- Adds site restoration and facilities removal to the Purpose.
- Adds an Applicability section that reiterates DOGGR's authority.
- Adds a well permit requirement for new operators.
- Adds the duty of the City Petroleum Engineer to verify the Equivalency Standard for abandoned wells.
- No changes to Sections 16.040.030 and 16.040.050 through 16.040.130.

Section 16.04.020 Purpose.

It is the intent and purpose of this title to regulate the drilling for production, processing, storage, and transport by pipeline of petroleum and other hydrocarbon substances, *timely and proper well abandonment and well site restoration and removal of oil and gas related facilities, reclamation and remediation of host sites and final disposition of pipelines in compliance with applicable laws and permits* so that these activities may be conducted in conformance with federal, state, and local requirements, and to mitigate the impact of oil-related activities on urban development.

To accomplish this purpose, the regulations outlined in this title are determined to be necessary for the preservation of the public health, safety, and general welfare.

Section 16.04.025 Code Applicability.

This ordinance, insofar as it regulates petroleum operations also regulated by the California Department of Conservation, Division of Oil, Gas, and

Geothermal Resources (DOGGR), is intended to supplement such state regulations and to be in furtherance and support thereof. In all cases where there is conflict with state laws or regulations, such state laws or regulations shall prevail over any contradictory provisions, or contradictory prohibitions or requirements, made pursuant to this ordinance.

Section 16.04.040 Administration.

B. It shall be the duty of the City's Petroleum Engineer to verify that well abandonments meet the City's equivalency standard for abandonment.

Section 16.04.070 Notices.

C. Change of operator. The operator shall submit to the Oil Services Coordinator a copy of DOGGR report of property/well transfer/acquisition within thirty days after sale, assignment, transfer, conveyance, or exchange. A change of operator will require that a new permit be issued within thirty days after the sale, assignment, transfer, conveyance or exchange and a prorated annual fee shall be paid for any well required to have a permit in accordance with Chapter 16.12 of the Signal Hill Municipal Code.

3. Chapter 16.08: Definitions – Summary of changes

- Copies the existing definition for "Area of Development." into Chapter 16.08 and clarifies that the Area does not extend beyond the property line.
- Excludes drinking water wells from the "Drill or drilling" definition.
- No changes to Sections 16.08.10 through 16.08.40, 16.08.50 through 16.08.140 and 16.08.160 through 16.08.370.

Section 16.08.045 Area of Development.

A. In the case where a structure or structures is/are proposed on a vacant parcel, or in the case where subdivision of a parcel is proposed, or in the case of a phased development proposed to occur on several parcels in phases, the "Area of Development" is the entire proposed site, including the entire area of each and every parcel involved. For purposes of this chapter, this area shall also be referred to as the "Site," *but in no case shall include area outside the property boundaries.*

B. In the case of an addition to an existing structure, or construction of new structures on a parcel with existing structures, the "Area of Development" is (i) the portion of the Site which is within, or within ten (10) feet of, the area disturbed for grading as shown on a preliminary grading plan; or (ii) the portion of the Site lying under or within ten (10) feet of any addition or new structure built as a part of the project where no grading plan is required.

Section 16.08.150 Drill or Drilling.

"Drill" or "drilling" means to dig or bore a well for the purpose of exploring for, developing, or producing oil, water, gas, or other hydrocarbons; or for the purpose of injecting water, steam, or other fluid or substance into the earth, *but excluding any well drilled solely for the production of drinking water.*

4. Chapter 16.12: Annual and Idle Well Permits – Summary of changes

- Adds a requirement to provide evidence of performance bonds, liability insurance and indemnification when initial well permits are requested and upon annual renewal.
- No changes to Sections 16.12.010 through 16.12.040 and 16.12.070 through 16.12.250.

Section 16.12.050 Annual Well Permit.

C. That evidence also be provided of performance bonds, pursuant to Section 16.12.090, liability insurance, pursuant to Section 16.12.240, and indemnification pursuant to section 16.12.250.

Section 16.12.060 Idle Well Permit.

B. That evidence also be provided of performance bonds, pursuant to Section 16.12.090, liability insurance, pursuant to Section 16.12.240, and indemnification pursuant to Section 16.12.250.

5. Chapter 16.22: Idle Wells – Summary of changes

- Relocates idle well requirements from the existing Chapter 16.24, to a new Chapter 16.22 with minor edits to reference section numbers.

Chapter 16.22 IDLE WELLS

Sections:

- 16.22.010 Idle well - Determination.
- 16.22.020 Idle well - Notice.
- 16.22.030 Idle well - Abandonment.

16.22.010 Idle Well Determination.

A well shall be deemed to be an idle well if the well does not produce an average of two barrels of oil per day or one hundred cubic feet of gas per day for a continuous six months period during any consecutive five-year period prior to or after January 1, 1991, except that an active water injection well shall not be classified as an idle well.

16.22.020 Idle Well Notice.

A. Whenever a well is an idle well, as defined in Section 16.22.010, the Oil Services Coordinator or his designee shall send notice thereof by certified mail to:

1. The surface owner, mineral owner, and lessee of land on which the well is located as shown on the last equalized assessment of the City;
2. The permittee or operator of the well as indicated on either the records of DOGGR or the records of the City.

B. The notice shall include the name and location of the well in question.

C. The Building Department shall maintain a list of idle wells located within the City.

16.22.030 Idle Well Abandonment.

A. Whenever a well is an idle well and the notice has been given, pursuant to Section 16.22.020, the permittee, operator, or other responsible party shall cause the well to be abandoned or reabandoned within three months; or

1. Repair and reactivate the well as a pumping well or injector well; or

2. Obtain an annual idle well permit.

B. Failure to obtain an annual idle well permit, abandon or repair and reactivate an idle well shall be conclusive evidence of desertion of the well permitting the Oil Services Coordinator, his designee, and DOGGR to cause the well to be abandoned. Said wells shall also be deemed a public nuisance.

6. Chapter 16.23: Abandonment of Wells – Summary of changes

- Relocates well abandonment requirements from the existing Chapter 16.24, to a new Chapter 16.23.
- Reiterates DOGGR authority over well abandonment procedures.
- References Section 16.24, the City's abandonment permit and restoration standards.

Chapter 16.23
ABANDONMENT OF WELLS

Sections:

- 16.23.010 Required abandonment.
16.23.020 Abandonment permit.

16.23.010 Required Abandonment.

Permittee operator or other responsible party shall abandon or reabandon a well in accordance with requirements of DOGGR and this chapter when any of the following conditions exist:

A. Upon final and permanent cessation of all operations on any well;

B. Upon the revocation, expiration, or failure to obtain or to maintain in full force and effect permits required under provisions of this title;

C. Upon order of DOGGR;

D. A leaking well exists within the Area of Development after having been tested pursuant to Section 16.24.040. The Area of Development for purposes of this subdivision shall be as defined in Section 16.24.010;

E. The well has been determined to be an idle well pursuant to Section 16.22.010 and the operator has decided to abandon the well.

16.23.020 Abandonment Permit.

A. Prior to commencement of abandonment or reabandonment, pursuant to Section 16.23.010, the permittee or other responsible party shall:

1. Provide a copy of the DOGGR approval to abandon said well;

2. Obtain a City issued abandonment permit from the Oil Services Coordinator. No person shall abandon or reabandon a well without first obtaining a City issued abandonment permit pursuant to Section 16.24.060.

7. Chapter 16.24: Development Standards for Properties with Abandoned Wells – Summary of changes

- Relocates the standard for Area of Development to a new section.
- Deletes sections related to required abandonment and idle wells that have been relocated to new Sections 16.22 and 16.23.
- Adds prerequisite standards related to development of properties with abandoned wells including survey, leak testing and well access.
- Adds a requirement for a Well Abandonment Report and review including abandonment to the City Equivalency Standard Assessment Report.
- Adds a standard for the City's determination to develop over and in close proximity to abandoned wells.
- Adds methane assessment and mitigation standards for all development properties.
- Adds restoration standards to the City abandonment permit.

Chapter 16.24
DEVELOPMENT STANDARDS FOR PROPERTIES CONTAINING
ABANDONED WELLS

Sections:

- 16.24.010 Area of Development.
- 16.24.020 Prerequisites to Site Plan and Design Review.
- 16.24.030 Well Discovery.
- 16.24.040 Leak Testing.
- 16.24.050 Well Access Exhibit.
- 16.24.060 Well Abandonment Report.
- 16.24.070 Abandonment Equivalency Standard.
- 16.24.080 Methane Assessment and Mitigation Standards.
- 16.24.090 Abandonment and Restoration Standards.

16.24.010 Area of Development.

A. In the case where a structure or structures is/are proposed on a vacant parcel, or in the case where subdivision of a parcel is proposed, or in the case of a phased development proposed to occur on several parcels in phases, the "Area of Development" is the entire proposed site, including the entire area of each and every parcel involved. For purposes of this chapter, this area shall also be referred to as the "Site," but in no case shall include area outside the property boundaries.

B. In the case of an addition to an existing structure, or construction of new structures on a parcel with existing structures, the "Area of Development" is (i) the portion of the Site which is within, or within ten (10) feet of, the area disturbed for grading as shown on a preliminary grading plan; or (ii) the portion of the Site lying under or within ten (10) feet of any addition or new structure built as a part of the project where no grading plan is required.

16.24.020 Prerequisites to Site Plan and Design Review.

A. For properties with abandoned wells, the City shall not deem any site plan and design review application complete pursuant to Chapter 20.52 until well discovery, leak testing, a well access exhibit, and the well abandonment report have been approved pursuant to Sections 16.24.030 through 16.24.060.

B. A fee shall be required for all permits and inspections, pursuant to Sections 16.24.030 through 16.24.060, in an amount established by City Council resolution.

C. Associated project review time shall be deducted from the project deposit at the established hourly billing rate.

16.24.030 Well Discovery.

A. Well Discovery Permit. A Well Discovery Permit, issued by the Oil Services Coordinator, shall be required prior to any site work or excavation. The permit shall establish the procedures for identification of the physical location and excavation of abandoned wells on the Site.

B. Notice. Prior to issuance of a Well Discovery Permit, the City shall prepare a notice to be mailed to all property owners within a one-hundred foot radius of the boundary of the subject property as shown on the last equalized assessment roll (unless the project entitlement requires an additional radii).

C. Survey of Wells. The owner or other responsible party shall submit a licensed survey of all wells within the Area of Development. The survey shall locate all active, idle and abandoned wells to ascertain their locations and document the depth of the well surface plate from the existing grade, or in the case of pending new development, the proposed depth. The well(s) shall be plotted on the site plan and include the NAD 83 well location or equivalent.

D. A.L.T.A. and Development Survey. The owner or other responsible party shall have an American Land Title Association (A.L.T.A.) survey of the Area of Development prepared including all culture.

16.24.040 Leak Testing.

A. Leak Testing Permit. A Leak Testing Permit shall be issued by the Oil Services Coordinator for all abandoned wells located within the Area of Development. Wells shall be tested for gas leakage and visually inspected for oil leakage.

B. Leak Testing of Wells. A leak test shall be completed utilizing a "GT-43" gas detection meter, or one of comparable quality approved in advance by the Oil Services Coordinator, and shall be conducted by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II, or

other as determined necessary by the Oil Services Coordinator. *Following all testing and inspection, the test area shall be returned to its previous state and fencing may be required around the area, or the entire site, to the satisfaction of the Oil Services Coordinator.*

C. *Observation Report.* The Oil Services Coordinator shall observe the leak test and prepare a Leak Test Observation Report documenting the date, time and summary of the testing and confirmation that venting material installation has been completed as described in Section G below and to the satisfaction of the Oil Services Coordinator.

D. *Leak Testing Report.* A Leak Test Report shall be prepared by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II, and shall be submitted to the City for review and approval by the Oil Services Coordinator. A well shall be considered leaking if the leak test report indicates the meter read is greater than 500 parts per million.

E. *Leaking Wells.* If wells are found to be leaking they shall be abandoned pursuant to Sections 16.23.010 and 16.23.020.

F. *Retesting.* An approved Leak Test Report is only valid for 24 months from City acceptance. If a building permit has not been issued by this time, retesting is required. Following all testing and inspection, the test area shall be returned to its previous state and fencing may be required around the area or the entire site to the satisfaction of the Oil Services Coordinator.

G. *Venting.* Following leak testing, vent risers and vent cones shall be installed. Cone and riser materials, design and installation shall be observed and inspected and approved by the Oil Services Coordinator and shall be in compliance with the recommendations contained in the Leak Test Report.

16.24.050 Well Access Exhibit.

A. *The Well Access Exhibit shall be prepared by the applicant and submitted to the Oil Services Coordinator. The exhibit shall illustrate whether or not access is provided to abandoned wells using the City's close proximity standard which depicts the DOGGR access recommendation. The close proximity standard is on file in the Community Development Department and publicly available (Exhibit A). The Oil Services Coordinator may approve alternative measures that maintain access to wells.*

B. *The Well Access Exhibit shall include all active, idle and abandoned wells, the proposed site plan, well discovery survey data pursuant to Section 16.24.030 and the location and use of all structures within 100 feet of the boundaries of the subject property. Each abandoned well shall be marked on the exhibit as one of the following:*

1. *"Access provided" for wells meeting the close proximity standard, or not proposed to be built over.*
2. *"No access" for wells with improvements proposed over, or in close proximity to the well.*

16.24.060 Well Abandonment Report.

A. A Well Abandonment Report shall be required for all abandoned wells marked as "no access" on the Well Access Exhibit and shall be submitted to the Oil Services Coordinator for review.

B. All abandonments and reabandonments, including wells not requiring a Well Abandonment Report, shall require a City Abandonment and Restoration Permit issued by the Oil Services Coordinator pursuant to Section 16.24.090.

C. The Well Abandonment Report shall include the following:

1. A statement of intent describing the purpose for the abandonment such as pending property sale, development, or redevelopment of all or a portion of the site for a use other than a petroleum operation and a proposed schedule for abandonment, demolition and development or restoration of the property. The statement shall include intent regarding the disposition of utilities that served the oil and gas operations, including fire protection, power, sewage disposal, transportation, and water, as well as the name, address, and contact information for the permittee, and the address and a general description of the current land use of the subject property.

2. All data, reports and exhibits associated with the survey, leak test and well access pursuant to Sections 16.24.030, 16.24.040 and 16.24.050.

3. An Equivalency Standard Assessment Report prepared by the applicant's registered petroleum engineer and submitted for review by the City's Petroleum Engineer. The report shall include an assessment which is based on the DOGGR well bore data and well history including all correspondence with DOGGR regarding all abandonment proceedings. The assessment shall state whether each well meets, or does not meet, the City's equivalency standard pursuant to Section 16.24.070.

a. If a well is determined not to meet the City's equivalency standard, a Reabandonment Plan shall be submitted to the Oil Services Coordinator and shall include a copy of the DOGGR well bore data, well history and an assessment statement that the reabandonment is likely to meet the City's equivalency standard pursuant to Section 16.24.070.

b. If the well is determined to meet the City's equivalency standard the applicant shall submit the DOGGR documentation used to make the determination, including a copy of the DOGGR well bore data, well history and DOGGR confirmation of completion of the abandonment work.

4. An Abandonment Activities Plan that details the estimated hours of operation, number of workers, structures proposed for decommissioning, projected method and routes of transporting equipment, structures, and estimated debris from the property to the place of disposition as well as the number of trips required, and an estimated schedule for completion of the work.

5. A Waste Management Plan that details methods to maximize recycling and minimize wastes.

6. An Ongoing Development Plan that details any existing structures, roadways, and other improvements on the property proposed to be retained to support other existing or proposed uses of the property following abandonment of the oil or gas operations.

7. A Restoration Plan pursuant to Section 16.24.090 that details grading, drainage and measures proposed to prevent or reduce nuisance effects (e.g., dust, fumes, glare, noise, odor, smoke, traffic congestion, vibration) and to prevent danger to life and property, including a list of any other permits, as may be required for restoration pursuant to Title 15 of the City code.

8. Any other information deemed reasonably necessary by the Oil Services Coordinator to address site-specific factors.

D. The City's Petroleum Engineer shall review the Equivalency Standard Assessment Report and provide an assessment letter and a recommendation to the Oil Services Coordinator confirming whether the wells meet, do not meet, or if a Reabandonment Plan is required, are likely to meet the City's equivalency standard pursuant to Section 16.24.070.

E. Following receipt of the assessment letter from the City's Petroleum Engineer, the Oil Services Coordinator shall prepare a summary report for the well assessments and, for each well marked "no access" on the Well Access Exhibit, providing one of the following determinations:

1. For wells that meet the City's equivalency standard, a finding that "no additional work is required" shall be made and a determination that the project may proceed with site plan and design review pursuant to Chapter 20.52.

2. For wells that do not meet the City's equivalency standard, but are confirmed as likely to meet the standard, the Oil Services Coordinator shall make a finding that reabandonment shall proceed and shall issue a permit for proposed well abandonments pursuant to Section 16.24.090. Following completion of reabandonments the property owner or responsible party shall submit well bore data and well history, including all correspondence with DOGGR regarding abandonment proceedings and any field changes with an assessment from the applicant's petroleum engineer that the abandonment meets the City's equivalency standard. The Oil Services Coordinator shall make a finding that the abandonment meets the City's equivalency standard and that "no additional work is required" and the project may proceed with site plan and design review pursuant to Chapter 20.52.

3. If the applicant does not wish to complete the abandonments for wells qualified as described in Section 2 above, the Oil Services Coordinator shall make a finding that an "at risk" letter is required. The letter from the applicant shall acknowledge that the success or failure to complete well abandonments in compliance with the City's equivalency standard will determine whether wells may be built over or in close proximity to. Further, the letter shall state that it is understood that failure to abandon wells to the City's equivalency standard will prohibit development over or in close proximity to the wells resulting in revisions to the site plan and potentially additional site plan and design review pursuant to Chapter 20.52. Following receipt of the "at risk" letter, the Oil Services Coordinator shall make a finding that "reabandonment work is required and an 'at risk' letter has been provided" and the project may proceed with site plan and design review pursuant to Chapter 20.52. A required condition of approval for site plan and design review will be that:

4. City Abandonment and Restoration Permit. All abandonments and reabandonments shall require a City Abandonment and Restoration Permit issued by the Oil Services Coordinator pursuant to Section 16.24.090.

a. *Field Modifications. It is the obligation of the property owner or responsible party to notify the Oil Services Coordinator prior to any changes made in the field to the abandonment plan. The applicant's petroleum engineer shall provide a revised assessment report with a determination that the final abandonment with intended field changes meets, or does not meet the City's equivalency standard.*

b. *Verification of Abandonment. Following completion of any abandonment work, the applicant shall submit all available DOGGR well bore data and well history including all correspondence with DOGGR regarding abandonment proceedings and any field changes from the initial abandonment plan with an assessment from the applicant's petroleum engineer that each well meets, or does not meet, the City's equivalency standard pursuant to Section 16.24.070. The Oil Services Coordinator shall verify that abandonments for wells proposed to be built over or marked as "no access" pursuant to Section 16.24.050(B), meet the City's equivalency standard prior to issuing a final of the permit. Any well that does not meet the standard shall not be built over or in close proximity to "Improvements" pursuant to Section 16.24.070.*

16.24.070 Abandonment Equivalency Standard.

A. *Improvements proposed over or within close proximity to abandoned wells, shall not be permitted unless the Oil Services Coordinator has determined that the well has been abandoned to the City's equivalency standard.*

1. *Improvements are considered permanent structures or other construction that would be difficult or expensive to demolish should the abandoned or reabandoned well leak oil or gas in the future.*

2. *Pervious improvements, such as landscaping and parking areas with adequate landscape buffers, may be located on top of a previously abandoned or reabandoned well which has passed the leak test pursuant to Section 16.24.020.*

B. *Equivalency Standard. The following equivalency standard shall be required for construction of improvements over abandoned wells or within close proximity of abandoned wells pursuant to Section 16.24.050(B):*

1. *A cement plug located at the depth of the last zone produced from the well. All perforations shall be plugged with cement, and the plug shall extend at least 100 feet above the top of a landed liner, the uppermost perforations, the casing cementing point, the water shut-off holes, or the oil or gas zone, whichever is higher. If wellbore conditions prevent placement of the plug at the depth of the last zone produced from the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the last zone produced from the well.*

2. *A cement plug located at the depth of the base of the fresh water zone in the well. If there is cement behind the casing across the fresh-saltwater interface, a 100 foot cement plug shall be placed inside the casing across the interface. If the top of the cement behind the casing is below the top of the highest saltwater sands, squeeze-cementing shall be required through perforations to protect the freshwater deposits. In addition, a 100 foot cement plug shall be placed inside the casing across the fresh-saltwater interface. If wellbore conditions prevent placement of*

the plug at the depth of the base of the fresh water zone in the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the base of the fresh water zone in the well. This plug is to be separate and apart from the plug referenced in (1).

3. *A cement plug located at the surface. The hole and all annuli shall be plugged at the surface with at least a 25 foot cement plug.*

4. *The intent of these plugs is to ensure that the abandonment is adequate to prevent hydrocarbons from reaching the surface. As an example, one continuous plug that significantly exceeds 100 feet located below the surface plug could be adequate to meet (1) and (2). Also, one plug that meets either (1) or (2) and a surface plug that significantly exceeds 100 feet could be found to prevent hydrocarbons from reaching the surface.*

5. *The City's consulting petroleum engineer shall determine if these conditions have been met and the abandonment is adequate to prevent hydrocarbons from reaching the surface of the well. The determination shall be based on, at a minimum, a review of a history of all work performed on the well and a detailed wellbore diagram showing the current condition of the well. The well bore diagram shall include details on:*

- a. *Hole size.*
- b. *Casing and liner specifications and setting depths.*
- c. *All cementing operations.*
- d. *Depths of various hydrocarbon zones.*
- e. *Any other data required to analyze the current conditions of the well including casing recovery operations and the presence of junk in the hole.*

16.24.080 Methane Assessment and Mitigation Standards.

A. *The Area of Development on all properties in the City, whether or not they contain abandoned wells, shall be tested for methane gas prior to issuance of construction or development permits unless otherwise approved by the Oil Services Coordinator. In no case shall methane testing of the property be conducted less than 30 days after site disturbance.*

B. *A Methane Site Test Permit is required on all development sites where construction permits are required, whether or not there are wells located within the Area of Development. No methane tests shall be conducted without a permit issued by the Oil Services Coordinator.*

C. *A Site Methane Assessment is required for any property proposed for development. The assessment shall be conducted to the satisfaction of the Oil Services Coordinator and in accordance with the Methane Assessment Minimum Requirements Standard on file in the Community Development Department and publicly available. The assessment report shall be signed and stamped by a State of California registered geologist and submitted for review to the Oil Services Coordinator prior to any mitigation activity, if required, on the property. Methane assessment shall be conducted no less than 30 days following any soils disturbance on the site (Exhibit B).*

D. If the methane site assessment requires mitigation, a Methane Mitigation Plan shall be prepared and submitted for review and approval by the Oil Services Coordinator prior to commencement of any mitigation work on site.

