

MOTION PLANNING & LAND USE MANAGEMENT

The Los Angeles Oil Field is one of the largest oil fields in the country. It spans over a thousand acres of land covering neighborhoods from Koreatown to Dodgers Stadium. In the early twentieth century, the City experienced an oil boom, producing nearly a quarter of the world's oil supply. However, as the population grew, the need for housing increased, which eventually led to the ramp down of onshore drilling rigs. Development began to surge on the oil field despite the lack of regulations and accountability measures to have operators properly plug and abandon these wells. This led to unsafe conditions throughout the City, including the recurrence of oil leaks, explosions, and spills.

Multiple areas in Los Angeles from the Downtown region to Wilmington are prone to leaking planet-warming methane and toxic air contaminants due to idle wells. Capping hazardous orphaned wells and addressing legacy pollution across our country will have a profound impact on our environment, our water quality, and the health and well-being of our communities. Today, the City has more than 5,000 active, idle, or abandoned oil and gas wells — the largest concentration of uncapped oil wells than any other oil field in the greater Los Angeles area. 1.7 million Angelenos live within one mile of an active oil or gas well. The close proximity of uncapped oil wells to residents, poses significant health hazards for residents. Exposure to the toxic chemicals such as methane, benzene, and other volatile organic compounds increase the risk of respiratory diseases and painful short-term symptoms. These chemicals not only threaten human health, but leave long-lasting soil, air, and water contamination and damage local ecosystems and habitats.

Although the City is working on addressing oil issues by phasing out production and exploring pathways to plug orphaned wells, there is still work that needs to be done around addressing oil leaks that occur with new developments and projects on the oil field.

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

- An assessment of (1) existing City enforcement practices for oil and gas regulation for development/redevelopment and recommendations to augment enforcement efforts; (2) land use requirements for remediation on residential and commercial properties; and (3) identify accomplishments, challenges, and opportunities for improvement in the City's regulation of oil well site redevelopment;
- Recommendations on how to improve development standards to ensure developers fully locate any oil wells on a property;
- Analysis of all environmental reviews for development that occurs on or in close-proximity to active, idle, plugged and/or abandoned oil wells and recommendations to ensure these locations have adequate reviews before development occurs;
- Gather summaries of all existing methane mitigation requirements and all well abandonment standards from the Department of Building and Safety and the Fire Department and describe recommendations for additional City enforcement actions for when methane emissions leaks occur at these oil well sites;
- Research and determine the feasibility for design regulations and development standards for new construction in proximity to active, idle, plugged and/or abandoned oil wells. The research and feasibility

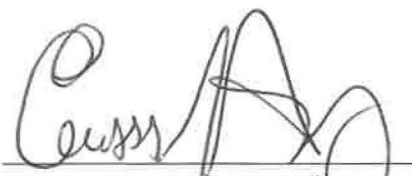


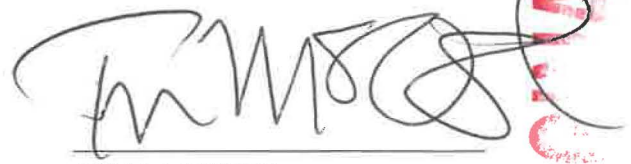
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of the design regulations and development standards should include a discussion with regards to: new residential development near active oil well facilities including specific design standards to minimize exposure to any active oil well site operations (e.g. landscaping screening, enhanced air quality filter requirement);

- Research and determine the feasibility of a potential process to require ongoing methane gas monitoring for new multi-family residential buildings developed on oil well properties following a Certificate of Occupancy for the development. This would also include the feasibility of requiring quarterly reports by the property owner related to methane alarm activity and methane gas measurements for the multi-family development;
- Develop a Citywide oil well advisory notice embedded in ZIMAS and establish appropriate distance regulatory controls to guide development in close proximity to active, idle, plugged and/or abandoned oil wells. The notice should include a description of the potential safety, environmental, and public health risks associated with redevelopment on or adjacent to oil well sites, potential design and constructions standards for when an oil well site is redeveloped, and a list of responsible agencies to contact in case of oil well nuisance concerns;
- Create accountability measures for developers and property owners to ensure developments protect the health and safety of future and current occupants, and surrounding neighbors; and place owners and operators who are not in compliance with any existing and newly developed land use regulatory controls on a Monitoring Plan;
- Create a proposal to update any City related oil expert bench to include an expert on historic wells in order to comply with the City's existing development regulations and recommendations to ensure developers use historic oil experts;
- Recommendations creating a Citywide standard procedure to report new discoveries of historic and buried oil wells, to the California Geological Energy Management Division (CAL GEM);
- Create recommendations to integrate community input and expertise on site history that may not be captured by existing Cortese List databases (e.g. Department of Toxic EnviroStor or other databases), including but not limited to community meetings and listening sessions for new development; and,
- Develop a process to inform local constituents and community residents about oil spills in their neighborhoods that are commercially feasible in existing oilfield practices.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District


TIM McOSKER
Councilmember, 15th District

SECONDED BY:



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