E. For properties subject to site plan and design review, pursuant to Chapter 20.52, if the applicant does not wish to complete the methane assessment and mitigation, if required prior to site plan and design review, the Oil Services Coordinator shall require that a letter of intent be submitted by the applicant stating their intent to conduct the property methane assessment and submit a mitigation plan, if required, as a condition of the site plan and design review.

16.24.090 Abandonment and Restoration Standards.

A well abandonment and restoration permit shall be required for all properties in the City where a well abandonment permit is required whether or not the property is to be developed following the abandonment, or if development is proposed on a property with abandoned wells and a Well Abandonment Report is not required pursuant to Section 16.24060. The permit shall be issued following approval of the prerequisites to site plan and design review pursuant to Section 16.24.020.

A. A well shall be considered properly abandoned for purposes of this chapter after restoration of the drill site or oil operation site and subsurface thereof to its original condition, as nearly as practical, and in conformity with the following requirements:

1. *A copy of the abandonment plan submitted to DOGGR and DOGGR and authorization to abandon, reabandon or remediate the well is provided.*

2. All equipment and surface installations used in connection with the well which are not necessary as determined by the Oil Services Coordinator for the operation or maintenance of other wells of operator or permittee on the drill or operation site shall be removed from the premises.

3. The premises, all sumps, cellars, and ditches which are not necessary for the operation or maintenance of other wells of operator or permittee on the site shall be cleaned out and all oil, oil residue, drilling fluid, and rubbish shall be removed or bioremediated to reduce hydrocarbons to standards acceptable to federal, state, or local agencies. All sumps, cellars, and ditches shall be leveled or filled. Where such sumps, cellars, and ditches are lined with concrete, permittee or operator shall cause the walls and bottoms to be broken up and all concrete shall be removed.

4. The premises shall be cleaned and graded and left in a clean and neat condition free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and debris and any facilities to remain shall be painted and maintained reasonably free of rust, oil, or stains, to the satisfaction of the Oil Services Coordinator.

5. *NPDES standards for stormwater run-off and dust and erosion mitigation measures shall be complied with, to the satisfaction of the City Engineer and the Oil Services Coordinator.*

6. All public streets, alleys, sidewalks, curbs and gutters, and other places constituting public property which may have been disturbed or damaged in connection with any operation, including operations for the abandonment of the well, shall be cleaned, and, except for ordinary wear and tear, shall be repaired and restored to substantially the same condition thereof as the same existed at the time of issuance

of the permit, or at the time operations were first commenced in connection with the drilling, operation, or maintenance of the well.

B. Prior to issuance of any certificate of occupancy for developments constructed over abandoned wells, or for abandoned wells marked "no access" pursuant to Section 16.24.050(B), the property owner shall record a declaration of covenants, conditions and restrictions (CC&Rs), in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the Area of Development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the City for issuing project permits.

C. DOGGR Authority. Nothing herein is intended to displace any authority of DOGGR under Chapters 2, 3 and 4 of Division 2 of Title 14 of the California Code of Regulations or set aside or annul any action of DOGGR pursuant to its authority. However, these provisions shall control the development of property where DOGGR merely makes advisory recommendations beyond the agency's statutory authority.

D. Grandfathering. This section shall not apply to any project which has been approved by the City or its constituent boards, commissions or officials prior to the date of the adoption of this section, so long as such approvals remain valid. The required approvals include a valid approval from DOGGR, but if such approvals have expired, the project shall be governed by this section. Any application for discretionary land use development entitlements under Chapter 20.52 of the Municipal Code which is being processed shall be subject to the requirements hereof.

8. Site Plan and Design Review: 20.52 – Summary of Changes

- Adds sections requiring that prerequisite review items pursuant to Section 16.24.020 be included in the site plan and design review application for properties with abandoned wells.
- Adds the requirement for a letter of intent for applicants wishing to conduct the property methane assessment and mitigation, if required after site plan and design review, as a condition of site plan and design review.
- Adds a condition of approval under site plan design review that CC&Rs be recorded prior to issuance of a certificate of occupancy for properties with abandoned wells.

20.52.030 Review Procedures.

B. Prerequisites to Review. For properties with abandoned wells, prior to filing a formal application for site plan and design review, applicants must complete the prerequisite requirements pursuant to Section 16.24.020 and the Oil Services Coordinator shall submit a summary report pursuant to Section 16.24.060, including provision of an "at risk" letter if the intent is not to complete well abandonments prior to site plan and design review. The letter shall acknowledge that

the success or failure to complete well abandonments in compliance with the City's equivalency standard will determine whether wells may be built over or in close proximity to as indicated on the Well Access Exhibit marked "no access", pursuant to Section 16.24.050(B). Further, the letter shall state that it is understood that failure to abandon wells to the City's equivalency standard will prohibit development over or in close proximity to the wells resulting in revisions to the site plan and potentially additional site plan and design review pursuant to Chapter 20.52.

20.52.040 Application and Submission of Site Plan.

B.

p. All abandoned wells and all accompanying information, as required by Sections 16.24.020 through 16.24.060.

q. A letter of intent to conduct a property methane assessment and submit a mitigation plan pursuant to Section 16.24.080(E).

20.52.050 Findings and Standard of Review.

21. All Oil and Gas Code development standards contained in Chapter 16.24 are met, and a condition of approval has been added that prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the Area of Development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the City for issuing project permits.

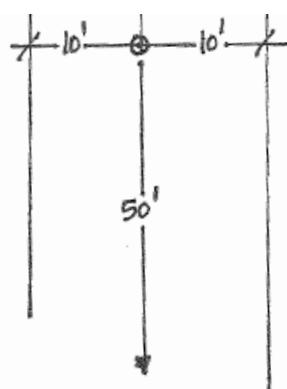
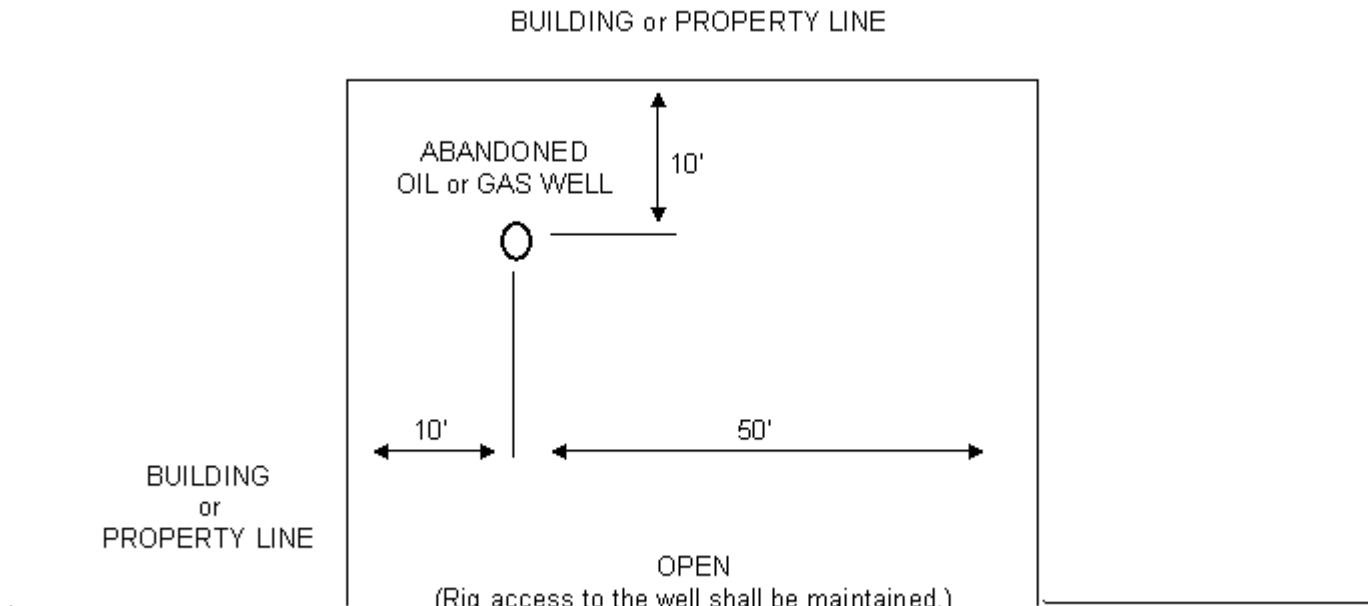


CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

CITY OF SIGNAL HILL ACCESS STANDARD CLOSE PROXIMITY SPECIFICATIONS

"Close proximity" to a well may be generally described as being within ten feet from the property line and/or any structure to the well. The distance may be measured from the center of the well extending out to the side of the property line and/or structure. To be considered not in close proximity to a well, two adjacent sides should be free of structures or property lines for no less than ten feet, with the third side free for no less than 50 feet to allow room for equipment required for reabandonment operations. The fourth side should remain open to the well for vehicle and/or rig access to the well (see figure below).





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

METHANE ASSESSMENT MINIMUM REQUIREMENTS

Per City of LADBS "Site Testing Standards for Methane" (P/BC 2002-101, November 30, 2004):

- Schedule methane assessment a minimum of either 30 days prior to or after site grading or soil disturbance such as (but not limited to) daylighting oil wells
- Conduct shallow soil gas tests, not less than 4-feet bgs, one shallow soil gas probe location per 10,000 square feet, or portion thereof, of site area, with a minimum of two shallow soil gas probe locations
- The results of the shallow soil gas test will identify areas where high methane gas may be found and where the deep nested probe sets shall be located
- Collect a minimum of two samples at multiple depths and at least one multiple depth (nested) deep probe set per 20,000 square feet or portion thereof. The probe sets shall consist of three probes installed at 5-feet, 10-feet and 20-feet below the elevation of the lowest building slab or footing and a minimum of 12-inches above groundwater
- Two sequential soil gas measurements shall be taken with a minimum 24-hour interval following placement of the nested probe sets
- Locations of soil gas probes for methane assessment should be placed where greatest concentrations of methane are likely to be found, such as (but not limited to) adjacent to previously abandoned oil wells and/or underground piping runs, oil wells sumps, oil well cellars, dry holes, injection wells, etc.
- Submit soil gas samples to a certified laboratory with the greatest field detection of methane
- Measure pressure within the soil gas probes
- Measure barometric pressure on the day of assessment

METHANE MITIGATION SYSTEM PER LA CITY DBS STANDARDS

Per City of LADBS Ordinance No. 175790, specifically, but not limited to Table 71, Minimum Methane Mitigation Requirements shall be implemented in conjunction with the results of the methane assessment conducted pursuant to the City of LADBS Site Testing Standards for Methane (referenced above).

The methane mitigation system site plans shall contain the locations of the previously abandoned oil wells (if any), the building footprint(s), the square footage of the building(s) in addition to design detail of the proposed methane mitigation system including but not limited to: type of subslab barrier, trench dam detail, conduit seal detail, wellhead vent detail, vent riser detail, venting plan, gravel blanket thickness, sand pack, vapor lock, membrane boot, membrane lap joint, membrane termination, footings, warning signage, and smoke testing specifications.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, RECOMMENDING CITY
COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15-
01, AMENDING TITLE 16 ENTITLED "OIL CODE" AND
CHAPTER 20.52 ENTITLED "SITE PLAN AND DESIGN
REVIEW" ESTABLISHING REGULATIONS TO ALLOW
DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY
TO ABANDONED WELLS AND REVISING METHANE
ASSESSMENT AND MITIGATION PROCEDURES AND
SITE RESTORATION STANDARDS**

WHEREAS, oil was discovered in the City of Signal Hill ("City") in 1919, in the Long Beach Field, and the area soon became one of the largest active oil fields in the world with more than 1 billion barrels of oil extracted to date. Roughly 2,900 wells were drilled of which slightly more than 20% are currently active; most of the wells have been abandoned to varying State standards over the last 96 years; and

WHEREAS, the Division of Oil, Gas, and Geothermal Resources ("DOGGR") is the State agency that oversees the drilling, operation, maintenance, plugging, and abandonment of oil, natural gas, and geothermal wells; and prior to 2002 the agency was known as the Division of Oil and Gas (DOG); and

WHEREAS, since 1989 the DOG, and subsequently the DOGGR, provided a process known as the Construction Site Plan Review Program for property and well owners to abandon and reabandon wells, in order to allow for the orderly redevelopment of properties containing oil wells; and

WHEREAS, the Construction Site Plan Review Program included a DOGGR certification of the proposed development's site plan, a letter to the City ("Well Review Letter"), and a stamped site plan certifying that well abandonments met DOGGR standards thus allowing City approvals for structures and improvements to be constructed either adjacent to (within ten (10) feet) or on top of abandoned wells; and

WHEREAS, the City originally adopted regulations concerning oil wells in 1962 and after periodic updating, the City in 1990 created an Oil Code Committee and completed a comprehensive update to the Oil Code (Title 16, Chapter 24, of the SHMC, the “Oil Code”) concerning well drilling and re-drilling, water injection, drill sites, noise standards, surface mitigation measures, venting, access, property maintenance, landscaping, development constraints, and other issues; and

WHEREAS, Section 16.24 of the City’s Oil Code initially required developers to complete the DOGGR Construction Site Plan Review Program, obtain a Well Review Letter and stamped site plan in order to determine if any action on an abandoned well was required or obtain DOGGR “certification” that such oil wells were abandoned to current or equivalent DOGGR standards; and

WHEREAS, DOGGR oil well location maps are imprecise and previously abandoned wells are occasionally not easily located, the Code requires wells surveys to precisely locate wells within the Area of Development and further requires they be tested for methane gas or fluids leaks and if found to be leaking that they be reabandoned; and

WHEREAS, when development is proposed in close proximity to, or over abandoned oil wells rendering the wells inaccessible the well must be determined to be properly abandoned by DOGGR and the City or it must be reabandoned which can be technologically difficult and an expensive process depending on a series of factors, including collapsed well casings; and

WHEREAS, oil well abandonment and reabandonment processes can involve (i) trying to drill through or around collapsed casings, (ii) drilling through prior cement plugs, (iii) removing or “fishing” for materials (“junk”) left in the well which could be equipment from prior drilling operations, materials intended to seal the well or the results of casing failures; and (iv) installing cement plugs to isolate the productive zones and a base of fresh water plug; and

WHEREAS, prior to 2010, the DOGGR abandonment and reabandonment standards and policies recognized the difficulties in the field that could be encountered and the need to vary the standards under certain circumstances; and the agency developed an “equivalent to current standards” finding that included installing 200 feet of cement at the clean-out depth when obstructions were encountered and a thicker surface plug from the required 25 feet to 50 feet in depth; and

WHEREAS, the density of oil well drilling was unregulated in the 1920’s since Signal Hill had been previously subdivided for residential town lots prior to the discovery of oil; and this lot development pattern resulted in very densely spaced wells, which average 1.2 wells per acre. However, many properties have well over the average for example, the 2.5 acre EDCO Administrative Headquarters and Truck Terminal property, located at 950 E. 27th Street has 12 abandoned oil wells; and the 3.75-acre EDCO Recycling and Solid Waste Transfer Station at 2755 California Avenue has 11 abandoned wells located on site; and

WHEREAS, it is readily apparent that the reabandonment of all wells on a property would be a considerable constraint to development and render the development of many properties financially infeasible and impractical unless financial assistance was made available; and

WHEREAS, the former Signal Hill Redevelopment Agency recognized this constraint to development and participated in abandonment and reabandonment of 94 wells since 1990 on environmentally distressed properties; and

WHEREAS, the former Signal Hill Redevelopment Agency, along with all State of California Redevelopment Agencies, was dissolved pursuant to ABX1 26 (The Dissolution Act) as of February 1, 2012; and

WHEREAS, the cost of well abandonments in recent years have varied from \$100,000 to \$800,000 per well. For example, the EDCO Recycling and Solid Waste Transfer Station project required the reabandonment of 11 wells in 2010 in order for the

project to move forward at a cost of \$1,500,000; the Fresh & Easy Market required the reabandonment of 4 wells in 2010 at a cost of \$400,000; the A&A Concrete Batch Plant required the reabandonment of 3 wells in 2008 for a cost of \$300,000; the Aragon condominium project required the reabandonment of 9 wells in 2006 at a cost of \$3,500,000 (with a single problematic well costing \$800,000); and the City Ventures condominium project required reabandonment of 4 wells in 2011 at a cost of \$950,000; and

WHEREAS, in the past the DOGGR engineers implemented a pragmatic policy relying on best efforts or practices and made determinations as to whether abandonment or reabandonment was safe, responsible, cost effective and practicable, and DOGGR provided an “abandoned to equivalent standards” finding; and

WHEREAS, in November of 2010, DOGGR terminated its 22-year policy for District One which is the City’s district, of providing an equivalency standard option in the “Construction Site Plan Review Program, and Well Review Letter,” and providing stamped site plans; and

WHEREAS, since 2010, DOGGR only issues “Well Status Review Letters” which could no longer be considered a “certification” within the meaning of the City’s Oil Code. The Well Status Review letters, (i) no longer provide an equivalent standard option for abandonments, (ii) state that dangerous issues may be associated with development near oil and gas wells, (iii) state that abandonment of wells to current or equivalent standards will not guarantee that they will not leak in the future, (iv) state that access should be maintained to all wells, but if access cannot be maintained, alternatives should be considered to development on the Site, and (v) state that the comments by DOGGR are merely advisory to the City; and

WHEREAS, DOGGR engineers were directed by the State Oil & Gas Supervisor to terminate the equivalency standard under the District One Construction Site Plan Review Program which allowed alternative but equivalent practices in how the engineers approached well abandonment and reabandonment therefore DOGGR would

no longer recognize best practices, costs or practical alternative solutions when encountering certain conditions such as casing failures and “junk” in the wells; and

WHEREAS, the Well Status Review letter appears to be designed to protect the State from liability for any advice, and letter gives the City and the property owner no information on whether abandonment or reabandonment should be undertaken, and on how the development should be designed with respect to abandoned or reabandoned wells on the property, and indicates that DOGGR no longer serves to provide the certification contemplated by Section 16.24 of the City's Oil Code; and

WHEREAS, the City has substantial evidence and experience that the vast majority of wells cannot be abandoned or reabandoned to current DOGGR standards without the equivalency standard, that DOGGR's new policy does not address the practical issues of the “junk” encountered in the typical abandonment and reabandonment process, and that abandonment and reabandonment in all hydrocarbon and freshwater zones may not be cost effective or practical due to casing failures, land collapse, historic intermingling of lack of hydrocarbon zones and other extenuating factors; and

WHEREAS, the City believes that given the large number of abandoned wells, the many issues created by the DOGGR's new Well Status Review letter and the lack of an equivalent well abandonment finding, there is a need for technical studies to be performed to determine the proper procedures for abandonment and reabandonment operations, given the significant cost, the impracticality of the DOGGR policies and the impact on the orderly development of the community; and

WHEREAS, the City believes that implementation of the City's Oil Code requiring DOGGR certification as to any abandonment or reabandonment of wells on a development site would render any property with abandoned or reabandoned oil wells virtually undevelopable given DOGGR's post 2011 policy and the fact that DOGGR is no longer providing equivalent abandonment certifications; and

WHEREAS, based on the foregoing significant changes in DOGGR policy, the City began to undertake a comprehensive study and analysis of what standards must be required by the City's Oil Code that would adequately address any health, safety and welfare issues related to abandonment or reabandonment of the oil wells within the City, and what role DOGGR will have in the City's new process. Once evaluated, the City intended to establish the requirements for making a land use determination as to whether development is allowed on top of or in close proximity to abandoned oil wells and codify the requirement for methane assessment and mitigation on all development sites; and

WHEREAS, on August 16, 2011, the City Council adopted Urgency Ordinance No. 2011-08-1430, adopting interim regulations for the development of properties with abandoned oil wells and methane testing of soils pending the completion of special studies necessitated by recent policy changes of the DOGGR concerning developing projects in close proximity to or on top of abandoned and/or reabandoned oil wells and declaring the urgency thereof; and

WHEREAS, on September 27, 2011, the City Council deemed that an extension of the interim regulations for the development of properties with abandoned oil wells and methane testing of soils pending the completion of special studies was needed and declared the urgency thereof; and

WHEREAS, staff proceeded under the previous progress report to refine the work plan for the special studies and technical report with a new petroleum consultant following the retirement of the previous petroleum consultant and to research and compile digitized data and documentation and a revised progress report was prepared for review with the cost of the various studies estimated to be \$500,000, and the City undertook meetings with the major operator of the Signal Hill portion of the Long Beach Field, Signal Hill Petroleum ("SHP") and SHP offered to provide existing reports and data to significantly reduce the cost of the studies; and

WHEREAS, building permits for two development projects with previously abandoned oil wells on site, near to but not under a proposed building, have been issued

since the adoption of the interim ordinance (the EDCO Administrative Headquarters and Truck Terminal property, located at 950 E. 27th Street and 35 residential townhomes in Phase Two of the Pacific Walk project, located at the east side of Orizaba Avenue north of Pacific Coast Highway); and

WHEREAS, on August 6, 2012, at a duly noticed public hearing the City Council deemed that an extension of the interim regulations for the development of properties with abandoned oil wells and methane testing of soils was merited, pending the completion of technical studies necessary to consider appropriate amendments to the Signal Hill Municipal Code and declaring the urgency thereof, and further extended the Interim Urgency Ordinance to terminate on August 16, 2013; and

WHEREAS, the necessary technical studies would not be complete by August 16, 2013 and accordingly, it was necessary to amend the existing oil code and site plan requirements to add abandonment regulations and methane testing so that when the Interim Urgency Ordinance lapsed, the existing Oil Code which required DOGGR certification did not render property with abandoned oil wells undevelopable given DOGGR's policy change and because there was a threat to public health, safety and welfare under the existing Oil Code since it did not sufficiently address the lack of guidance created by recent DOGGR policy changes; and

WHEREAS, the proposed oil code amendment provided an improved health and safety benefit to the public in that it adopted standards that were more stringent than those in the City's existing oil code and established standards for development near previously abandoned oil wells, but not over them; and

WHEREAS, on July 2, 2013 and July 16, 2013, the City Council held duly noticed public hearings and all persons were given an opportunity to be heard regarding adoption of the oil code ordinance amendment and on July 16, 2013, the City Council unanimously adopted the Ordinance 2013-07-1459, the Oil Code; and

WHEREAS, the technical reports have been completed and the petroleum report found that past abandonment practices under the DOGGR equivalency standard were safe and responsible and the water study found no indications of impacts to water quality from historic oil operations and a City equivalency standard for well abandonments has been developed that is consistent with the past DOGGR equivalency standard and the standard allows the City to make a land use determination for development over or in close proximity to abandoned wells; and

WHEREAS, given the legacy of oil operations in and around the City, methane assessment and mitigation standards will now be required for all properties with proposed development and City well abandonment permits will include site restoration standards; and

WHEREAS, on April 3, 2015, notice of a Planning Commission hearing was published in the Signal Tribune newspaper in accordance with Government Code § 65091(a)(4) and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, pursuant to Signal Hill Municipal Code, Chapter 20.86, entitled "Amendments," the subject is properly a matter for Planning Commission review and recommendation for City Council adoption; and

WHEREAS, an Initial Study and Negative Declaration for the Oil Code Amendment was prepared by the City's environmental consultant and circulated by the State Clearinghouse and beginning April 3, 2015, was made available for a thirty day public comment period; and

WHEREAS, on April 14, 2015, at a duly noticed Planning Commission public hearing, staff and the City's consultants presented details of the technical studies, the water quality and well abandonment reports, the environmental analysis and elements of the code amendment and all interested persons were given an opportunity to be heard, and the Planning Commission unanimously recommended City Council approve

Ordinance Amendment 15-01 and adopt Negative Declaration 04/03/15(1) relative to Ordinance Amendment 15-01, in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on May 1, 2015, notice of a Planning Commission public hearing regarding the subject project was published in the Signal Tribune newspaper per Government Code §65091(a)(4), and was posted in accordance with S.H.M.C. Section 1.08.010; and

WHEREAS, on May 12, 2015, the Planning Commission held a public hearing to consider revised clarifying language to the code amendment which included the City's petroleum engineer's recommendation to allow development applicants to use either a petroleum engineer or a petroleum geologist to prepare their well assessment reports and to clarifying language for the proposed equivalency standard developed by the City's petroleum engineer to be used by the City to make a determination of whether to build over or in close proximity to abandoned wells. All interested persons were given an opportunity to be heard, and the Planning Commission unanimously recommended approval of the revised Ordinance Amendment 15-0; and

WHEREAS, the City has incorporated all comments received and responses thereto.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, has considered the public comments and finds as follows:

1. That Ordinance Amendment 15-01 is consistent with applicable State law.
2. That the Planning Commission has reviewed Ordinance Amendment 15-01 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goals and Policies of the Signal Hill General Plan:

LAND USE: GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.2 – Enhance the interface between existing and future development and oil production activities to protect the access to the resource while mitigating adverse impacts of oil field operations within an urban area.

Finding regarding Policy 3.2 – The ordinance amendment will reduce impacts associated with development on top of and in close proximity to abandoned oil wells by requiring adequate surveys, setbacks, testing, venting and access and by establishing a City abandonment equivalency standard for making the land use determination to develop over or in close proximity to abandoned wells and requiring methane soils testing on all properties proposed for development.

Policy 3.16 – Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

Finding regarding Policy 3.16 – The ordinance amendment will protect the public health and safety and allow responsible development by providing regulations to allow new development on top of and in close proximity to abandoned oil wells and by improving methane assessment and mitigation requirements on all properties proposed for development.

ENVIRONMENTAL: GOAL 4 – manage the production of economically valuable resources in the city to achieve a balance between current market forces and long-term community values.

Policy 4.3 - Require the restoration and reuse of land no longer necessary or economical for oil production activities.

Finding regarding Policy 4.3 – The Ordinance requires a City abandonment and restoration permit and standards that insure the site will comply with noise, dust, stormwater, aesthetics and nuisance requirements following well abandonments.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission does hereby recommend City Council approval of Ordinance Amendment 15-01 as follows:

Section 1. That the title of Title 16 Oil Code be amended as follows:

Title 16 OIL **AND GAS** CODE

Section 2. That Chapter 16.04 GENERAL PROVISIONS be amended to modify Sections 16.04.010, 16.04.020, 16.04.040 and 16.04.070 and to add a new Section 16.04.025 to read as follows:

Section 16.04.010 Title.

This title shall be known and may be cited as the "City of Signal Hill Oil and Gas Code."

Section 16.04.020, Purpose.

It is the intent and purpose of this title to regulate the drilling for production, processing, and storage, and transport by pipeline of petroleum and other hydrocarbon substances, timely and proper well abandonment and well site restoration and removal of oil and gas related facilities, reclamation and remediation of host sites and final disposition of pipelines in compliance with applicable laws and permits so that these activities may be conducted in conformance with federal, state, and local requirements, and to mitigate the impact of oil-related activities on urban development.

To accomplish this purpose, the regulations outlined in this title are determined to be necessary for the preservation of the public health, safety, and general welfare.

Section 16.04.025, Code Applicability.

This ordinance, insofar as it regulates petroleum operations also regulated by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), is intended to supplement such state regulations and to be in furtherance and support thereof. In all cases where there is conflict with state laws or regulations, such state laws or regulations shall prevail over any contradictory provisions, or contradictory prohibitions or requirements, made pursuant to this ordinance.

Section 16.04.040 Administration

A. It shall be the duty of the oil services coordinator or his duly appointed representative to enforce the provisions of this title, unless other officials are specified.

B. It shall be the duty of the City's Petroleum Engineer to verify that well abandonments meet the City's equivalency standard for abandonment.

Section 16.040.070 Notices.

A. Notices requiring repair or corrections provided by this title shall be issued by the oil services coordinator consistent with titles 15 and 20 of the Signal Hill Municipal Code.

B. Service of Notices.

1. Every operator of any oil well shall designate an agent, who must be a resident of the state during all times he or she serves as agent, upon whom all orders and notices provided in this title may be served in person or by mail. Every operator so designating such agent shall within five days, notify the oil services coordinator in writing of any change in such agent or such mailing address unless operations within the city are discontinued.

2. Any notice served pursuant to this title shall be deemed received five days after said notice, properly addressed, is placed in the United States postal service, postage prepaid.

C. Change of operator. The operator shall submit to the Oil Services Coordinator a copy of the DOGGR report of property/well transfer/acquisition within thirty days after sale, assignment, transfer, conveyance, or exchange. A change of operator will require that a new permit be issued within thirty days after the sale, assignment, transfer, conveyance or exchange and a prorated annual fee shall be paid for any well required to have a permit in accordance with Chapter 16.12 of the Signal Hill Municipal Code.

Section 3. That Chapter 16.08, DEFINITIONS be amended to add Section 16.08.045 and to modify Section 16.08.150 to read as follows:

Section 16.08.045 Area of Development.

A. In the case where a structure or structures is/are proposed on a vacant parcel, or in the case where subdivision of a parcel is proposed, or in the case of a phased development proposed to occur on several parcels in phases, the "Area of Development" is the entire proposed site, including the entire area of each and every parcel involved. For purposes of this chapter, this area shall also be referred to as the "Site," but in no case shall include area outside the property boundaries.

B. In the case of an addition to an existing structure, or construction of new structures on a parcel with existing structures, the "Area of Development" is (i) the portion of the Site which is within, or within ten (10) feet of, the area disturbed for grading as shown on a preliminary grading plan; or (ii) the portion of the Site lying under or within ten (10) feet of any addition or new structure built as a part of the project where no grading plan is required.

Section 16.08.150, Drill or Drilling.

"Drill" or "drilling" means to dig or bore a well for the purpose of exploring for, developing, or producing oil, water, gas, or other hydrocarbons; or for the purpose of injecting water, steam, or other fluid or substance into the earth, but excluding any well drilled solely for the production of drinking water.

Section 4. That Chapter 16.12, Permits and Bonds, be amended to modify Sections 16.12.050 and 16.12.060 to read as follows:

Section 16.12.050, Annual Well Permit.

A. On the first day of January next succeeding the issuance of a drilling permit and prior to the first day of January of each year thereafter, until the well has been abandoned, as provided in this title, an annual well permit must be obtained from the city for each well, including injection wells, whether active or inactive except for idle wells.

B. No permit shall be issued to an operator who has failed to comply with the applicable regulations of this title.

C. That evidence also be provided of performance bonds, pursuant to Section 16.12.090, liability insurance, pursuant to Section 16.12.240, and indemnification pursuant to Section 16.12.250.

Section 16.12.060, Idle Well Permit.

A. Effective January 1, 1991, no persons shall maintain an idle well within the city without obtaining an annual idle well permit from the inspector prior to the first day of January of each year.

B. That evidence also be provided of performance bonds, pursuant to Section 16.12.090, liability insurance, pursuant to Section 16.12.240, and indemnification pursuant to Section 16.12.250.

Section 5. That Chapter 16.22, IDLE WELLS be added to read as follows:

**Chapter 16.22
IDLE WELLS**

Sections:

- 16.22.010 Idle well--Determination.
- 16.22.020 Idle well--Notice.
- 16.22.030 Idle well--Abandonment

16.22.010. Idle well – Determination.

A well shall be deemed to be an idle well if, the well does not produce an average of two barrels of oil per day or one hundred cubic feet of gas per day for a continuous six months period during any consecutive five-year period prior to or after January 1, 1991, except that an active water injection well shall not be classified as an idle well.

16.22.020. Idle well--Notice.

A. Whenever a well is an idle well, as defined in Section 16.22.010, the Oil Services Coordinator or his designee shall send notice thereof by registered mail to:

1. The surface owner, mineral owner, and lessee of land on which the well is located as shown on the last equalized assessment of the city;
2. The permittee or operator of the well as indicated on either the records of D.O.G. or the records of the city.

B. The notice shall include the name and location of the well in question.
C. The Building Department shall maintain a list of idle wells located within the city.

16.22.030. Idle well--Abandonment.

A. Whenever a well is an idle well and the notice has been given, as described in Section 16.22.020, the permittee, operator, or other responsible party shall

cause the well to be abandoned or reabandoned pursuant to Section 16.24.090 within three months; or

1. Repair and reactivate the well as a pumping well or injector well; or
2. Obtain an annual idle well permit.

B. Failure to obtain an annual idle well permit, abandon or repair and reactivate an idle well shall be conclusive evidence of desertion of the well permitting the Oil Services Coordinator, his designee, and D.O.G.G.R. to cause the well to be abandoned. Said wells shall also be deemed a public nuisance.

Section 6. That Chapter 16.23, ABANDONMENT OF WELLS be added to read as follows:

Chapter 16.23
ABANDONMENT OF WELLS

Sections:

- 16.23.010 Required abandonment.
16.23.020 Abandonment Permit

16.23.010 Required abandonment.

Permittee operator or other responsible party shall abandon or reabandon a well in accordance with requirements of DOGGR and this chapter when any of the following conditions exist:

- A. Upon final and permanent cessation of all operations on any well;
- B. Upon the revocation, expiration, or failure to obtain or to maintain in full force and effect permits required under provisions of this title;
- C. Upon order of DOGGR
- D. A leaking well exists within the Area of Development after having been tested pursuant to Section 16.24.040. The Area of Development for purposes of this subdivision shall be as defined in Section 16.24.010(A);
- E. The well has been determined to be an idle well per Section 16.22.010 and the operator has decided to abandon the well.

16.23.020 Abandonment Permit.

A. Prior to commencement of abandonment or reabandonment, pursuant to Section 16.23.010, the permittee or other responsible party shall:

1. Provide a copy of the DOGGR approval to abandon said well;
2. Obtain a City issued abandonment permit from the Oil Services Coordinator. No person shall abandon or reabandon a well without first obtaining a City issued abandonment permit pursuant to Section 16.24.060.

Section 7. That Chapter 16.24 ABANDONMENT OF WELLS AND IDLE WELLS be repealed in its entirety as follows:

Chapter 16.24
ABANDONMENT OF WELLS AND IDLE WELLS

Sections:

- 16.24.010 Required abandonment.
- 16.24.020 Development standards for properties containing abandoned oil wells.
- 16.24.030 Abandonment procedures.
- 16.24.040 Venting.
- 16.24.050 Idle well-Determination.
- 16.24.060 Idle well-Notice.
- 16.24.070 Idle well-Abandonment.

16.24.010 Required abandonment.

Permittee operator or other responsible party shall abandon or reabandon a well in accordance with requirements of D.O.G. and this chapter when any of the following conditions exist:

- A. Upon final and permanent cessation of all operations on any well;
- B. Upon the revocation, expiration, or failure to obtain or to maintain in full force and effect permits required under provisions of this title;
- C. Upon order of D.O.G.;
- D. A leaking well exists within the Area of Development after having been tested pursuant to section 16.24.020(F). The Area of Development for purposes of this subdivision shall be as defined in section 16.24.020(A);
- E. The well has been determined to be an idle well per Section 16.24.050 and the operator has decided to abandon the well.

(Ord. 2013-07-1459 § 5; Ord. 2013-07-1460 § 5; Ord. 90-08-1074 § 4 (part))

16.24.020 Development Standards for Properties Containing Abandoned Oil Wells.

A. Definition of Area of Development.

1. In the case where a structure or structures is/are proposed on a vacant parcel, or in the case where subdivision of a parcel is proposed, or in the case of a phased development proposed to occur on several parcels in phases, the "Area of Development" is the entire proposed site, including the entire area of each and every parcel involved. For purposes of this Chapter, this area shall also be referred to as the "Site."

2. In the case of an addition to an existing structure, or construction of new structures on a parcel with existing structures, the "Area of Development" is (i) the portion of the Site which is within, or within ten (10) feet of, the area disturbed for grading as shown on a preliminary grading plan; or (ii) the portion of the Site lying under or within ten (10) feet of any addition or new structure built as a part of the project where no grading plan is required.

B. Site Plan Requirements. The surveyed location of each well and the DOGGR well name and number, as well as API number must be accurately plotted on the site plan required by Chapter 20.52. An OG 159 certificate, prepared and issued by the DOGGR shall be required for each active, idle or abandoned oil well on the site, or letter of equivalent abandonment signed by the city's consulting petroleum engineer to the satisfaction of the city building official. The well shall be identified with the name of

the company/operator and well designation. Site plans shall indicate the site boundaries, the proposed and existing structures, existing and proposed roads and streets passing through or adjacent to the site. The site plan shall plot all existing and proposed oil field facilities (tanks, processing equipment, enclosures, pipelines, etc.) that will be operating on the site after completion of the proposed development. Any well outside the site but that reasonably may be within "close proximity" to any property line of the site shall also be plotted on the site plan to the degree of accuracy possible using DOGGR records, with the accompanying information described above. "Close proximity" shall be as defined on the DOGGR document entitled Exhibit "A," a copy of which is on file in the Community Development Department and publicly available.

C. Location of Abandoned Wells. Each owner or responsible party of property shall consult the records of DOGGR to determine the condition and location of any well within the Area of Development. The developer shall make a diligent good faith effort to investigate the Area of Development and determine the actual location of all wells and update DOGGR records accordingly.

D. Survey of Wells. The owner or responsible party shall submit a licensed survey of all wells within the Area of Development as part of the city's site plan and design review process. The survey shall locate all active, idle and abandoned wells to ascertain their locations and/or have the location of the wells surveyed by a licensed surveyor. The well(s) shall be plotted on the site plan and include the NAD 83 well location or equivalent.

E. A.L.T.A. and Development Survey. The owner or responsible party shall have an American Land Title Association (A.L.T.A.) survey of the Area of Development prepared including all culture and indicating distances from abandoned wells to the satisfaction of the city building official. In addition the owner or responsible party shall have a survey prepared indicating distances from abandoned wells to proposed development to the satisfaction of the city building official.

F. Leak Testing of Abandoned Wells.

1. All abandoned wells located within the Area of Development must be tested for gas leakage and visually inspected for oil leakage. The owner or responsible party shall apply to the city for an inspection permit to witness the testing. The leak test shall be completed utilizing a "GT-43" gas detection meter, or one of comparable quality approved in advance by the city, and shall be conducted by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II, or the city building official as determined necessary by the city building official.

2. A methane assessment report is required for each tested well and shall be prepared per the City of LA DBS "Site Testing Standards for Methane" (P/BC 2002-101, November 30, 2004). A well vent and vent cone permit shall be obtained by the property owner or agent. The property owner or agent may use the city's consultant to observe the leak test or be responsible for city consultant test fees. Following testing, a well vent and vent cone shall be installed to the satisfaction of the city building official and in compliance with the recommendations contained in the methane assessment report.

3. The submitted leak test report shall be prepared by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II. A well shall be considered leaking if the leak test report indicates the meter read is greater than the lower explosive limit which is hereby set at 500 parts per million.

4. An approved leak test report is only valid for 24 months from city acceptance. If a building permit has not been issued by this time, retesting is required. Following all testing and inspection, the test area shall be returned to its previous state to the satisfaction of the city building official.

G. Development Standards.

1. Improvements shall not be located on top of any abandoned oil well, nor within "close proximity" to any such well, whether on the site or outside the site. For any such well outside the site, no improvement may be placed in any location that creates a reasonable risk that the improvement may be within close proximity to such well based on the best available DOGGR records. This is necessary in order to provide access for a well abandonment rig should the well leak oil or gas in the future. "Improvements" are considered permanent structures or other construction that would be difficult or expensive to demolish should the abandoned or re-abandoned well leak oil or gas in the future. "Close proximity" shall be measured as described on the DOGGR document labeled "Exhibit A", which is on file in the Community Development Department and publicly available. The city may approve alternative mitigation measures that maintain access to wells. Previous improvements, such as landscaping and parking areas with adequate landscape buffers may be located on top of a previously abandoned or re-abandoned well which has passed the leak test required under this section.

2. The property owner shall record declaration of covenants, conditions and restrictions, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned oil wells on the site; that the wells within the Area of Development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the re-abandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the city for issuing project permits.

H. DOGGR Authority. Nothing herein is intended to displace any authority of DOGGR under Chapters 2, 3 and 4 of Division 2 of Title 14 of the California Code of Regulations or set aside or annul any action of DOGGR pursuant to its authority. However, these provisions shall control the development of property where DOGGR merely makes advisory recommendations beyond the agency's statutory authority.

I. Grandfathering. This section shall not apply to any project which has been approved by the city or its constituent boards, commissions or officials prior to the date of the adoption of this section, so long as such approvals remain valid. The required approvals include a valid approval from DOGGR, but if such approvals have expired, the project shall be governed by this section. Any application for discretionary land use development entitlements under Chapter 20.52 of the Municipal Code which is being processed shall be subject to the requirements hereof.

16.24.030 Abandonment procedures.

A. Prior to commencement of abandonment or reabandonment, as required by Section 16.24.010, the permittee or other responsible party shall:

1. Obtain an abandonment permit from the inspector. No person shall abandon or reabandon a well without first obtaining an abandonment permit;

2. Advise the inspector at least five days' notice of intention to abandon said well, stating the date such work will be commenced;

3. Provide the inspector a copy of D.O.G. approval to abandon said well;

4. Obtain any other permits, as may be required for restoration pursuant to Title 15 of this code;

5. Comply with neighborhood noticing requirements in accordance with Section 16.20.210.

B. A well shall be considered properly abandoned for purposes of this chapter after restoration of the drill site or oil operation site and subsurface thereof to its original condition, as nearly as practical, and in conformity with the following requirements:

1. Oil well abandonment shall be performed by oil service company contractors licensed to do business in the city.

2. All equipment and surface installations used in connection with the well which are not necessary as determined by the inspector for the operation or maintenance of other wells of operator or permittee on the drill or operation site shall be removed from the premises.

3. The premises, all sumps, cellars, and ditches which are not necessary for the operation or maintenance of other wells of operator or permittee on the site shall be cleaned out and all oil, oil residue, drilling fluid, and rubbish shall be removed or bioremediated to reduce hydrocarbons to standards acceptable to federal, state, or local agencies. All sumps, cellars, and ditches shall be leveled or filled. Where such sumps, cellars, and ditches are lined with concrete, permittee or operator shall cause the walls and bottoms to be broken up and all concrete shall be removed.

4. The premises shall be cleaned and graded and left in a clean and neat condition free of oil, rotary mud, oil soaked earth, asphalt, tar, concrete, litter, and debris.

5. All public streets, alleys, sidewalks, curbs and gutters, and other places constituting public property which may have been disturbed or damaged in connection with any operation, including operations for the abandonment of the well shall be cleaned, and, except for ordinary wear and tear, shall be repaired and restored to, substantially the same condition thereof as the same existed at the time of issuance of the permit, or at the time operations were first commenced in connection with the drilling, operation, or maintenance of the well.

6. A copy of written approval of D.O.G. confirming compliance with all state abandonment proceedings for all abandoned facilities is furnished to the inspector.

16.24.040 Venting.

In conjunction with any abandonment required by Section 16.24.010:

A. Venting shall be installed to the satisfaction of the city building official. The property owner or his or her agent shall obtain a well vent and vent cone permit for such installation.

B. Where determined necessary by the city building official, measures such as impervious foundation membranes, perforated pipe collection systems, gas detection systems, or periodic testing of such devices shall be constructed at the expense

of the developer or property owner and, if applicable, shown on the approved grading or building plans.

16.24.050 Idle well—Determination.

A well shall be deemed to be an idle well if the well does not produce an average of two barrels of oil per day or one hundred cubic feet of gas per day for a continuous six months period during any consecutive five year period prior to or after January 1, 1991, except that an active water injection well shall not be classified as an idle well.

16.24.060 Idle well—Notice.

A. Whenever a well is an idle well, as defined in Section 16.24.050, the inspector shall send notice thereof by registered mail to:

1. The surface owner, mineral owner, and lessee of land on which the well is located as shown on the last equalized assessment of the city;
 2. The permittee or operator of the well as indicated on either the records of D.O.G. or the records of the city.
- B. The notice shall include the name and location of the well in question.
- C. The inspector shall maintain a list of idle wells located within the city.

16.24.070 Idle well—Abandonment.

A. 1. Whenever a well is an idle well and the notice has been given, as described in Section 16.24.060, the permittee, operator, or other responsible party shall cause the well to be abandoned or reabandoned pursuant to Section 16.24.030 within three months; or

2. Repair and reactivate the well as a pumping well or injector well; or
3. Obtain an annual idle well permit.

B. Failure to obtain an annual idle well permit, abandon or repair and reactivate an idle well shall be conclusive evidence of desertion of the well permitting the inspector or the D.O.G. to cause the well to be abandoned. Said wells shall also be deemed a public nuisance.

Section 8. That Chapter 16.24 DEVELOPMENT STANDARDS FOR PROPERTIES CONTAINING ABANDONED WELLS be added in its entirety to read as follows:

Chapter 16.24
DEVELOPMENT STANDARDS FOR PROPERTIES CONTAINING
ABANDONED WELLS

Sections:

- | | |
|-----------|---|
| 16.24.010 | Area of development. |
| 16.24.020 | Prerequisites to site plan and design review. |
| 16.24.030 | Well discovery. |
| 16.24.040 | Leak testing. |

16.24.050	Well access exhibit.
16.24.060	Well abandonment report.
16.24.070	Abandonment equivalency standard.
16.24.080	Methane assessment and mitigation standards.
16.24.090	Abandonment and restoration standards.

16.24.010 Area of Development.

A. Definition of Area of Development.

A. In the case where a structure or structures is/are proposed on a vacant parcel, or in the case where subdivision of a parcel is proposed, or in the case of a phased development proposed to occur on several parcels in phases, the "Area of Development" is the entire proposed site, including the entire area of each and every parcel involved. For purposes of this chapter, this area shall also be referred to as the "Site," but in no case shall include area outside the property boundaries.

B. In the case of an addition to an existing structure, or construction of new structures on a parcel with existing structures, the "Area of Development" is (i) the portion of the Site which is within, or within ten (10) feet of, the area disturbed for grading as shown on a preliminary grading plan; or (ii) the portion of the Site lying under or within ten (10) feet of any addition or new structure built as a part of the project where no grading plan is required.

16.24.020 Prerequisites to Site Plan and Design Review.

A. For properties with abandoned wells, the City shall not deem any site plan and design review application complete pursuant to Chapter 20.52 until well discovery, leak testing, a well access exhibit, and the well abandonment report have been approved pursuant to Sections 16.24.030 through 16.24.060.

B. A fee shall be required for all permits and inspections, pursuant to Sections 16.24.030 through 16.24.060, in an amount established by City Council resolution.

C. Associated project review time shall be deducted from the project deposit at the established hourly billing rate.

16.24.030 Well Discovery.

A. Well Discovery Permit. A Well Discovery Permit, issued by the Oil Services Coordinator, shall be required prior to any site work or excavation. The permit shall establish the procedures for identification of the physical location and excavation of abandoned wells on the Site.

B. Notice. Prior to issuance of a Well Discovery Permit, the City shall prepare a notice to be mailed to all property owners within a one-hundred foot radius of the boundary of the subject property as shown on the last equalized assessment roll (unless the project entitlement requires an additional radii).

C. Survey of Wells. The owner or other responsible party shall submit a licensed survey of all wells within the Area of Development. The survey shall locate all

active, idle and abandoned wells to ascertain their locations and document the depth of the well surface plate from the existing grade, or in the case of pending new development, the proposed depth. The well(s) shall be plotted on the site plan and include the NAD 83 well location or equivalent.

D. A.L.T.A. and Development Survey. The owner or other responsible party shall have an American Land Title Association (A.L.T.A.) survey of the Area of Development prepared including all culture.

16.24.040 Leak Testing.

A. Leak Testing Permit. A Leak Testing Permit shall be issued by the Oil Services Coordinator for all abandoned wells located within the Area of Development. Wells shall be tested for gas leakage and visually inspected for oil leakage.

B. Leak Testing of Wells. A leak test shall be completed utilizing a "GT-43" gas detection meter, or one of comparable quality approved in advance by the Oil Services Coordinator, and shall be conducted by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II, or other as determined necessary by the Oil Services Coordinator. Following all testing and inspection, the test area shall be returned to its previous state and fencing may be required around the area, or the entire site, to the satisfaction of the Oil Services Coordinator.

C. Observation Report. The Oil Services Coordinator shall observe the leak test and prepare a Leak Test Observation Report documenting the date, time and summary of the testing and confirmation that venting material installation has been completed as described in Section G below and to the satisfaction of the Oil Services Coordinator.

D. Leak Testing Report. A Leak Test Report shall be prepared by a state licensed geotechnical or civil engineer or state registered environmental assessor, class II, and shall be submitted to the City for review and approval by the Oil Services Coordinator. A well shall be considered leaking if the leak test report indicates the meter read is greater than 500 parts per million.

E. Leaking Wells. If wells are found to be leaking they shall be abandoned pursuant to Sections 16.23.010 and 16.23.020.

F. Retesting. An approved Leak Test Report is only valid for 24 months from City acceptance. If a building permit has not been issued by this time, retesting is required. Following all testing and inspection, the test area shall be returned to its previous state and fencing may be required around the area or the entire site to the satisfaction of the Oil Services Coordinator.

G. Venting. Following leak testing, vent risers and vent cones shall be installed. Cone and riser materials, design and installation shall be observed and inspected and approved by the Oil Services Coordinator and shall be in compliance with the recommendations contained in the Leak Test Report.

16.24.050 Well Access Exhibit.

A. The Well Access Exhibit shall be prepared by the applicant and submitted to the Oil Services Coordinator. The exhibit shall illustrate whether or not access is provided to abandoned wells using the City's close proximity standard which depicts the DOGGR access recommendation. The close proximity standard is on file in

the Community Development Department and publicly available (Exhibit A). The Oil Services Coordinator may approve alternative measures that maintain access to wells.

B. The Well Access Exhibit shall include all active, idle and abandoned wells, the proposed site plan, well discovery survey data pursuant to Section 16.24.030 and the location and use of all structures within 100 feet of the boundaries of the subject property. Each abandoned well shall be marked on the exhibit as one of the following:

1. "Access provided" for wells meeting the close proximity standard, or not proposed to be built over.

2. "No access" for wells with improvements proposed over, or in close proximity to the well.

16.24.060 Well Abandonment Report.

A. A Well Abandonment Report shall be required for all abandoned wells marked as "no access" on the Well Access Exhibit and shall be submitted to the Oil Services Coordinator for review.

B. All abandonments and reabandonments, including wells not requiring a Well Abandonment Report, shall require a City Abandonment and Restoration Permit issued by the Oil Services Coordinator pursuant to Section 16.24.090.

C. The Well Abandonment Report shall include the following:

1. A statement of intent describing the purpose for the abandonment such as pending property sale, development, or redevelopment of all or a portion of the site for a use other than a petroleum operation and a proposed schedule for abandonment, demolition and development or restoration of the property. The statement shall include intent regarding the disposition of utilities that served the oil and gas operations, including fire protection, power, sewage disposal, transportation, and water, as well as the name, address, and contact information for the permittee, and the address and a general description of the current land use of the subject property.

2. All data, reports and exhibits associated with the survey, leak test and well access pursuant to Sections 16.24.030, 16.24.040 and 16.24.050.

3. An Equivalency Standard Assessment Report prepared by the applicant's registered petroleum engineer, registered petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator and submitted for review by the City's Petroleum Engineer. The report shall include an assessment which is based on the DOGGR well bore data and well history including all correspondence with DOGGR regarding all abandonment proceedings. The assessment shall state whether each well meets, or does not meet, the City's equivalency standard pursuant to Section 16.24.070.

a. If a well is determined not to meet the City's equivalency standard, a Reabandonment Plan shall be submitted to the Oil Services Coordinator and shall include a copy of the DOGGR well bore data, well history and an assessment statement that the reabandonment is likely to meet the City's equivalency standard pursuant to Section 16.24.070.

b. If the well is determined to meet the City's equivalency standard the applicant shall submit the DOGGR documentation used to make the determination, including a copy of the DOGGR well bore data, well history and DOGGR confirmation of completion of the abandonment work.

4. An Abandonment Activities Plan that details the estimated hours of operation, number of workers, structures proposed for decommissioning, projected method and routes of transporting equipment, structures, and estimated debris from the property to the place of disposition as well as the number of trips required, and an estimated schedule for completion of the work.

5. A Waste Management Plan that details methods to maximize recycling and minimize wastes.

6. An Ongoing Development Plan that details any existing structures, roadways, and other improvements on the property proposed to be retained to support other existing or proposed uses of the property following abandonment of the oil or gas operations.

7. A Restoration Plan pursuant to Section 16.24.090 that details grading, drainage and measures proposed to prevent or reduce nuisance effects (e.g., dust, fumes, glare, noise, odor, smoke, traffic congestion, vibration) and to prevent danger to life and property, including a list of any other permits, as may be required for restoration pursuant to Title 15 of the City code.

8. Any other information deemed reasonably necessary by the Oil Services Coordinator to address site-specific factors.

D. The City's Petroleum Engineer shall review the Equivalency Standard Assessment Report and provide an assessment letter and a recommendation to the Oil Services Coordinator confirming whether the wells meet, do not meet, or if a Reabandonment Plan is required, are likely to meet the City's equivalency standard pursuant to Section 16.24.070.

E. Following receipt of the assessment letter from the City's Petroleum Engineer, the Oil Services Coordinator shall prepare a summary report for the well assessments and, for each well marked "no access" on the Well Access Exhibit, providing one of the following determinations:

1. For wells that meet the City's equivalency standard, a finding that "no additional work is required" shall be made and a determination that the project may proceed with site plan and design review pursuant to Chapter 20.52.

2. For wells that do not meet the City's equivalency standard, but are confirmed as likely to meet the standard, the Oil Services Coordinator shall make a finding that reabandonment shall proceed and shall issue a permit for proposed well abandonments pursuant to Section 16.24.090. Following completion of reabandonments the property owner or responsible party shall submit well bore data and well history, including all correspondence with DOGGR regarding abandonment proceedings and any field changes with an assessment from the applicant's registered petroleum engineer, petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator that the abandonment meets the City's equivalency standard. The Oil Services Coordinator shall make a finding that the abandonment meets the City's equivalency standard and that "no additional work is required" and the project may proceed with site plan and design review pursuant to Chapter 20.52.

3. If the applicant does not wish to complete the abandonments for wells qualified as described in Section 2 above, the Oil Services Coordinator shall make a finding that an "at risk" letter is required. The letter from the applicant shall acknowledge that the success or failure to complete well abandonments in compliance with the City's equivalency standard will determine whether wells may be built over or in close proximity

to. Further, the letter shall state that it is understood that failure to abandon wells to the City's equivalency standard will prohibit development over or in close proximity to the wells resulting in revisions to the site plan and potentially additional site plan and design review pursuant to Chapter 20.52. Following receipt of the "at risk" letter, the Oil Services Coordinator shall make a finding that "reabandonment work is required and an 'at risk' letter has been provided" and the project may proceed with site plan and design review pursuant to Chapter 20.52. A required condition of approval for site plan and design review will be that:

4. City Abandonment and Restoration Permit. All abandonments and reabandonments shall require a City Abandonment and Restoration Permit issued by the Oil Services Coordinator pursuant to Section 16.24.090.

a. Field Modifications. It is the obligation of the property owner or responsible party to notify the Oil Services Coordinator prior to any changes made in the field to the abandonment plan. The applicant's registered petroleum engineer, petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator shall provide a revised assessment report with a determination that the final abandonment with intended field changes meets, or does not meet the City's equivalency standard.

b. Verification of Abandonment. Following completion of any abandonment work, the applicant shall submit all available DOGGR well bore data and well history including all correspondence with DOGGR regarding abandonment proceedings and any field changes from the initial abandonment plan with an assessment from the applicant's registered petroleum engineer, petroleum geologist, or a professional with the equivalent of these registrations as determined by the Oil Services Coordinator that each well meets, or does not meet, the City's equivalency standard pursuant to Section 16.24.070. The Oil Services Coordinator shall verify that abandonments for wells proposed to be built over or marked as "no access" pursuant to Section 16.24.050(B), meet the City's equivalency standard prior to issuing a final of the permit. Any well that does not meet the standard shall not be built over or in close proximity to "Improvements" pursuant to Section 16.24.070.

16.24.070 Abandonment Equivalency Standard.

A. Improvements proposed over or within close proximity to abandoned wells, shall not be permitted unless the Oil Services Coordinator has determined that the well has been abandoned to the City's equivalency standard.

1. Improvements are considered permanent structures or other construction that would be difficult or expensive to demolish should the abandoned or reabandoned well leak oil or gas in the future.

2. Previous improvements, such as landscaping and parking areas with adequate landscape buffers, may be located on top of a previously abandoned or reabandoned well which has passed the leak test pursuant to Section 16.24.020.

B. Equivalency Standard. The following equivalency standard shall be required for construction of improvements over abandoned wells or within close proximity of abandoned wells pursuant to Section 16.24.050(B):

1. A cement plug located at the depth of the last zone produced from the well. All perforations shall be plugged with cement, and the plug shall extend at least 100 feet above the top of a landed liner, the uppermost perforations, the casing cementing

point, the water shut-off holes, or the oil or gas zone, whichever is higher. If wellbore conditions prevent placement of the plug at the depth of the last zone produced from the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the last zone produced from the well.

2. A cement plug located at the depth of the base of the fresh water zone in the well. If there is cement behind the casing across the fresh-saltwater interface, a 100 foot cement plug shall be placed inside the casing across the interface. If the top of the cement behind the casing is below the top of the highest saltwater sands, squeeze-cementing shall be required through perforations to protect the freshwater deposits. In addition, a 100 foot cement plug shall be placed inside the casing across the fresh-saltwater interface. If wellbore conditions prevent placement of the plug at the depth of the base of the fresh water zone in the well, approximately 100 feet of cement shall be placed inside and outside of the casing above (but as close as possible to) the base of the fresh water zone in the well. This plug is to be separate and apart from the plug referenced in (1).

3. A cement plug located at the surface. The hole and all annuli shall be plugged at the surface with a cement plug extending at least 25 foot from the top of the cut off well casing.

4. The intent of these plugs is to ensure that the abandonment is adequate to prevent hydrocarbons from reaching the surface. One continuous plug that significantly exceeds 100 feet located below the surface plug and located in close proximity to the base of the fresh water zone could be adequate to meet (1) and (2). Also, one plug that meets either (1) or (2) and a surface plug that significantly exceeds 100 feet could be found to prevent hydrocarbons from reaching the surface.

5. The City's consulting petroleum engineer shall determine if these conditions have been met and the abandonment is adequate to prevent hydrocarbons from reaching the surface of the well. The determination shall be based on, at a minimum, a review of a history of all work performed on the well and a detailed wellbore diagram showing the current condition of the well. The well bore diagram shall included details on:

- a. Hole size.
- b. Casing and liner specifications and setting depths.
- c. All cementing operations.
- d. Depths of various hydrocarbon zones.
- e. Any other data required to analyze the current conditions of the well

including casing recovery operations and the presence of junk in the hole.

16.24.080 Methane Assessment and Mitigation Standards.

A. The Area of Development on all properties in the City, whether or not they contain abandoned wells, shall be tested for methane gas prior to issuance of construction or development permits unless otherwise approved by the Oil Services Coordinator. In no case shall methane testing of the property be conducted less than 30 days after site disturbance.

B. A Methane Site Test Permit is required on all development sites where construction permits are required, whether or not there are wells located within the Area of Development. No methane tests shall be conducted without a permit issued by the Oil Services Coordinator.

C. A Site Methane Assessment is required for any property proposed for development. The assessment shall be conducted to the satisfaction of the Oil Services Coordinator and in accordance with the Methane Assessment Minimum Requirements Standard on file in the Community Development Department and publicly available. The assessment report shall be signed and stamped by a State of California registered geologist and submitted for review to the Oil Services Coordinator prior to any mitigation activity, if required, on the property. Methane assessment shall be conducted no less than 30 days following any soils disturbance on the site (Exhibit B).

D. If the methane site assessment requires mitigation, a Methane Mitigation Plan shall be prepared and submitted for review and approval by the Oil Services Coordinator prior to commencement of any mitigation work on site.

E. For properties subject to site plan and design review, pursuant to Chapter 20.52, if the applicant does not wish to complete the methane assessment and mitigation, if required prior to site plan and design review, the Oil Services Coordinator shall require that a letter of intent be submitted by the applicant stating their intent to conduct the property methane assessment and submit a mitigation plan, if required, as a condition of the site plan and design review.

16.24.090 Abandonment and Restoration Standards.

A well abandonment and restoration permit shall be required for all properties in the City where a well abandonment permit is required whether or not the property is to be developed following the abandonment, or if development is proposed on a property with abandoned wells and a Well Abandonment Report is not required pursuant to Section 16.24060. The permit shall be issued following approval of the prerequisites to site plan and design review pursuant to Section 16.24.020.

A. A well shall be considered properly abandoned for purposes of this chapter after restoration of the drill site or oil operation site and subsurface thereof to its original condition, as nearly as practical, and in conformity with the following requirements:

1. A copy of the abandonment plan submitted to DOGGR and DOGGR and authorization to abandon, reabandon or remediate the well is provided.

2. All equipment and surface installations used in connection with the well which are not necessary as determined by the Oil Services Coordinator for the operation or maintenance of other wells of operator or permittee on the drill or operation site shall be removed from the premises.

3. The premises, all sumps, cellars, and ditches which are not necessary for the operation or maintenance of other wells of operator or permittee on the site shall be cleaned out and all oil, oil residue, drilling fluid, and rubbish shall be removed or bioremediated to reduce hydrocarbons to standards acceptable to federal, state, or local agencies. All sumps, cellars, and ditches shall be leveled or filled. Where such sumps, cellars, and ditches are lined with concrete, permittee or operator shall cause the walls and bottoms to be broken up and all concrete shall be removed.

4. The premises shall be cleaned and graded and left in a clean and neat condition free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and debris and any facilities to remain shall be painted and maintained reasonably free of rust, oil, or stains, to the satisfaction of the Oil Services Coordinator.

5. NPDES standards for stormwater run-off and dust and erosion mitigation measures shall be complied with, to the satisfaction of the City Engineer and the Oil Services Coordinator.

6. All public streets, alleys, sidewalks, curbs and gutters, and other places constituting public property which may have been disturbed or damaged in connection with any operation, including operations for the abandonment of the well, shall be cleaned, and, except for ordinary wear and tear, shall be repaired and restored to substantially the same condition thereof as the same existed at the time of issuance of the permit, or at the time operations were first commenced in connection with the drilling, operation, or maintenance of the well.

B. Prior to issuance of any certificate of occupancy for developments constructed over abandoned wells, or for abandoned wells marked "no access" pursuant to Section 16.24.050(B), the property owner shall record a declaration of covenants, conditions and restrictions (CC&Rs), in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the Area of Development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the City for issuing project permits.

C. DOGGR Authority. Nothing herein is intended to displace any authority of DOGGR under Chapters 2, 3 and 4 of Division 2 of Title 14 of the California Code of Regulations or set aside or annul any action of DOGGR pursuant to its authority. However, these provisions shall control the development of property where DOGGR merely makes advisory recommendations beyond the agency's statutory authority.

D. Grandfathering. This section shall not apply to any project which has been approved by the City or its constituent boards, commissions or officials prior to the date of the adoption of this section, so long as such approvals remain valid. The required approvals include a valid approval from DOGGR, but if such approvals have expired, the project shall be governed by this section. Any application for discretionary land use development entitlements under Chapter 20.52 of the Municipal Code which is being processed shall be subject to the requirements hereof.

Section 9. That Chapter 20.52, SITE PLAN AND DESIGN REVIEW DEFINITIONS be amended to modify Sections 20.52.030, 20.52.040 and 20.52.050 to read as follows:

20.52.030 Review Procedures.

A. Informal Review. Prior to filing a formal application for site plan and design review, applicants are encouraged to submit drawings to the department of planning and community development for informal review and comments. Applicants with applications subject to planning commission site plan and design review are further encouraged to schedule, through the department of planning and community development, an informal review workshop with the planning commission prior to processing a final application for site plan and design review.

B. Prerequisites to Review. For properties with abandoned wells, prior to filing a formal application for site plan and design review, applicants must complete the prerequisite requirements pursuant to Section 16.24.020 and the Oil Services Coordinator shall submit a summary report pursuant to Section 16.24.060, including provision of an "at risk" letter if the intent is not to complete well abandonments prior to site plan and design review. The letter shall acknowledge that the success or failure to complete well abandonments in compliance with the City's equivalency standard will determine whether wells may be built over or in close proximity to as indicated on the Well Access Exhibit marked "no access", pursuant to Section 16.24.050(B). Further, the letter shall state that it is understood that failure to abandon wells to the City's equivalency standard will prohibit development over or in close proximity to the wells resulting in revisions to the site plan and potentially additional site plan and design review pursuant to Chapter 20.52.

B.C. Review by the Director. The site plan and design review applications set forth in this subsection shall be reviewed and approved, conditionally approved, or denied by the director of the department of planning and community development or the director's designated representative, based on findings made pursuant to Section 20.52.050 and without prior notice to the applicant. However, the applicant shall be notified in writing of the director's decision. If the director of the department of planning and community development approves a site plan or design review application under this subsection, the applicant shall be entitled to issuance of necessary permits upon compliance with all preconditions to such issuance after expiration of the appeal period as provided in subsection D of this section. The director of the department of planning and community development may refer any application made pursuant to this section to the planning commission for determination. All site plan and design review applications filed in conjunction with variance, conditional use permit, zoning ordinance amendment and tentative tract map requests will be reviewed by the planning commission. Those site plan and design review applications subject to the director's approval are as follows:

1. Construction of new buildings, additions or extensions which are ten thousand square feet or less in gross floor area in any commercial or industrial zone;

2. Construction of first story additions or extensions of five hundred square feet or less (exclusive of garages, covered or uncovered patios, balconies, and walkways, eaves for other architectural projections, and uncovered tennis courts, pools, spas, and similar recreational facilities) to an existing dwelling unit;

3. All exterior structural and physical improvements, relocations, and/or exterior alterations of or to existing buildings and structures, including physical site improvements. Physical site improvements shall include, but are not limited to, landscaping, parking and loading areas, driveways, walls, signs, fences and trash enclosures.

C. D. Review by the Planning Commission. The director of the department of planning and community development or the director's designated representative shall review all applications and site plans submitted pursuant to Section 20.52.040 to determine if they are complete. Except as provided in subsection B of this section, the application and accompanying drawings, if deemed complete, shall be forwarded to the planning commission for review and determination at a regularly scheduled meeting in accordance with the submittal deadlines for such meetings as posted in the department of planning and community development. The applicant shall be notified within thirty calendar days on the completeness of the application. If the application is deemed complete, notification will include the tentatively scheduled date of the formal review. If

the application is deemed incomplete, notification will include a list of items necessary to complete the application, and a date by which all of the information must be submitted in order to be scheduled for the next regular hearing date. Notice of the hearing on the application for site plan or design review shall be given as provided in subsection F of this section. The planning commission shall make findings as set forth in Section 20.52.050, and based on such finds shall either approve, conditionally approve, or deny any application for site plan or design review. The planning commission may, from time to time, continue its deliberations on any application to another meeting or meetings.

D.E. Appeals to Planning Commission. Except as otherwise provided in subsection B of this section, the applicant or any aggrieved party may appeal to the planning commission a decision of the director of the department of planning and community development to deny or conditionally approve any application for site plan and design review by filing an appeal in writing with the director of the department of planning and community development within ten calendar days following the date of written notification to the applicant of the director's decision.

If a timely appeal is not filed, the director's decision shall be final. The planning commission shall hear the matter at their next regularly scheduled meeting at which the matter can be heard. Notice of the hearing on the application for site plan and design review shall be given as provided in subsection F of this section. The planning commission may sustain, modify, or overrule the decision of the director. In so doing, the planning commission shall make the findings and apply the standard of review contained in Section 20.52.050. The determination of the planning commission shall be final unless an appeal to the city council is timely filed.

E.F. Appeals to the City Council. The applicant or any aggrieved party may appeal to the city council any decision of the planning commission on an application for site plan and design review by filing an appeal in writing with the city clerk within ten calendar days of the planning commission meeting at which the matter can be heard. Notice of the hearing on the application for site plan and design review shall be given as provided in subsection F of this section. The city council may sustain, modify, or overrule any decision of the planning commission. In so doing, the city council shall make findings and apply the standard of review set forth in Section 20.52.050. The decision of the city council shall be final.

F.G. Notice of the Hearing. Whenever notice of a planning commission or city council hearing on a site plan or design review application is required by this section, such notice shall be sufficient if given in writing by first class mail, at least ten days prior to the date of the hearing, to the applicant and those property owners, as shown on the last equalized assessment roll, whose property is within a one-hundred-foot radius of the boundary of the subject property. The notice shall also be published in a newspaper of general circulation at least ten days prior to the hearing.

20.52.040 Application and Submission of Site Plan.

A. Application Requirements.

1. For review by the director of planning and community development, pursuant to Section 20.52.030, the applicant shall submit a completed site plan and design review application on a form provided by the department, four sets of site plans, and required fees.

2. For review by the planning commission, pursuant to Section 20.52.030, the applicant shall submit a completed application, and all required fees to the department of planning and community development. The applicant shall also submit twenty sets off architectural elevations, landscape and site plans, two sets of plain white gummed mailing labels with the addresses of all property owners within one hundred feet of the subject property and a radius map, clearly indicating those other properties within one hundred feet of the subject property, and any other supporting documentation such as title reports, photographs, material boards, etc., required by the department of planning and community development.

B. Required Information. The submittal shall include the following information:

1. Fully dimensioned site plan including the following:
 - a. Name, address, and phone number of applicant, property owner, and architect/designer,
 - b. The correct legal description, including the assessor's parcel number,
 - c. Lot dimensions,
 - d. All buildings and structures on site and within the public rights-of-way,
 - e. Fully dimensioned floor plans showing the proposed use of each area, and all corridors, doorways and restrooms,
 - f. Yards and spaces between buildings, including dimensions,
 - g. Walls and fences and their location, height and materials,
 - h. Off-street parking location, number of spaces and dimensions of parking area, internal circulation pattern, and type of paving,
 - i. Pedestrian, vehicular, and service access, points of ingress and egress, internal circulation,
 - j. Signs and their location, size, height, materials and lighting,
 - k. Handicapped spaces, location and ramps,
 - l. Loading location, dimensions, number of spaces and internal circulation,
 - m. Light location and details, hooding devices,
 - n. Required street dedications, and improvements, as provided in Section 20.52.070,
 - o. For residential construction, a statement of intent to use dwelling units(s) as model home(s), or if no such use is intended, a statement to that effect;
 - p. All abandoned oil wells and all accompanying information, as required by Section 16.24.020 through 16.24.060.
 - q. A letter of intent to conduct a property methane assessment and submit a mitigation plan pursuant to Section 16.24.080(E).

2. A landscaping and irrigation plan showing location, spacing and size of landscape materials as they will appear after three years of growth, and a list of proposed species including the common botanical name. Street trees and existing on-site trees must also be shown and identified where necessary. Existing trees to be removed or retained shall also be shown and identified;

3. Hardline drawings of building elevations showing all sides of the proposed building(s) as they will appear upon completion, including proposed colors and materials, screening details for mechanical equipment, and building height.

Elevations may be required to include graphic representation of official datum line and maximum building height and shall include human figures to indicate scale of proposed structure;

4. Drainage pattern and structures;

5. Towers, chimneys, roof structures, flagpoles, radio and television masts, all mechanical equipment external to main or accessory structures, and their location, design, site, height, materials, colors, screening, and architectural treatment;

6. Oil wells within fifty feet of subject property;

7. Detailed sign plan, indicating sign location, dimensions, materials, colors, lighting and mounting details for all signs, including directional, advertising, business and project identification signs;

8. Environmental data and supporting documentation sufficient for the director of planning and community development, as the case may be, to make adequate findings pursuant to the requirements of California Environmental Quality Act of 1970;

9. For any new development which proposes to locate any portion of any dwelling within six hundred feet of an operating oil well, injection well or any other appurtenant oil field equipment, the applicant shall, as part of the site plan and design review application, comply with all the requirements of Section 9.16.085, including preparation of a joint oil field equipment noise mitigation plan and/or a development applicant oil field equipment noise mitigation plan, and shall be required to implement the plan in conjunction with the development of the residential projects. No site plan and design review application shall be deemed complete until the plan is submitted to and approved by the director of planning.

10. In addition to the above, the planning director or planning commission may require additional information including the following:

a. Section through sites,

b. Preliminary grading plans,

c. Colored renderings and/or perspective drawings,

d. Site line drawings indicating relationship of proposed

buildings and structures to existing structures on adjacent properties and to any public street or other public areas where views may be affected. Site line drawings are to include the view of the hill from major, secondary and secondary modified streets and any other public areas, if, in the determination of the director of planning and community development, the size and/or location of such structure may affect views of or vistas to the hill,

e. Traffic studies required if project is in traffic study area,

f. Acoustical reports,

g. A scale model of proposed structures which may be required to indicate structures on adjoining properties,

h. Any other information pertinent to the application.

C. Model Homes. As a condition of site plan and design review approval for any residential project which will include the use of model home(s), the applicant shall submit operations plans for same for review and approval by the planning commission. The planning commission may require such changes or conditions of approval for proposed operations plans as deemed necessary to protect the health and safety of the general public and of residents and occupants of structures likely to be

affected by model home(s) operations, consistent with provisions of applicable city, state, and federal policies, codes, and standards.

1. Planning Commission Review. Review of model home(s) operations plans by the planning commission shall not require a public hearing, but shall be conducted at a regularly scheduled planning commission meeting. Filing deadlines for operations plans shall be the same as set forth for planning commission public hearing agenda items;

2. Submittal Requirements. The applicant shall submit ten copies of operations plans as part of the first plan check submittal subsequent to site plan and design review approval of the project by the planning commission. The operations plans shall include site plans and documentation representing the following:

a. The location of model home(s) and the relationship of each to adjacent development and to adjoining surface streets,

b. The location and number of proposed visitor and employee parking stalls,

c. Proposed vehicular circulation routes to and from proposed customer parking areas, and on-site and off-site directional signs, barriers, and other devices necessary to protect and promote the safety of visitors to the sites,

d. Proposed pedestrian circulation routes between and among model homes, and between customer parking and model home(s), and directional signs, barriers, and other devices necessary to protect and promote the safety of visitors to the sites,

e. The proposed dates model home(s) would become operational and the relationship of same to the completion dates of other dwelling units within the project,

f. Proposed days and hours of operation,

g. The number of employees expected to be on the model home(s) site at any given time during operating hours.

D. Property within Redevelopment Agency Areas. If the application pertains to property which is located within a redevelopment project area, the application shall also include, as deemed necessary by the director of planning and community development, an explanation of how the site plan complies with the applicable redevelopment plan and regulations of the redevelopment agency.

E. Fees. The fees shall be such as the city council may by resolution establish from time to time.

20.52.050 Findings and standard of review.

A. Findings. In approving or conditionally approving a site plan and design review application, the director of planning and community development, the planning commission or city council, as the case may be, shall find that:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city;

2. The proposed project is in conformance with any redevelopment plan and regulations of the redevelopment agency and any executed owner's participation agreement or disposition and development agreement;

3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:

- a. Facilities and improvements,
- b. Pedestrian and vehicular ingress, egress, and internal circulation,
- c. Setbacks,
- d. Height of buildings,
- e. Signs,
- f. Mechanical and utility service equipment,
- g. Landscaping,
- h. Grading,
- i. Lighting,
- j. Parking,
- k. Drainage,
- l. Intensity of land use;

4. The topography is suitable for the proposed site plan and the site plan, as proposed, is suitable for the use intended;

5. The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

B. Site Plan and Design Review Criteria. In reviewing any site plan or design review application pursuant to the requirements of this chapter, the director of the department of planning and community development, the planning commission, or the city council, as the case may be, shall utilize the following criteria:

1. The overall development plan integrates land with building forms and achieves architectural unity and environmental harmony within the development, consistent with the objective of emphasizing and enhancing the positive aesthetic characteristics existing, developing or to be developed in the surrounding area;

2. Structures shall be situated so as to respect and respond to the existing topography, to minimize alteration of natural land forms, to minimize disruption of desirable trees and vegetation, and to minimize interference with the privacy of and views from surrounding properties;

3. Building pads should be established and graded as near to existing topographic elevations as possible and in such manner as to blend with contours of adjoining properties and avoid abrupt transitions;

4. The size and location of proposed structures enhance, protect or minimize interference with the views of or vistas to the hill which is that area generally bounded by Willow Street on the north, 21st Street on the south, Cherry Avenue on the west and Temple Avenue on the east, from major, modified, and secondary modified streets and from any other public areas;

5. Exterior building treatments are restrained, not harsh or garish, and selected for durability, wear characteristics, ease of maintenance, and initial beauty. All exterior treatments are coordinated with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;

6. Rooflines on a building are compatible through-out the development and with surrounding development;

7. Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings. Structures higher than two stories emphasize horizontal, as well as vertical appearance, e.g., by the use of projection or recession of stories, balconies, horizontal fenestration, changes in roof levels or planes, landscaping or outdoor structures or detailing, to convey a more personal scale;

8. The development protects the site and surrounding properties from noise, vibration, odor, and other factors which may have an adverse effect on the environment;

9. The designs of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting and other project features are responsive both to functional requirements, such as automobile, pedestrian and bicycle circulation, and to aesthetic concerns including the visual impact on other properties and from the view of the public street;

10. The designs of accessory structures, fences and walls are harmonious with main buildings, insofar as possible, the same building materials are used on all structures on the site;

11. Proposed signs, and the materials, size, color, lettering, location and arrangement thereof, are an integrated part of and complementary to the overall design of the entire development;

12. Landscaping is incorporated in such a way as to complement the overall development, enhance visual interest and appeal, and visually integrate buildings within the natural setting. Landscaping shall include combinations of trees, shrubs, turf, and groundcover with major emphasis on utilization and retention of native species and drought tolerant plant materials suited to local climatic conditions. Landscaping in parking areas shall be located so as to provide visual relief from expanses of paved surfaces. Landscaping buffers shall be used to screen exterior trash and recycling areas, loading docks and ramps, electrical utility boxes and transformers, and fire flow valves and backflow preventers;

13. Landscape buffers should also be used, in conjunction with earthen berms, to minimize the visual impact and presence of vehicles by screening them from view to the extent feasible from both on-site and off-site vantage points;

14. Mechanical and utility service equipment is designed as part of the structure or is screened consistent with building design. Electrical transformers shall not be located in required front yard setbacks. Large vent stacks and similar features should be avoided, but if essential, are screened from view or painted to be nonreflective and compatible with building colors. Rooftop mechanical equipment shall be screened from view of public rights-of-way or integrated into the design of the structure. Particular attention should be paid to minimizing the visual impact of rooftop equipment which may be visible from properties or rights-of-way at higher elevations;

15. Natural space-heating, cooling, ventilation and day lighting are provided, to the extent possible, through siting, building design and landscaping. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged;

16. Trash enclosures and truck loading areas, to the extent feasible, shall be located out of view from public rights-of-way, and shall be of appropriate size and shape to accommodate additional receptacles for recycling materials;

17. Proposed building, walkway, and parking lighting enhances building design and landscaping, as well as security and safety, and does not create glare for occupant on adjoining properties;

18. Drainage is provided so as to avoid flow onto adjacent property;

19. On new development, all utility facilities are underground;

20. Adequate provisions are made for fire safety;

21. All **Oil and Gas** Code development standards contained in Section 16.24.020 are met,

22. All zoning ordinance development standards are met.

20.52.050 Findings and Standard of Review.

21. All Oil and Gas Code development standards contained in Chapter 16.24 are met, and a condition of approval has been added that prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the Area of Development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the City for issuing project permits.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 12th day of May, 2015.

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, Scott Charney, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ held on the 12th day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY

MAY
MAY
2



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SELENA ALANIS
ASSISTANT PLANNER**

**SUBJECT: DIRECTOR'S REPORT – "NON-TRADITIONAL USES" - "ATHLETIC
TRAINING FACILITIES" AND "WHOLESALE AUTOMOBILE SALES"**

Summary:

Staff will provide an overview of the types of businesses operating as non-traditional uses within the City. The Planning Commission may consider initiating a Zoning Ordinance Amendment to establish development standards for the more common non-traditional uses such as athletic training facilities and wholesale auto sales. Staff will focus on athletic training facilities at the May Commission meeting and wholesale auto sales will follow at a subsequent meeting.

Recommendation:

Receive and file.

Background:

As the economy shifts from an industrial base to a service economy, owners of industrial buildings are experiencing higher vacancy rates. Industrial buildings typically feature large open floor plans, high ceilings and low rents which make them attractive for a variety of uses, not just industrial ones.

On February 10, 2009, the Commission held a workshop to consider a Zoning Ordinance Amendment to address the growing interest in the use of industrial buildings for businesses that reflected current economic trends (Attachment A). At that time, the Commission determined that an amendment was not necessary. The Commission directed staff to use its discretion when approving business licenses for non-traditional

uses in industrial zones, but emphasized that off-street parking and compatibility with surrounding uses should be taken into account (Attachment A).

On February 9, 2010, a Director's Report was provided to the Commission regarding the status of "athletic training facilities" and "private commercial schools" that had been approved as non-traditional uses (Attachment B). At that time, the Commission did not suggest making any changes to the process.

Analysis:

Athletic training business operators can easily convert warehouses to meet their business needs with the addition of weights, mirrors and flooring. As such, the City has received numerous requests to use warehouses for athletic training facilities. Currently, athletic training facilities are not defined, are not specifically listed as a permitted use in any zoning district and do not have an off-street parking standard. Accordingly, staff has been processing these business as non-traditional ones and must review the owner's business plan and conduct a site inspection to evaluate parking and compatibility concerns.

To date, 27 athletic training facilities are operating in industrial zoning districts throughout the City (Attachments C and D). These facilities offer a variety of fitness related services such as open gyms with cardio machines and weight equipment, personal trainers (one-on-one), group classes, boot camps, self-defense training, CrossFit training, boxing, kickboxing, Muay Thai, Brazilian Jiu-Jitsu, wrestling, dance instruction, yoga and mixed martial arts.

Given the number of athletic training facilities operating as non-traditional uses, staff believes the following considerations should be evaluated to determine if developing zoning and parking standards for future facilities is warranted:

- Proliferation and concentration concerns
- Changes to business plans and business owners without Planning Department review
- Effects of undisclosed accessory uses: party rentals, retail sales, video filming, massage therapy, chiropractor, special events/fundraisers
- Tendency for operators to assume the right to operate given the number of existing facilities – some secure leases, complete tenant improvements and/or open before seeking City approval

Over the past five years, the City has received nuisance related complaints about some athletic training facilities. The complaints that are received are related to facilities being: in close proximity to residential zones, proliferation and concentration of facilities, and facilities being incompatible with existing industrial uses. The following nuisances have impacted both residents and/or business owners:

- Noise: loud music, open facility doors, parking lot loading and unloading, loitering outside the building, early or late hours of operation

- Parking: sites without off-street parking, in adequate off-street parking, parking impacts to residents and businesses, over flow to on-street parking
- Outdoor light and glare issues
- Use of parking lots and public streets for athletic training

Given the number of athletic training facilities in the City, staff believes they may now be considered a traditional use. Traditional uses can be defined, listed as a permitted or conditionally permitted use, designated in specific zoning districts and have off-street parking standards. Development standards would establish a level playing field for the businesses.

Approved:

Scott Charney



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

February 10, 2009

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: JAMES KAO *JK*
ASSOCIATE PLANNER

SUBJECT: WORKSHOP—PROPOSED ZONING ORDINANCE AMENDMENT FOR
PRIVATE COMMERCIAL SCHOOLS AND TRAINING FACILITIES

Summary:

The Commission will consider options intended to address the growing interest in use of industrial buildings for private commercial schools and training facilities.

Recommendation:

Receive public comment, initiate a zoning ordinance amendment and provide direction as deemed appropriate.

Background:

In October 2008, the Commission recommended approval of a zoning ordinance amendment to permit "Gymnastics Academy" in the LI, Light Industrial, zoning district. In recommending approval of the American Gymnastics Academy, staff concluded that the gymnasium is "a *highly specialized use*" and proposed for an existing industrial building with an adequate parking lot. However, the number of requests for training facilities and private commercial schools suggests a need to improve zoning ordinance definitions and to consider allowing these types of uses in certain industrial zones.

Analysis:

Over the course of this next year, staff will propose a series of zoning ordinance amendments to improve its zoning standards in order to facilitate the development process and bring its standards up to date with current economic trends and realities.

Economic Trends

Over the last several years the City of Signal Hill has increasingly received inquiries about the use of industrial warehouse space for private commercial schools and athletic/physical training facilities. Industrial buildings with large open floor plans, high ceilings and typically lower rents make them especially attractive for startup operators of these businesses. Nationally, there is a growing trend for self-improvement instruction for adults and children in various pursuits such as dance and music. The competitive academic and athletic scholarship requirements of today's elite colleges and universities has also led to a boom in after-school academic tutoring and specialized sports training that can give young scholars or athletes a competitive edge. A growing active senior population is also fueling the trend with facilities for physical therapy and conditioning. On top of this, the current economic recession is forcing building owners to seek nontraditional tenants to fill vacant industrial space.

Current City Zoning Standards and Practice

Recognizing that the demand for these types of uses may increase in the future and that its current zoning regulations may be overly restrictive for property and business owners seeking opportunity in a tough economy, staff has considered how to allow such uses in light industrial zones without creating parking problems or creating incompatible adjacent land uses.

Improving Definitions

The following is a preliminary list of businesses that may be classified as “private commercial schools” or “training facilities”:

- music
- dance
- self-defense
- personal wellness and fitness
- language
- cooking
- computers
- art
- drivers education
- softball and baseball
- cheerleading
- golf
- ice hockey goalie

- tutoring
- tennis
- archery
- rock climbing
- scuba
- sports injury rehabilitation
- physical therapy
- yoga

Issues

Staff has identified the following issues that must be addressed in proposed zoning ordinance amendments:

- Definitions must avoid potential for misunderstandings. For example, distinguish between a small yoga studio and a large health and fitness chains like 24-Hour Fitness that require exceptionally large parking lots
- Potential for incompatible adjacent uses. For example, a yoga studio next door to a machine shop
- Parking adequate to accommodate the use
- Appropriate zoning

Staff believes that private commercial schools and training facilities may be appropriate in the following industrial and commercial zones:

USES	DISTRICTS						
	CO	CTC	CG	CR	CI	LI	GI
Private commercial school	P	X	P	P	P	P	X
Training facility	P	X	P	X	P	P	X

Staff feels that the above zoning is broad enough to accommodate a wide variety of businesses. Staff has yet to consider the several specific plan areas of the city.

Proposed Parking Standards

Private commercial schools and training facilities have the potential to attract adult students that will likely drive to a class or practice session so providing adequate parking and ensuring that parking is not an issue for other industrial uses is paramount. Staff is studying parking requirements of other cities to help formulate its own standard for private commercial schools and training facilities. Staff will also observe parking at

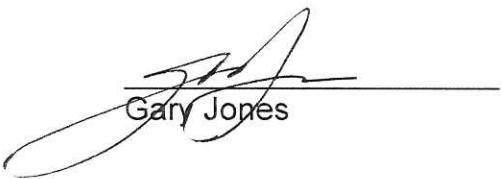
Workshop – Private Commercial Schools and Training Facilities ZOA
February 10, 2009
Page 4

existing private commercial schools and training facilities and consider the parking standards of Chapter 20.70.

Recommendations

Staff recommends that the Commission initiate a zoning ordinance amendment process and provide direction including discussion of personal knowledge or experiences with these types of uses.

Approved by:



Gary Jones



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

February 9, 2010

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: GARY JONES
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: DIRECTORS REPORT—UPDATE OF NONTRADITIONAL INDUSTRIAL
USES**

Summary:

Staff will present a follow up report on nontraditional industrial uses such as athletic training facilities and private commercial schools.

Recommendation:

Receive and file.

Background:

In February 2009 the Commission held a workshop to consider a zoning ordinance amendment to address the growing interest in the use of industrial buildings for non-traditional uses such as athletic training facilities and private commercial schools (Attachment A). It's consensus was that existing zoning classifications were sufficient to accommodate these new uses and directed staff to use its discretion when approving business licenses but emphasized that off-street parking standards be maintained.

Analysis:

Over the course of the last twelve months, staff has had the opportunity to review a number of business licenses for nontraditional uses in the LI, Light Industrial, and GI, General Industrial, zoning districts. It approved licenses for 7 such businesses—all small private gym and personal training facilities (Attachment B). Prior to approving each license, staff conducted a site inspection to confirm use compatibility with adjacent businesses and verify sufficient off-street parking. To date staff has not received any complaints regarding these uses and anticipates that more such businesses will choose

to occupy traditional industrial spaces for the foreseeable future due to the economic recession and changing lifestyle trends.

Staff will continue to monitor these businesses in the coming year and will likely approve more similar businesses but recognizes that there are still shortcomings in the zoning standards that should be addressed, in particular updating the off-street parking standards to include standards for a small private gym and a large national chain gym or health club which are permitted uses in the CO, CTC, CG, CR and CI zoning districts (and some specific plan areas with a conditional use permit) but do not have specific parking requirements. Staff maintains that the default commercial parking standard of one space per 250 square feet is inadequate. Staff would like to return to the Commission in a year's time with a proposed off-street parking amendment.

APPROVED NON-TRADITIONAL INDUSTRIAL USES

This is a list of businesses approved by the Community Development Department from March 2009 to February 2010. All are located in the LI, Light Industrial zone, except for Juxtaflo, Inc. at 2831 Junipero #609, which is located in the GI, General Industrial, zoning district.

Business Name	Address	Use	Date Approved
Willow Wellness Center	2799 Temple	Office/fitness ctr	11/30/09
Juxtaflo, Inc.	2831 Junipero #609	Personal training	9/17/09
Juxtaflo/Crossfit LB	1420 33 rd St.	Personal training	9/03/09
Check Mat	1860 Obispo	Personal training	8/03/09
Signal Hill Boot Camp	2801 Junipero #202	Personal training	6/08/09
My Gym	3287 Industry	Kids fitness	6/08/09
AAA Goaltending	2248 Obispo	Sports training	3/03/09

Athletic Training Facilities

Name	Address	Use	Date Approved	In Operation	Zone	Website
1 No Limits Sports & Fitness Academy	3221 Industry Dr.	Gym, Crossfit, Boot camps, Spin, Chiropractor, Massage, Acupuncture	06/22/2012	Yes	Light Industrial	http://www.nolimitssportsandfitness.com/
Belong 2 Fitness	3221 Industry Dr.	Personal trainer	08/10/2012	Yes		http://www.belong2fitness.com/
Fitness Chiropractic	3221 Industry Dr.	Chiropractor	04/18/2013	Yes		
Kai 9 Fit Long Beach	3221 Industry Dr.	Women's Fitness	01/08/2014	Closed		N/A
Faith Fitness	3221 Industry Dr.	Personal trainer	08/23/2013 (Inactive)	N/A		N/A
Muscle Moss	3221 Industry Dr.	Personal trainer	08/23/2013 (Inactive)	N/A		N/A
Flex Appeal Gym	3221 Industry Dr.	Personal trainer	10/24/2012 (Inactive)	N/A		N/A
Veronika Rae Massage Therapist	3221 Industry Dr.	Massage therapist	05/10/2012 (Inactive)	N/A		
Elite Mobility Athletics	3221 Industry Dr.	Personal trainer	06/22/2012	Closed		N/A
2 Nu Image Now	3351 E. Hill St.	Gym, Crossfit, Personal training, Group classes, Chiropractor, Massage	04/26/2005	Yes	Commercial Industrial	http://www.nuimagenow.com/
Gunter Chiropractic	3351 E. Hill St.	Chiropractor	03/28/2014	N/A		N/A
Amadeus Physical Therapy	3351 E. Hill St.	Physical therapist	07/10/2012	N/A		N/A
Excell Wellness	3351 E. Hill St.	Personal trainer	09/06/2012	N/A		N/A
3 Dynamic Fitness Training	1961 Freeman Ave.	Group training, Personal training, Kickboxing	09/21/2010	Yes	Light Industrial	http://www.dynamicfit.net/
Massage therapy	1951 Freeman Ave.	Massage therapist with Dynamic Fitness	09/27/2012	N/A		N/A
4 X Cell Fitness	3299 E. Hill St. #306	Group training, Personal training	09/23/2014	Yes	Light Industrial	http://xcellfitnessacademy.com/
EPIC, Inc.	3299 E. Hill St. #306	Gym	08/20/2012	No		Closed. New owner and name opened at same location
5 Nobesity Lifestyles Solution	3289 Industry Dr.	Gym	01/27/2011	No	Light Industrial	Closed.
6 Hill Street Boxing (JA & TE Rodriguez Co.)	1201 E. Hill St.	Boxing, Gym, Personal training	10/15/2012	Yes	Light Industrial	http://www.boxingsignalhill.com/
7 Iron Addicts	2224 Cerritos Ave.	Gym, Crossfit, Personal training, Accessory video filming and retail sales		License Pending	Yes	http://ctfletcher.com/iron-addicts-gym/
8 360 Combat (360 Krav Maga)	1220 E. Hill St.	Muay Thai, BJJ, Self defense training	12/01/2003	Yes	Light Industrial	http://www.360kravmaga.com/home
9 Brazilian Top Team	2680 Dawson Ave.	Muay Thai, MMA, BJJ	12/09/2010	Yes	Commercial Industrial	http://www.bttlongbeach.com/
10 The Jiu-Jitsu League	1860 Obispo Ave.	Muay Thai, BJJ, Personal training		No License	Yes	http://www.thejiujitsuleague.com/
11 Neutral Grounds Brazilian Jiu-Jitsu	2451 E. Willow St.	Muay Thai, BJJ, Wrestling	05/07/2012	Yes	Commercial Town Center	http://www.nbjj.com/
12 UTC West LLC	2400 Gundry Ave.	Crossfit, BJJ, Personal training, Accessory video filming and retail sales	06/30/2014	Yes	General Industrial	http://utccrossfit.com/
13 Long Beach MMA Judo & Fitness (LSL Fitness)	3306 Industry Dr.	Personal Training, Group Classes, Performance training, junior athlete speed classes	02/13/2014	Yes	Light Industrial	http://www.lsfitness.com/
14 West Coast Wing Chun	2698 Junipero Dr. #116	Martial Arts, Boot camps, Circuit training, Yoga, Open training	09/08/2014	Yes	Commercial Industrial	http://westcoastwingchun.com/
15 Wing Chun Temple	2601 E. 28th St. #308	Martial Art and Cultural Center	02/28/2014	Yes	Light Industrial	http://www.wingchuntemple.com/
16 Crossfit Long Beach	2431 Orange Ave.	Crossfit, Group Training, Personal Training, Boot camps	08/23/2011	Yes	General Industrial	http://www.crossfitlongbeach.com/
17 Cross Fit Reality (Reality Strength Conditioning)	2445 Palm Dr. #105	Crossfit, Group Training, Sports Performance Training, Accessory retail sales	01/27/2012	Yes	Light Industrial	http://www.crossfitreality.com/
18 Crossfit Signal Hill	3262 E. Willow St.	Crossfit, Group training, Open Gym	07/26/2011	Yes	Commercial Industrial	http://cfsignalhill.com/
19 CrossFit 5150	1480 E 28th St.	Crossfit, Group training	05/15/2013	Yes	General Industrial	http://crossfit5150.com/
CrossFit Intersect	1860 Obispo Ave.	Crossfit, Personal training	10/27/2011	No	Light Industrial	Closed.
21 Elevation Dance Studio	1900 E. 27th St.	Dance class, Private lessons, Room rental	10/23/2007	Yes	Commercial Corr. SP	http://www.elevationstudios.com/
22 Fembody Fitness	3301 E. Hill St. #401	Pole Fitness, Aerial Fitness, Dance, Private Parties	05/07/2012 (Inactive)	Yes	Light Industrial	https://www.fembodyfitness.com/
23 Kaia F.I.T.	1901 Obispo Ave.	Shared fitness, Gymnastics,	06/05/2013	Yes	Light Industrial	http://www.kaiafit.com/
Monster Yoga	1839 Redondo Avenue	Yoga		License Pending	No	PCH SP
24 Outbreak Soccer Centers	2953 Obispo Ave.	Indoor Soccer, Leagues, Camps, Classes, Tournaments, Field Rentals, Party Rentals	12/29/2014	Yes	Light Industrial	http://www.outbreaksoccercenters.com/landing
25 Signal Hill Soccer	1138 E. Willow St.	Zumba	01/11/2012	Yes	Commercial Industrial	https://www.facebook.com/FitnessRoom
26 On Deck Sports	2499 E. Willow St.	Batting cage, Lessons, Camps, Party rentals	08/13/2008	Yes	Commercial Town Center	http://www.ondeckbattingcages.com/
27 Hangar 18	2599 E. Willow St.	Rock climbing, Lessons, Party rentals	02/26/2001	Yes	Commercial Town Center	http://www.climbhangar18.com/longbeach/
Victory Zone Gym	2225 E. 28th St. #512	Personal training	02/11/2011	No	General Industrial	Closed.
Fitness Impact	1600 E. 29th St.	Fitness, Personal training	04/05/2011	No	Light Industrial	Closed.

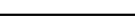
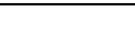


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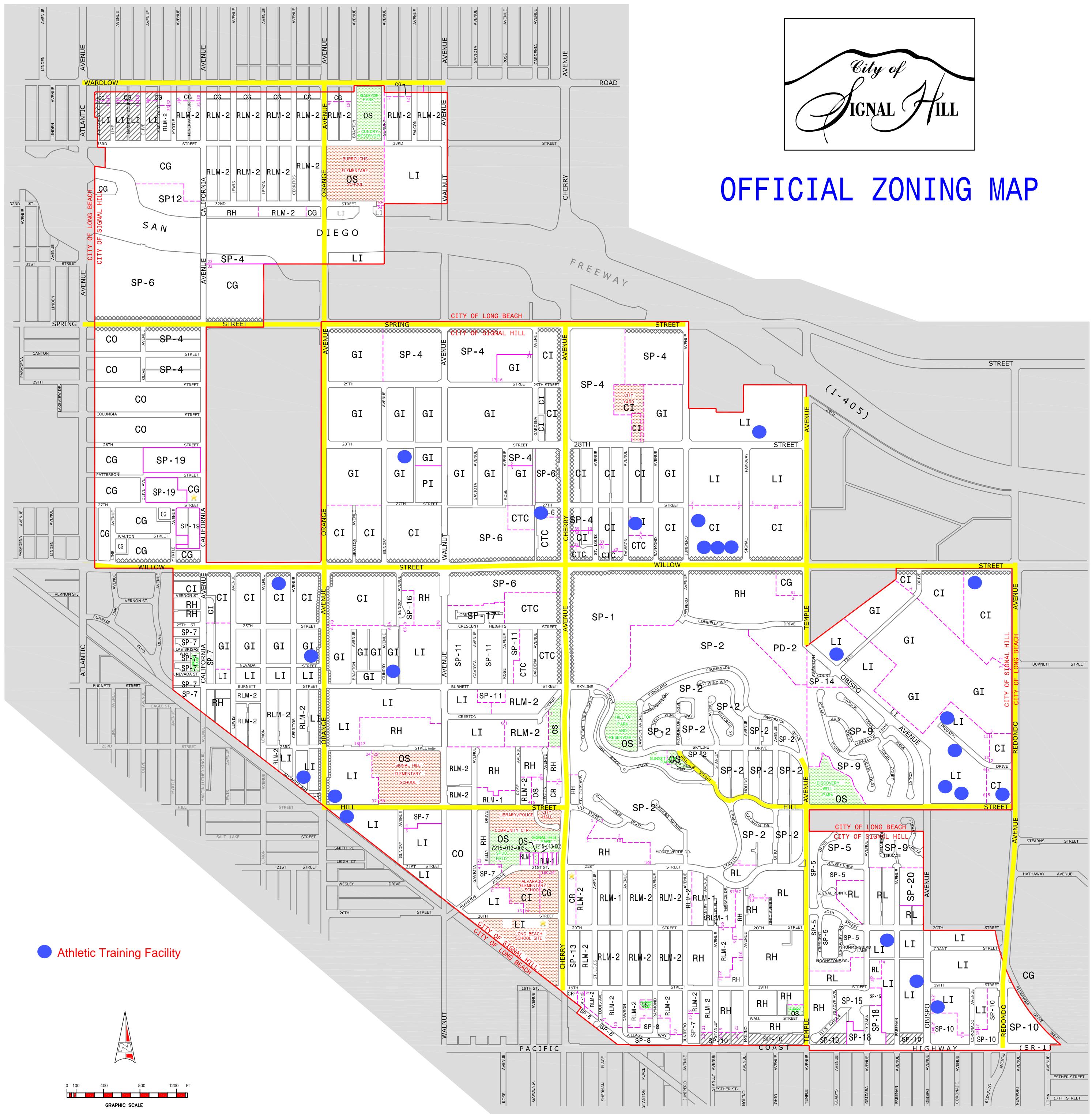
RESIDENTIAL

SYMBOL	DISTRICT
RL	RESIDENTIAL LOW DENSITY
RLM-1	RESIDENTIAL LOW/MEDIUM-1
RLM-2	RESIDENTIAL LOW/MEDIUM-2
RH	RESIDENTIAL HIGH DENSITY
PD-2	PLANNED DEVELOP DISTRICT-2
OS	OPEN SPACE
CR	COMMERCIAL RESIDENTIAL
SP-2	HILLTOP AREA SPECIFIC PLAN
SP-5	CALIFORNIA CROWN SPECIFIC PLAN
SP-7	SPECIAL PURPOSE HOUSING S.P.
SP-8	SIGNAL HILL VILLAGE S.P.
SP-9	BIXBY RIDGE SPECIFIC PLAN
SP-11	CRESCENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN
SP-13	CHERRY AVE. CORRIDOR RESIDENTIAL SPECIFIC PLAN
SP-14	HATHAWAY RIDGE RESIDENTIAL SPECIFIC PLAN
SP-15	CITYVIEW RESIDENTIAL SPECIFIC PLAN
SP-16	VILLAGIO SPECIFIC PLAN
SP-17	CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN
SP-18	PACIFIC WALK RESIDENTIAL SPECIFIC PLAN
SP-20	FREEMAN HEIGHTS SPECIFIC PLAN

COMMERCIAL

SYMBOL	DISTRICT
CO	COMMERCIAL OFFICE
CTC	COMMERCIAL TOWN CENTER
CG	COMMERCIAL GENERAL
CI	COMMERCIAL INDUSTRIAL
LI	LIGHT INDUSTRIAL
GI	GENERAL INDUSTRIAL
SP-1	TOWN CENTER SPECIFIC PLAN
SP-4	AUTO CENTER SPECIFIC PLAN
SP-6	COMMERCIAL CORRIDOR SPECIFIC PLAN
SP-10	PACIFIC COAST HWY. SPECIFIC PLAN
SP-12	FREEWAY SELF-STORAGE SPECIFIC PLAN
SP-19	GENERAL INDUSTRIAL SPECIFIC PLAN
	DENOTES LANDSCAPE-OVERLAY DISTRICT
	DENOTES MODIFIED SETBACK REQUIREMENTS; REFER TO MUNICIPAL CODE "EXCEPTION"
	DENOTES ORANGE AVENUE LANDSCAPE - OVERLAY DISTRICT
	DENOTES CHURCH/RELIGIOUS BUILDING

REVISIONS



MAY

MAY

3



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: MINUTES

Summary:

Attached for your review and approval are the minutes of last month's regular meeting.

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
April 14, 2015
7:00 P.M.

CALL TO ORDER

Chair Benson called the meeting to order at 7:04 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Tom Benson
 Vice-Chair Jane Fallon
 Commissioner Devon Austin
 Commissioner Rose Richárd

Excused Absence: Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney David Kwon
- 5) Sr. Engineering Technician II Anthony Caraveo

In addition, there were 13 people in attendance.

PLEDGE OF ALLEGIANCE

Chair Benson led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PUBLIC HEARING

1. Site Plan and Design Review 15-02 for Modifications to a Single-Family Dwelling at 3347 Brayton Avenue

Community Development Director Scott Charney read the form of notice and Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked if there were any questions from the Commission.

There being no questions, Chair Benson opened the public hearing.

The following member of the public spoke regarding the project:

- 1) Reginald McNulty, owner of 3347 Brayton, thanked the Commission and stated he was ready to answer any questions the Commission might have.

Chair Benson thanked Mr. McNulty for the change to the roofline which was revised to integrate the front balcony roofline with the second story.

There being no further public testimony, Chair Benson closed the public hearing.

All of the Commissioners stated their appreciation to Mr. McNulty for the change to the roofline and spoke in favor of the project.

It was moved by Commissioner Austin and seconded by Vice-Chair Fallon to waive further reading and adopt the following resolution:

Resolution No. 767-04-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 15-02, A REQUEST TO REMODEL AND EXPAND THE EXISTING 768 SQUARE FOOT ONE-STORY SINGLE-FAMILY DWELLING TO A 1,580 SQUARE FOOT TWO-STORY, THREE-BEDROOM, TWO-BATH SINGLE-FAMILY DWELLING WITH A ONE-CAR GARAGE AT 3347 BRAYTON AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR BENSON; VICE-CHAIR FALLON; COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

The motion carried 4/0.

DIRECTOR'S REPORT

2. **995 E. 27th Street Request for a Construction Time Limit Extension** (Agenda Item #3 was moved forward)

Chair Benson requested to discuss Agenda Item No. 3 prior to the next item.

Community Development Director Scott Charney read the form of notice and Associate Planner Colleen Doan gave the staff report.

The schedule of completion for the project was distributed at the Commission meeting since it was not available when the agenda was produced.

- 1) Tarak Mohamed, Project Manager, stated they fully intended to complete the project within one and a half months, before the expiration of the construction time limit extension.

Chair Benson asked Mr. Mohamed about the status of the work, and he reported progress on electrical work, parking lot, curb and gutter, stormwater, and stucco.

The Commissioners reiterated their expectation that the project be completed within the 80 days of the granted extension.

The Commissioners' comments were provided to the Director of Community Development for consideration in approving or denying the request for an extension of the construction time limit.

PUBLIC HEARING

3. **Municipal Code Amendment to Title 16 Entitled “Oil Code” and Chapter 20.52 Entitled “Site Plan and Design Review” Establishing Regulations to Allow Development On Top Of and In Close Proximity To Abandoned Wells and Revising Methane Assessment and Mitigation Procedures** (Agenda Item #2)

Community Development Director Scott Charney read the form of notice and gave an introduction, and Associate Planner Colleen Doan gave the staff report.

- 1) Susan Paulsen, Exponent (formerly with Flow Science, Inc.), described the subsurface geology and water quality analysis to evaluate the potential impacts of oil field operations on groundwater quality and noted the report found no evidence that oil operations had impacted drinking water quality.
- 2) Susan Mearns, Mearns Consulting LLC, gave a presentation regarding methane and its properties, and highlighted existing and proposed methane assessment and mitigation for new development.
- 3) Associate Planner Colleen Doan gave the presentation regarding the well abandonment report prepared by Tom Walker. Mr. Walker was unable to attend. Colleen reviewed the research and analysis for the City Equivalency Standard for allowing development over or in close proximity to abandoned wells.

Chair Benson asked for confirmation that well abandonments previously completed had met the DOGGR standards. Staff confirmed that some standards have changed and that the Amendment will allow developers to assess the well abandonment prior to site plan and design review.

- 4) Kevin Shannon, SESPE Consulting, Inc., provided a report regarding the environmental analysis in compliance with the California Environmental Quality Act.

Chair Benson commended staff and the consultants for the detail and clarity of the reports. He asked if the material was available on the website. Staff advised the materials are available on the website and to the public at the Community Development Department and that notice was posted that documents were distributed to the State Clearinghouse for a 30 day public comment period.

Chair Benson asked if there were any questions from the Commission.

All the Commissioners thanked staff and the consultants for their effort and the great quality of the Oil Code Amendment.

Chair Benson opened the public hearing.

The following members of the public spoke regarding the project:

- 1) Keven Doherty, SummerHill Homes, the developer of Crescent Square, stated he was very pleased with the caliber of work by staff and the consultants. He expressed appreciation for the well executed studies and thought they would inspire confidence to both the developer and future residents.
- 2) Bozena Jaworski, RPP Architects, thanked staff and the consultants for their work and thought the Oil Code Amendment would improve the quality of life and environment in Signal Hill. She asked if previously abandoned oil wells would have difficulty meeting the new equivalency standards.

Staff advised that the petroleum engineer indicated wells abandoned after 1970 would likely meet the equivalency standard. Under the new Code an assessment is made by the applicant's engineer and if the City's petroleum engineer concurs that a well meets the equivalency standard, no additional work is required. Chair Benson reiterated that every case is different and expressed confidence in the cooperation between Signal Hill Petroleum, staff, consultants, and residents.

- 3) Ashley Schaffer, Signal Hill Petroleum, also thanked staff for their work on this extremely detailed Amendment. She stated Signal Hill Petroleum is looking forward to the Code being adopted.

There being no further public testimony, Chair Benson closed the public hearing.

Commissioner Austin commended staff on the level of detail provided and the clarity of the Oil Code Amendment.

Vice-Chair Fallon expressed appreciation for the effort to make the Amendment understandable to the general public and for the comprehensive safety measures included in the Amendment.

Commissioner Richárd thanked staff for taking the time to educate the Commission at this meeting and for addressing safety measures.

Chair Benson expressed appreciation for the detail provided in the technical studies, which reflect the community's position on development and safety.

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to waive further reading and adopt the following resolutions:

Resolution No. 768-04-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 04/03/15(1), RELATIVE TO ORDINANCE AMENDMENT 15-01

Resolution No. 769-04-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15-01, AMENDING TITLE 16 ENTITLED "OIL CODE" AND CHAPTER 20.52 ENTITLED "SITE PLAN AND DESIGN REVIEW" ESTABLISHING REGULATIONS TO ALLOW DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY TO ABANDONED WELLS AND REVISING METHANE ASSESSMENT AND MITIGATION PROCEDURES AND SITE RESTORATION STANDARDS

The following vote resulted:

AYES: CHAIR BENSON; VICE-CHAIR FALLON; COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

The motion carried 4/0.

DIRECTOR'S REPORT

4. Beautification Award

Associate Planner Colleen Doan gave the staff report.

Chair Benson asked for any questions from the Commission. There being no questions, Chair Benson asked if members of the public had any questions or comments.

There being none, Chair Benson asked the Commissioners if there were any additional questions.

Commissioner Richárd expressed her appreciation for the ongoing work on the rock walls and the garden at 2001 Obispo Avenue.

No other nominations being made, it was moved by Commissioner Richárd and seconded by Commissioner Austin to select the residence at 2001 Obispo for the spring award.

It was moved by Vice-Chair Fallon and seconded by Commissioner Richárd to select Century Calibrating at 1127 E. 25th Street as the recipient for the fall award.

The motions passed 4/0.

CONSENT CALENDAR

It was moved by Commissioner Austin and seconded by Vice-Chair Fallon to receive and file Consent Calendar Items Nos. 5, 6, 7, 8 and 9.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Richárd stated she appreciated the new signage at the Costco gas station which provides direction for traffic flow.

Commissioner Austin stated she also appreciated the new Costco signage. She mentioned concerns for trash at the 99 Cent Store. Staff advised they will contact the property owner and meet with the store manager.

Vice-Chair Fallon reminded the Commission that she will not attend the May 12, 2015 Planning Commission meeting.

Staff advised that Planning Commissioner terms would be expiring for two of the Commissioners: Vice-Chair Fallon and Commissioner Richárd. Vice-Chair Fallon submitted a letter to the City Council that she would not be available for an interview on May 11, 2015 but would be available to interview before or after May 11, 2015.

Chair Benson discussed the colloquium held on April 11, 2015: Black Gold in Paradise - The Influence of Oil and Energy Extraction on LA's Urban Form. He commended City Manager Kenneth Farfsing on the history conveyed and interactive format.

Chair Benson thanked staff for providing the materials for the Commission meeting electronically, which saves a great deal of paper waste. Staff mentioned the Commission material is also available to the public on the City's website.

Chair Benson mentioned the intersection near the Browning School at Hill and Obispo and was concerned about potential traffic issues. Staff advised the City has requested that Long Beach Unified School District hold a meeting to discuss traffic.

Chair Benson expressed concerns about the potential for paint peeling on metal flashing. Staff noted the comment and will discuss flashing with future applicants for site plan and design review.

Chair Benson asked if there had been any changes to the Gateway A parking. Staff advised that the property owner intends to develop additional signage to inform visitors of additional parking on the site.

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 12, 2015.

The motion carried 4/0.

Chair Benson adjourned the meeting at 8:56 p.m.

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

MAY

MAY

4



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SELENA ALANIS
ASSISTANT PLANNER**

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

Below for your review is a brief summary on the City Council's action from the previous month.

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the April 21, 2015 City Council, there were no Community Development Department related items.
- 2) At the May 5, 2015 City Council meeting, the following items related to the Community Development Department were discussed:
 - Mayor Larry Forester presented a proclamation in recognition of May 2015 as Building Safety Month.
 - An ordinance was introduced to amend the Signal Hill Municipal Code revising regulations for Buildings and Construction. The primary purpose of the Ordinance is to adopt the 2013 editions of the California Building Codes. Many of the changes detailed in the Ordinance are administrative in nature or based upon local climatic, geological or topographic conditions and do not modify a California Building Standard.

Approved by:

Scott Charney

MAY

MAY

5



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation:

Receive and file.

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2357 Lewis Avenue	Repairs to a fire damaged single-family dwelling Applicant: California Construction	Administrative Review	✓	N/A	N/A	Permit Issued 2/13/15	N/A	N/A	2/8/16			Demolition in process (4/15). Home rebuild begun, rough plumbing and electrical complete (5/15). SA/JH
1790 E. Burnett St.	Renovation of existing house and construction of new 4-car garage with roof deck, workshop and parking court Applicant: Gary Severns	Administrative Review	✓	N/A	N/A	Permit Issued 02/13/14	N/A	N/A	N/A			Approved change from cedar shingles to a composite for reduced maintenance and requested revised color scheme. A new color board and rock samples have been submitted. Installation of the rock band is underway. Revised window design for both sides of front door is pending (9/14). Rear grade was too steep – Grade reworked and garage foundation poured. Framing of garage has begun (1/15). Rough plumbing, electrical and HVAC complete. Interior and exterior work ongoing (3/15). Garage roof and interior underway (5/15). CTD/JH

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
3240 Cerritos Ave.	New permit issued for interior drywall, plumbing and electrical for remainder of interior of existing house Applicant: Jim Trevillyan	Administrative Review	✓	N/A	N/A	Permit Issued 03/3/15	N/A	N/A	02/26/16			Permit issued but no progress (4/15). JH
2477 Gaviota Ave.	Rehabilitation of the existing single-family dwelling Applicant: Rama Singhal	Administrative Review	In progress	N/A	N/A							Preliminary plans have been submitted for staff review to rehab the exterior of the single-family dwelling. A Lien Release and Historic Preservation Easement are expected to go to City Council for review on 5/19/15. SA
2311 Ocean View	Add/expand second story decks and "trainhouse" in side and rear yard of existing single-family home Applicant: M/M Hughes	SPDR 08-05	N/A	07/14/09	N/A	Permit Issued 08/16/13	N/A	N/A	08/11/14	9/30/14	03/03/15 	The first extension granted until 9/30/14. (50 days) A second extension granted until 03/03/15. The project is an active Code Enforcement case (5/15). SA/JH

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2799 21 st St.	A two-story 3,629 sf SFD and 3 car garage Applicant: Vivir Properties/Silva Family	SPDR 13-05	N/A	01/14/14	N/A	Permit Issued 7/21/14	N/A	N/A	01/12/16			Rough plumbing, electrical, doors and windows, stucco, drywall complete (3/15). Rock façade near complete. Driveway complete. Sidewalk in process. (5/15). JH
924 E Vernon St.	Demolition of existing dwelling and detached garage for construction of a new two story 3,230 sf duplex and 4-car garage Applicant: LLG Construction	SPDR 14-02	N/A	06/10/14	N/A	06/10/15	12/10/15					Applicant working with SCE and Public Works on alley improvements (10/14). Plan submitted for 2 nd building plan check (3/15). Letter sent on 5/1/15 to property owner to request 1 st extension. Owner requested 6 month extension. SPDR extended to 12/10/15. SA
3360 Lemon Ave.	A 1,207 sf 2 nd unit over a four-car garage at the rear of a property with a SFD Applicant: Jason Shorrow	SPDR 14-03	N/A	07/08/14	N/A	07/08/15						SPDR approved, signed conditions received. Plan check is complete. Applicant is preparing grading plans for submittal to Public Works and submittals for LA County Fire (5/15). CTD

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
3347 Brayton Ave.	Revised plans for the remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition Applicant: Reginald McNulty	SPDR 15-02	N/A	08/09/11	N/A	4/14/16						Site Plan & Design Review approved at the 4/14/15 PC meeting. SA
1995 St. Louis Ave.	A proposal to demolish existing dwelling and detached garage for a new two story 3,187 sf SFD with attached 3-car garage Applicant: Seth Sor	SPDR	N/A	Required	N/A							View Notice sent on 8/4/14. Story poles installed on 8/5/14. PC workshop 10/14/14. Applicant revised plans (3/15). View notice sent on 3/31/15. New story poles installed on 4/1/15. Applicant is working on submitting items for workshop. Tentatively scheduled for the June PC workshop. SA

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> approval	<u>PC</u> approval	<u>CC</u> approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2260 Walnut Ave.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot Applicant: Santana Investors	SPDR	N/A	Required	N/A							Leak test passed, vent cone was not installed (2/15). Staff has reviewed preliminary plans. The applicant is working on well survey and plans (4/15). SA
2085 Freeman Ave.	A proposal for a new two story 3,746 sf SFD with attached 3-car garage on a vacant lot Applicant: RPP Architects	SPDR	N/A	Required	N/A							Leak test passed and vent cone installed (2/15). The applicant has submitted plans for Planning review and preliminary comments (3/15). Applicant is working on preparation of the Well Assessment Report required under the pending Oil Code Amendment (5/15). SA/CD
2101 Stanley Avenue	Vacant lot in Hilltop Specific Plan Applicant: Jonathan Spano	Leak Test of Abandoned Oil Well										Leak test passed and vent cone installed (2/15). Working on design for new single-family residence (4/15). JH

**City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015**

Residential

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
Gundry Hill 1500 E Hill St.	Development of 72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot and courtyard with on-site management Applicant: Meta Housing	SPDR for Administrative Review and approval by the Director of Community Development	Approved 2/18/15	N/A	N/A	N/A	N/A	N/A				Tours completed on 1/6/15 and 1/8/15. A community meeting with the Planning Commission was held on 1/13/15. The Disposition and Development Agreement approved by the Housing Authority on 2/17/15 (3/15). Director approved the SPDR on 2/18/15. California Tax Credit Allocation application submitted to the State by the applicant 3/4/15. SC/SA

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2599 Pacific Coast Highway	Residential SP-10 1 st concept plan had 14 attached units 2 nd concept plan had 12 attached units 3 rd concept plan had 10 detached units 4 th concept plan has 9 units	Preliminary review PC Workshop 8/14/12 PC Workshop 9/9/14 SPDR	N/A	Required	Required							Staff met w/owner who reported unsuccessful lot consolidation out-reach effort (9/12). Staff met w/applicant to review a new concept plan on 9/13. Revised design (10 detached units) more closely met the intent of SP-10. Access and guest parking revised (6/14). Commission requested design changes. Applicant's revised conceptual plans (9 units) were previewed and met most of the development standards. Due to proposed height / view policy, applicant to proceed with view analysis outreach (9/14). Revised plans submitted for conceptual review. Proposal has one less unit, setbacks now meet the code, but some buildings still exceed height limit and view policy outreach is pending. Rough grading to be submitted to review options to reduce heights (5/15). CTD
	Applicant: Mike Afiuny											

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
1939 Temple Avenue	Potential sale of the property for development of residential homes (existing non-conforming industrial buildings on site)	Leak Test of Abandoned Oil Wells Applicant: High Rhodes/Anglers										DOGGR maps indicate 2 wells in the vicinity of the property. Applicant is trying to locate 1 well, but has been unsuccessful to date. The remaining well is under the existing building. Applicant is preparing to demolish the existing buildings to leak test the wells (3/15). Applicant is still working to locate the wells and come up with a plan to leak test the wells (5/15). JH

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

[Commercial-Industrial](#)

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2653 Walnut Ave.	An approximate 8,000 sf warehouse/office building	Administrative Review	✓	N/A	N/A	Permit Issued 04/13/11	N/A	N/A	Prior to CTL 			Exterior complete. Still awaiting revised TI plan and working on Public Works conditions of approval (4/15). JH
2H Construction	Applicant: 2H Construction											
1680 E. Hill St.	31,739 sf TI for additional classrooms	Administrative Review	✓	N/A	N/A	Permit issued 04/17/14	N/A	N/A	01/12/15 			Still no progress. Staff will follow up with applicant to verify interest in pursuing with tenant improvement (3/15). AUHS contacted staff to advise they will begin project very soon (4/15). JH
AUHS	Applicant: American Univ. of Health Sciences											
2701 Cherry Avenue	ADA parking lot improvements	Administrative Review	✓	N/A	N/A	Permit Ready	N/A	N/A				Permit ready for issuance (3/15). Anticipate permit purchase in May (4/15). JH
	Applicant: Best Buy											
2162 E. Willow St.	1,106 sf TI for new restaurant	Administrative Review	✓	N/A	N/A	Permit Issued 4/28/15	N/A	N/A	10/19/16			Permit issued 4/28/15. Underground plumbing begun (5/15). CTD/JH
	Applicant: WaBa Grill											

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
3355 Olive Avenue	Proposal for new 5,000 sf warehouse and office building Applicant: Roger Vititow	Administrative Review	Required	N/A	N/A							Staff reviewed preliminary plans. 2 nd building plan check comments returned to applicant. SA
3201-3225 Pacific Coast Highway Quality Inn	Tentative Parcel Map to subdivide an existing 1.8-acre lot into two lots Applicant: William Suh	71592, extension granted	N/A	11/08/11	N/A	11/8/13	11/8/14	11/8/15	N/A	N/A	N/A	3 rd TPM ext granted per State law. TPM valid until 11/8/15. Property has new owner. Staff has prepared a letter to inquire about future intent for subdivision from new property owner (2/15). CTD

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
845 E. Willow St.	A 18,994 sf medical/office building	SPDR 13-02	N/A	07/09/13	N/A	Permit Issued 02/25/14	N/A	N/A	2/15/16			Conformity Report went to the Planning Commission on 12/09/14. Parking lot asphalt complete (1/15). Exterior steel complete and exterior finish started (2/15). Plans approved for redesign of front/glass curtain wall. Review of stairway plan in process. Rough plumbing and electrical complete. Stucco has begun (4/15). Finish stucco and windows in process. Stairway and greenscreen fencing approved (5/15). JH
2H Construction	Applicant: 2H Construction											

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
995 E. 27 th St.	A 2,205 sf religious center at the NW corner of California and 27th Street	SPDR 13-04 CUP 13-02	N/A	10/08/13	10/15/13	Permit Issued 10/31/13	N/A	N/A	4/30/15	7/20/15  70		<p>At Jan. 2015 meeting, PC recommended finishing the project as approved (no additional parking is provided to accommodate added floor area). Applicant is considering options, any changes will be reviewed by the PC. Rough plumbing and electrical is complete (1/15).</p> <p>Methane venting, drainage filtration systems installed. 60 day CTL exp ltr sent (3/15).</p> <p>Dry wall complete, parking lot partially paved, façade in process (4/15).</p> <p>Electrical conduit to building complete. Ext stucco/scratchcoat done (5/15).</p> <p>PC approved an 80 day extension which began on 5/1/15. Applicant indicated they wish to complete the project within 40 days in time for the religious holiday, however, they continue to request interior and exterior design revisions, none of which meet the parking code and all would require Commission review (5/15).</p> <p>CTD/JH</p>
LBIC Center	Project Manager: Tarak Mohamed Applicant: Abdel Alomar											

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
1660 E. Spring St.	A 77,810 sf showroom, sales, and service facility and display area for automobile sales	SPDR 14-01	N/A	4/8/14	N/A	Permit Issued 9/16/14	N/A	N/A	09/5/16			Foundation and retention basin started (10/14). Street improvements and utilities underway (11/14). Methane barrier complete (12/14). Masonry complete. (2/15). Slab and roof on garage completed. Show-room steel, slab poured (3/15). Street improvements completed on Spring (4/15). Sidewalks on Walnut and 29 th completed (5/15). Conformity report for minor architectural revisions to be at an upcoming PC meeting. JH/SA
BMW Dealership	Applicant: Sonic/BMW											
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP	N/A	Required	Required							Deposit submitted to begin coordination of workshops w/HOAs (7/14). Applicant has requested to temporarily postpone request (12/14). Applicant intends to proceed w/CUP request but no application has been submitted to date (5/15).
Futsal Indoor												

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
Soccer	Applicant: Mike Biddle											CTD
2750 Signal Parkway	New freestanding carport mounted PV system Applicant: Har-Bro Construction	Administrative Review	✓	N/A	N/A	Permit issued 2/9/15			180 days 8/8/15 CTL 8/2/16			Roughs and structural approved (4/15). So Cal Edison reviewing solar connection (5/15). JH

Planning Commissioner Terms

- Terms for Commissioners Richárd and Fallon will expire on May 31, 2015. Recruitment and reapplication process currently underway.

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 19 business licenses.
- Building Department staff issued 21 permits including the TI for WaBa Grill on Willow Street. The valuation of the projects is approximately \$437,000 with permit revenues at \$4,500.

Training/Forums

- Colleen Doan and Selena Alanis attended the fifth and sixth sessions of Signal Hill's Leadership and Management Academy.
- Staff attended the colloquium: Black Gold in Paradise - The Influence of Oil and Energy Extraction on LA's Urban Form.
- Community Development Director Charney and Commissioners Benson and Richárd attended CSULB Regional Economic Forum with speakers from CSULB, Molina Healthcare, Boeing and Virgin Galactic.
- Staff attended training for Caselle software.

Current Projects

- Annual Inspection of Adult Oriented Business conducted on 4/28/15.
- 2013 Building Code Ordinance submitted to City Council on 5/5/15.
- Oil Code Amendment will be submitted to City Council on 5/19/15.

Ongoing / Upcoming Projects

- Vacant Parcel Ordinance.
- Solar Permitting Ordinance.
- Oil Well Inspections.
- Meeting with Mercedes Benz regarding expansion opportunities.
- Smoking and E-cigarette regulations.

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Wireless Telecommunications Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2411 Skyline Dr.	A request to add 1 new Tower Dish to the Cell Tower as allowed by CUP 99-05	Administrative to modify CUP 99-05	✓	N/A	N/A	Permit Issued 10/2/14	N/A	N/A				Crown Castle has new management and is working to resolve interference issues w/ 2 residents. Plans approved and permit issued for 1 new dish for Clearwire 10/2/14. An interference study has been completed and staff met with Crown Castle to facilitate installation of interference devices and review CUP conditions of approval (12/14). Interference resolution and compliance with 1 CUP condition is pending (2/15). The interference problem has been corrected and current tenants have current business licenses. An updated audit of equipment and tenants is ongoing (5/15). CTD
1855 Coronado rooftop facility	Replacing 56" panel with 72" panel antennas, screen box in sector A & B will be increased by 3' Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A		N/A	N/A				Plans ready for permit issuance, awaiting applicant (4/15). SA

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Wireless Telecommunications Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2766 St. Louis Dr. T-Mobile	Relocate 3 existing panels, install 3 8' antennas and install RRUs Applicant: Associated Land LLC	Administrative to modify CUP 00-03	✓	N/A	N/A		N/A	N/A				Permit issued 4/22/15. Final inspection completed 5/7/15. SA
2201 Orange Ave. T-Mobile on Crown Castle Monopalm	A request to add 3 new 8' panel antennas and relocate 3 existing antennas on 3 arms of the existing monopalm	Administrative to modify CUP 07-04	✓	N/A	N/A		N/A	N/A				Staff provided comments for the applicant (2/15). CTD/JH
2652 Gundry Avenue T-Mobile	Adding (1) 2' microwave dish to an existing wireless communication monopalm	Administrative to modify CUP 10-01	Under Review									Planning Department approved change 4/29/15. Permit ready to issue (5/15). SA
2525 Cherry Avenue Sprint	Removing and replacing the 3 existing antennas	Administrative to modify CUP 02-01	Under Review									Planning Department requested changes to the plans for aesthetics (5/15). SA

City of Signal Hill
Community Development Department
Development Status Report
May 12, 2015

Wireless Telecommunications Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2633 Cherry Avenue AT&T	Rooftop Wireless Telecommunication Facility for AT&T Applicant: Core Dev.	CUP	N/A	Required	Required							Staff met with the applicant to review preliminary plans for the rooftop facility and suggested revisions to elevations and plans for aesthetics (5/14 and 7/14). Applicant preparing plans and expects to resubmit (5/15). SA

MAY
MAY
6



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 12, 2015

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: IN THE NEWS

Summary:

Articles compiled by staff that may be of interest to the Commission include:

- Oil History in Signal Hill
- Drought-Ridden State Must Embrace Water Recycling
- Finding of Facts for Planning Commissions
- California Water Conservation Remains Lackluster with 3.6% Cut in March
- A Forlorn End to California's Aviation Glory

Recommendation:

Receive and file.

[Home](#) » [News](#) » Retrospective presentation highlights oil history in Signal Hill, So Cal

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Retrospective presentation highlights oil history in Signal Hill, So Cal

17 Apr, 2015 in News by admin

Corey Washington
Contributing Writer



Corey Washington/Signal Tribune

Marsha V. Rood, president of the Los Angeles Region Planning History Group, introduces the colloquium and the panel of guest speakers.

Arguably, no single industry carved a larger path for Signal Hill's independence and economic vitality than the oil industry— and conversations about how the world's highest-demanding commodity shaped the city's history continues to draw interest from historians and community members alike.

City officials joined local residents April 11 at the Signal Hill Park Community Center to highlight stories that showcased how the discovery of oil throughout California affected Signal Hill's foundation. The event, which was hosted by the Los Angeles Region Planning History Group, was titled "Black Gold in Paradise: The Influence of Oil and Energy on L.A.'s Urban Form," and featured several guest speakers who exhibited how the various attempts to acquire oil generated numerous lessons along the way, shaping politics, governance and quality of life for residents in Signal Hill and the surrounding Southern California region.

The conference featured the 11th colloquium presented by the organization in its 30-year history. According to Marsha V. Rood, president of the organization, the history of oil and its global influence continues to fascinate people, and it's one of the reasons the group was excited to share its most recent colloquium.



Corey Washington/Signal Tribune

During a break, participants view the city's 90th-anniversary historic display panels depicting images over a nine-decade period.

Kenneth Farfsing, city manager of Signal Hill, who is also one of the board members for the Planning History Group, began the presentation illustrating how the discovery of oil in Signal Hill in 1921 would become a near-century odyssey of highs and lows as the city's development moved forward. Early on, city residences and farms were the victims of poor regulation for oil exploration and development, which would eventually lead to fires that damaged local properties. It wouldn't be until 1962, when the City adopted its first general plan, that Signal Hill would begin to dramatically rehabilitate itself over the course of decades to come.

Early oil exploration became an increasingly contentious issue by the 1930s because of poor planning and development of the supporting infrastructure, including various pipelines, which led to multiple lawsuits that were filed in the state. Today, some of those pipelines continue to exist hundreds of feet below land in parts of Signal Hill.

Despite some of the challenges and setbacks of early oil exploration that negatively affected Southern California and Signal Hill residents, many residents realized the economic potential of the oil industry and advocated for oil production, said Sarah Elkind, a San Diego State University professor and speaker at the conference.

“The reason that Signal Hill took off during the 1920s is that, if you owned land on Signal Hill, you tried to get it leased to an oil company,” she said. “It wasn’t the powers-that-be in the ‘10s and ‘20s that were exploiting this resource, it was everybody who had the opportunity to, either by getting a job, by leasing their land, or by investing in stock.”

Farfsing said because new oil deposits have been discovered in Signal Hill, land-use entitlements continue to be important because oil may continue to be produced in Signal Hill for the next one hundred years.

“It kind of goes back to that 1962 general plan, where oil is declining,” Farfsing said. “The city has to have a vibrant economy. How do you basically take vacant, old oil lands— how do you get enough economic synergy in there where you can actually clean up those properties? And since we lost redevelopment (funds), it was phased out in 2011, the challenge is even more daunting for the City in terms of trying to create this economy, where the private sector can come in and clean up or we could get other resources, maybe grants or things like that.”

Signal Hill Mayor Larry Forester, who attended the event, worked for the oil industry immediately after completing graduate school and said he felt compelled to learn more about the industry when he arrived in Signal Hill. He said the presentations emphasized why understanding how oil production was initially established remains relevant because it helps residents understand how it affects the city.

“Considering that there is as much oil in the ground that’s been taken out as since 1921, and there’s a whole other field discovered going down to 10,000 feet, I think it’s critical that [residents] understand it because we are going to co-exist with oil,” Forester said. “I would say in the ‘90s, we thought it was going to dry out. Now, with new injection-well techniques,

and with the discovery of a lower field, we're going to coexist. We have million-dollar homes on top of the field within a hundred of feet of an oil well. You can coexist. The oil company has been very good to work with us."

Following the initial presentations, community members in attendance were able to ask questions during a forum with the guest speakers.

Questions from the audience ranged from any personal experiences with oil ownership to the future of oil production in Signal Hill and beyond.

Farfsing said there may be additional oil-related workshops or forums in the future.

For more information about the Los Angeles Region Planning History Group and its history of colloquiums, visit larphg.org .



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Drought-ridden state must embrace water recycling



Recycled waste water is used at the Montebello Golf Course in Montebello, California's drought has put new emphasis on expanding programs to recycle waste water. (File photo)

By Sergio Calderon

POSTED: 04/21/15, 2:07 PM PDT |

0 COMMENTS

By Sergio Calderon

POSTED: 04/21/15, 2:07 PM PDT

0 COMMENTS

Californians are bombarded daily with news about the state's historic drought. Gov. Brown is calling for mandatory restrictions to reduce California's water use by a whopping 25 percent.

After reviewing new evidence about alarming shortfalls in the Sierra snowpack, Brown said: "It's a different world. We have to act differently."

The state's water crisis is also forcing Californians to take a fresh, long-overdue and "different" look at the untapped water resources literally in our backyard. I am talking about the millions and millions of gallons of wastewater Californians daily generate in our homes and businesses, that — after being used only once — is treated and then discharged into the ocean.

Why isn't this precious water re-used — at least once more — before it heads to sea?

The answer for years has involved a lack of political will and public acceptance. But those obstacles are losing force and credibility in the face of our potentially crippling drought.

Fortunately, several California water agencies have been ahead of the curve in wastewater recycling innovations and even now are exploring new ways to safely use local wastewater resources to address the state's immediate drought emergency and the state's long-range water needs.

One of those agencies is the Water Replenishment District of Southern California (WRD).

Lakewood-based WRD is charged with the critical job of managing the two giant groundwater basins underlying south Los Angeles County. The groundwater in these WRD-managed aquifers supplies 40 percent of the drinking water for 4 million residents in 43 cities, including Long Beach, Torrance, Inglewood, Compton, Downey, Norwalk and Gardena.

WRD's job is to refill those aquifers to make sure they contain a ready supply of drinking water at all times. In a normal year WRD purchases about 6.8 billion gallons (or 21,000 acre feet) of water imported from the Colorado River and from Northern California to help replenish its aquifers.

Here's the problem: WRD can't rely on the availability of water imported from the drought-challenged Colorado River and the environmentally-sensitive — and equally drought-challenged — San Francisco Bay-Delta. And even when available, imported water has become increasingly expensive because of the huge energy costs of transporting that water several hundred miles to Southern California.

WRD's answer to these challenges is its Groundwater Reliability Improvement Program (GRIP).

Under GRIP, WRD will eliminate its use of imported water to replenish its groundwater basin aquifers. Instead it will completely refill those aquifers with purified wastewater. The GRIP Project will use highly advanced treatment processes to purify the wastewater so it meets the same cleanliness standards as imported water. This recycled water is locally available and would otherwise flow into the ocean if not re-used. So why not use it again? That's what GRIP will do.

In October 2013, Gov. Brown said GRIP-like programs are the future. "California needs more high quality water, and recycling is key to getting there," the governor said.

WRD is now ready to begin construction of its GRIP water recycling project. GRIP has been endorsed by health officials and environmental groups. Nor is GRIP experimental. For more than 50 years, WRD has been using a blend of recycled wastewater and imported water to refill its aquifers without any adverse health consequences.

This practice is time-tested.

GRIP will enable WRD to completely end its dependence on increasingly uncertain and costly supplies of imported water in favor of safe, reliable and affordable recycled wastewater. Its implementation will be a major step toward achieving the water future envisioned by both Gov. Brown and WRD.

Sergio Calderon is the President of the Board of Directors of the Water Replenishment District of Southern California (WRD).

Findings of Fact for Planning Commissions

LAW

Picture this scene: A typical planning commission is meeting to consider a controversial zone change—it could be anywhere in the country. The meeting is crowded and emotions run high. The planning staff presents their staff report with its exhaustive analysis. The applicant makes a long and detailed presentation complete with appearances by an attorney, architect, engineer, landscape architect, and traffic engineer. A parade of citizens speak, voicing a wide range of statements and opinions, some on point, some not relevant to the case at hand, almost all in opposition. The commission is attentive and diligent, and the information is substantial and complicated. After many hours of testimony, the planning commission deliberates extensively. Finally a motion is made to approve the project; it is voted on and approved. The announcement is simple: “Motion to recommend approval of the project.”

What, if anything, is wrong with this familiar picture? By all accounts, commission members ran a fair meeting and were dedicated to making the best decision for their community. Isn’t that their job?

Understanding the answer is a key to understanding the nature of planning commission decisions. Yes, it is the job of planning commissions to make decisions in the best interest of the community. However, they must do so by making the critical connection between facts and standards in order to avoid being arbitrary and unfair. The problem with our scenario is that the planning commission did not explain the basis or rationale for its decision. It did not make a connection between facts and standards.

Planning commissions are hardworking groups that have the best interests of their communities at heart. However, it is not enough to work hard and have your heart in the right place. Planning commissions should do more than decide whether they “like” the project that is before them or whether it is a good thing for the community. *Planning commission decisions should be based on a careful consideration of facts and whether those facts allow the planning commission to conclude whether applicable community policies and standards are met.* Those facts should be site- and neighborhood-based; the policies and standards should be grounded in the community’s plans and in their land-use regulations. In short, decisions should be based on a sound basis and rationale.

This article focuses on findings of fact as a tool to communicate how and why planning commissions make a decision. First, there are several important caveats: The laws that govern planning commissions, and how they are required to document their decisions, vary from state to state and community to community. Some states and communities require that planning commissions document the basis of their decisions; others do not. Each commission and their staff should become familiar with the unique requirements of their jurisdiction. However, regardless of what the law requires, planning commissions should clearly communicate the basis of their action as a simple matter of good government. The public has a right to know why decisions are made the way they are.

“Findings of fact” are specific facts about the application that the planning commission finds to be true and which lead to its conclusion that the application conforms or fails to conform to applicable policies and regulations. Findings of fact are the “footprints” that show the connection between the decision of the planning commission, the factual basis for the decision, and the community’s policies and regulations.

The following are some principles that can guide planning commissions as they think through the best way to make findings of fact.

PLANNING COMMISSIONS ARE NOT COMMITTEES OF COMPASSION. While planning commissions can and should exhibit compassion for applicants and other citizens, it is ultimately the job of the commission to make fact-based determinations and not be influenced by emotions or personal stories.

DECISIONS MUST BE BASED ON FACTS.

Zoning decisions involve physical places. Decisions related to planning and zoning cases should be based on the facts associated with the property and the physical issues in the surrounding areas.

FACTS MUST ADDRESS THE STANDARDS.

When reviewing an application, a planning commission must have the applicable policies and standards in front of them. The thought process of the planning commission should focus on fact-based information relevant to community policies and standards.

THE BURDEN OF PROOF IS ON THE APPLICANT.

While the planning commission can and should have user-friendly procedures and meetings, ultimately it is up to the applicants to demonstrate that they meet the community standards.

INFORMATION IS NOT THE SAME AS ‘FACTS.’

It is up to the planning commission to sort through what it determines to be relevant facts. Planning commissions typically hear a wide range of information and testimony during the course of an application, and it is the commission’s responsibility to sift through it. Not all facts are equal. It is the commission’s job to weigh the applicability and credibility of information.

OPINIONS WITHOUT A FACTUAL BASIS ARE WITHOUT MERIT.

Experts and citizens alike are entitled to their opinions. However, when people present opinions at meetings, the planning commission has a right and an obligation to request and determine the basis of that opinion.

There are many ways for a planning commission to structure findings of fact. One is to include facts, reasons, and rationale as part of motions for each proposal. Another is to make a provisional decision to approve or deny an application, providing staff with guidance in drafting a resolution detailing the findings for action at a subsequent meeting. Yet another is to structure staff reports as templates for

proposed findings, subject to modifications by the commission. Commissions should work closely with their planning staff and legal counsel to determine the best mechanism for each community depending upon its own legal requirements.

The following are some options that a planning staff or commission can review as they think through what would work best for its community:

- ▶ Use the initial application to require an applicant to explain how their proposal meets the community's standards.
- ▶ Use the planning staff report to present proposed findings of fact based upon the standards.
- ▶ Encourage speakers at meetings to present factual testimony related to standards.
- ▶ Have the actual standards in front of the commission when hearing cases.
- ▶ Encourage the planning commission to ask specific questions designed to elicit evidence related to the standards.
- ▶ At meetings, explicitly deliberate the facts and relationship to the standards after the public comment period is complete.
- ▶ State the basis and reasons when making motions.
- ▶ Use minutes to clearly reflect the conclusions of the commission related to the basis and rationale for the decision.

Findings of fact are an effective tool to make sure that a planning commission stays focused on their mission: making fact-based decisions based upon community policies and standards. It is an effective way for a commission to provide discipline in its decision making. It also provides the public with a better understanding of how and why planning commissions come to their conclusions.

—C. Gregory Dale, FAICP

Dale is a founding principal with McBride Dale Clarion, the Cincinnati office of Clarion Associates, and frequent trainer of commissions.



HISTORY

THE NEW DEAL GOES SWIMMING. "Give a man a dole and you save his body and destroy his spirit. Give him a job and you save both body and spirit." (Harry Hopkins, President Franklin D. Roosevelt's Federal Relief administrator during the New Deal era of the 1930s.)

During the Depression, the Works Progress Administration put thousands of unemployed New Yorkers to work building public pools to improve the health and well-being of city residents. Eleven of the nation's most technologically advanced pools were opened in quick succession in 1936, bringing residents a refreshing respite from a hot New York City summer. Prior to the WPA pools, many New Yorkers braved cold water, swift currents, and pollution by swimming in the East and Hudson rivers. Pictured above is the Astoria Pool in Queens, the largest of the WPA pools.

—Ben Leitschuh

Leitschuh is APA's education associate.

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Molly Stuart

Planning, January 2013

planning.org/planning/2013/jan/legalnews.htm

Texas Clean Air Act Preempts Houston Ordinance

Molly Stuart

Planning, May/June 2013

planning.org/planning/2013/may/legalnews.htm

Peer Review Clarifies Lots of Things, Including the Relationship of Sprawl and Air Pollution

Reid Ewing

Planning, July 2010

planning.org/planning/2010/jul/research.htm

How Cities Use Parks to Improve Health

City Parks Forum

planning.org/cityparks/briefingpapers/physicalactivity.htm

WEB RESOURCES

American Lung Association's State of the Air 2014

Find out your city's or county's air quality grade stateoftheair.org

California Environmental Protection Agency: Air Resources Board

arb.ca.gov

EPA National Air Toxics Program: The Second Integrated Urban Air Toxics Report to Congress

www2.epa.gov/sites/production/files/2014-08/documents/082114-urban-air-toxics-report-congress.pdf

—Ben Leitschuh

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California water conservation remains lackluster with 3.6% cut in March



Reducing outdoor irrigation will be a primary focus of mandatory statewide water use cuts. (Wally Skalij / Los Angeles Times)

By MATT STEVENS AND CHRIS MEGERIAN

MAY 5, 2015, 12:58 PM

Californians cut their water consumption by 3.6% in March compared with the same period in 2013, the State Water Resources Control Board reported Tuesday.

The cut in water use represented a slight improvement from a dismal 2.8% figure for February, but is still far short of the statewide 25% mandatory water-use reduction required by Gov. Jerry Brown's April 1 executive order.

MORE: Millions of trees are dying due to California drought

The board reported that cumulative water savings since last summer totaled only 8.6%.

"We need to do more," water board staff scientist Max Gomberg said.

The board is expected to [finalize and adopt](#) emergency regulations at a hearing later Tuesday to ensure that California meets Brown's demand.

Gomberg said that 80% of residential use during summer months is outdoors, representing one of the biggest opportunities for cutbacks.

In addition, 70% of water supplied by agencies is for residential use.

"It's really just about reducing the amount of time irrigation is going on," he said.

Residents need to check for leaks, water less often or rip up their lawns. Sometimes they'll need to make tough decisions about what plants they want to keep alive and which ones they'll let die.

Indoors, Californians need to replace older, less efficient toilets and washing machines.

Gomberg said the state would support these transitions.

"We're building those programs up," he said. "More appliance rebates. More turf removal rebates."

Gomberg also said the state would keep a close eye on local water agencies. If they're far behind their targets after the first month, a meeting will be held to review the numbers and conservation programs. For example, the agency may need more public outreach, or more stringent standards on residential watering.

Gomberg said the conservation rules could cost water agencies \$500 million in lost revenue over nine months. That cost could be passed on to residents and businesses in the form of higher rates.

The board's plan to achieve those cuts has come under fire from water agencies, interest groups and members of the public who have complained about its equity and fairness.

Under [the current framework](#), cities and towns that use the most water per capita must cut the most, and areas that already use relatively little water will have to cut much less. The state's more than 400 urban water agencies have been placed in tiers requiring reductions in water use of 8% to 36%.

For example, Beverly Hills and Bakersfield must slash their water consumption by 36% over the next year because their residents used an average of more than 215 gallons of water per day last summer. Santa Cruz residents used only about 45 gallons a day during the same period and would have to cut their consumption by only 8% under the state board's proposal.

State regulators have already revised the plan twice and will be considering making additional changes Tuesday after hearing comments from the public.

In [documents](#) posted online during the latest revision, officials specifically asked for feedback on whether to double the number of tiers with smaller gaps between reduction targets.

Gomberg said he also expected the board to receive many comments about an exception related to commercial agriculture.

Responding to [criticism](#) from urban water districts that deliver much of their water to farms, the board tweaked the regulations to allow suppliers to request placement in a lower conservation tier if more than 20% of their water is used for commercial agriculture. Suppliers that meet the criteria could subtract the amount of water going to the sector from its total and potentially lessen the conservation burden placed on their residential customers.

“The question is what’s reasonable,” Gomberg said.

After Californians cut their water usage by 22% in December, conservation levels flagged to 8% in January and only 2.8% in February.

The board could adopt the new regulations late Tuesday or delay action until Wednesday if there are many public comments or several substantive changes the board wishes to make.

In documents released last week, officials estimated that the cost of implementing the proposed regulations at \$511 million. The estimate is made up primarily of revenue lost by public water agencies, which will sell less water as customers cut back.

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UPDATES

12:36 p.m.: This post was updated with additional comments from state water board scientist Max Gomberg.

10:30 a.m.: This post was updated to include March water conservation figures.

This story was first posted at 6:30 a.m.



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THE WALL STREET JOURNAL.

Wednesday, May 6, 2015 | B1

A Forlorn End to California's Aviation Glory



Boeing is closing an assembly plant in Long Beach, Calif., that produced military transport jets. Now, the plane maker is trying to sell the massive machinery inside its factory.

BY TARUN SHUKLA

Boeing Co. has started selling off giant equipment from its military-jet plant in Southern California, whose aerospace industry dates back more than a century and, at the height of the Cold War, was home to 15 of the 25 biggest U.S. aerospace companies, according to the Los Angeles County Economic Development Corp., a regional business group.

For more than 20 years, the plant has produced the C-17 Globemaster III, a military transport jet capable of carrying 82 tons. But Boeing is ending production at its plant in Long Beach, Calif., because of a lack of international orders after the U.S. Air Force stopped buying the plane.

The C-17 is the last big jet still assembled in Southern California, whose aerospace industry dates back more than a century and, at the height of the Cold War, was home to 15 of the 25 biggest U.S. aerospace companies, according to the Los Angeles County Economic Development Corp., a regional business group.

Many of those companies have merged or moved, although the area also has drawn big new names, including Elon Musk's rocket venture Space Exploration Technologies Corp., and in 2012 still accounted for about a fifth of U.S. aerospace-industry revenue, according to consultants A.T. Kearney. Boeing also has moved some product support jobs to Long Beach as it scales back manufacturing.

170 feet

Wingspan of C-17 Globemaster III military transport jets, whose production is winding down

Boeing plans to close its Long Beach plant this year and has tapped Heritage Global Partners Inc. to sell off the machines that make the Globemaster's wings—which span 170 feet—its 174-foot-long fuselage and other

parts.

Heritage specializes in such industrial auctions. Other offerings recently advertised on its website include laboratory equipment from biotech company Amgen Inc. and the contents of a distribution facility from clothing retailer American Eagle Outfitters Inc., including forklifts and mailroom furniture.

But David Barkoff, Heritage's director of sales, says few sales involve machinery on the scale of the six items it is selling for Boeing in the sealed-bid auction, which began last month and ends June 23. Among the pieces is the Broetje Robotic Flexible Assembly Cell, which rivets to-

gether sections of the fuselage that are about as wide as a two-lane highway. "This is a unique sale in terms of how large these machines are and what they are used for," he said.

Boeing's Long Beach facility, which sits just south of Los Angeles, dates to 1941 when it was opened by the Douglas Aircraft Co. The plant, whose production area covers approximately 25 acres, has built planes including the B-17 bomber and MD-80 jetliner in addition to the C-17. Boeing took ownership in 1997 when it acquired McDonnell Douglas Corp.

Chicago-based Boeing has de-
Please see BOEING page B2



Production of the C-17 plane is ending because of a lack of international orders after the U.S. Air Force stopped buying the transport jet.

BOEING

Continued from the prior page
delivered 267 C-17s, about 80% to the U.S. Air Force, with the rest to international customers including Australia and India. The company announced plans in September 2013 to cease production amid shrinking defense spending world-wide.

Richard Aboulafia, vice president at Teal Group Corp., an aerospace consultancy, said Air-

bus Group NV's newer, cheaper turboprop transport, the A400M Atlas, is undercutting the C-17. For the U.S. government, "there probably was a creative way to save the [C-17] line a few years ago, but it's gone now," he said.

In a few years, the U.S. may find itself with no strategic-transport production line and an aging fleet of C-17s and Lockheed Martin Corp.-built C-5Ms military transport planes, Teal Group said in a September report.

The Long Beach plant has

nine C-17s in various stages of final assembly, with the last to be completed this year, Boeing spokeswoman Tiffany Pitts said.

The company said last month it was confident of selling the five jets yet to secure buyers. It is still deciding what to do with the factory site itself.

Boeing said when it announced plans to end the C-17 that it expected to book a charge of less than \$100 million, and would have to eliminate 3,000 positions connected with the program, including about 2,200

in California. A spokeswoman said Boeing has moved some of those people to other sites, and that retirements also have helped mitigate layoffs.

There aren't many companies that assemble big airplanes, and Heritage wouldn't say who might be buyers for the Boeing equipment.

But Mr. Barkoff said the machinery can be repurposed to manufacture other aircraft. "We expect tremendous response from aerospace manufacturers and contractors," he said.