

City of Carson Oil and Gas Code Update

Planning Commission Hearing

October 13, 2015

***Prepared By:
MRS***

***Prepared For:
City of Carson***

Update on Progress Since last Meeting

- Responses to Planning Commission Direction
- Meeting with Industry Representatives
- Meeting with Community Members
- Add ins/Revisions to the Code

Planning Commission Direction 7/28

- Set up Meetings with new City Manager and all interested parties
- Set up Workshops with Commissioners
- Retain City Manager instead of the Petroleum Administrator
- Strengthen the Good Neighbor Provisions
- Provide information on what was built first

Recommended Add Ins

- City Manager/Petroleum Administrator option
- Heightened Authority of the City Manager/PA
- Grandfathering of existing uses
- Setbacks
- Consolidation and relocation incentives for existing uses
- Pumpjacks and submersible pumps
- Appeals of CUP to City Council
- Self insurance
- Corrections and Clarifications to the 7/28 version of the ordinance
- Noise

Recommended Add Ins--City Manager/PA

- This option would designate the City Manager as the City's enforcement official for the Ordinance – but allow the City Manager to appoint a Petroleum Administrator as necessary.
- The City Manager is authorized to consult experts qualified in fields related to the subject matter of this ordinance
- The City Manager may also appoint such number of officers, inspectors, assistants and other employees

Recommended Add Ins--City Manager Heightened Authority

- This option would expand the current discretion and authority to allow the City Manager to require various plans and reports as the City Manager determines may be necessary.
- If the City Manager determines it is necessary based on public health, safety or welfare, he or she may require any information as deemed reasonably necessary for a CUP or an abandonment application.

Recommended Add Ins—Grandfathering existing uses

- This option would allow existing uses within the proposed setback to continue operations indefinitely, and limit expansion to those allowed by vested rights if vested rights can be shown, but would not allow additional or “new development.”
- Legally existing oil and gas operations that do not meet the setback requirements and that were conforming immediately before as of the effective date of this ordinance are not considered non-conforming uses

Recommended Add Ins--Setbacks

- 500 feet -- This is the current setback based on prior Commission direction and staff recommendation.
- See attached figure related to timing of well construction.



**Wells
Pre-date
Housing**

Sepulveda

Marbella

**Wells
Post-date
Housing**



Railroad



Main

**Well
Pre-dates
Housing**



Wells Pre-date 1990s Housing (160ft)



Wells Post-date 1960s Housing (450ft)

2015

Oil wells in The City of Carson

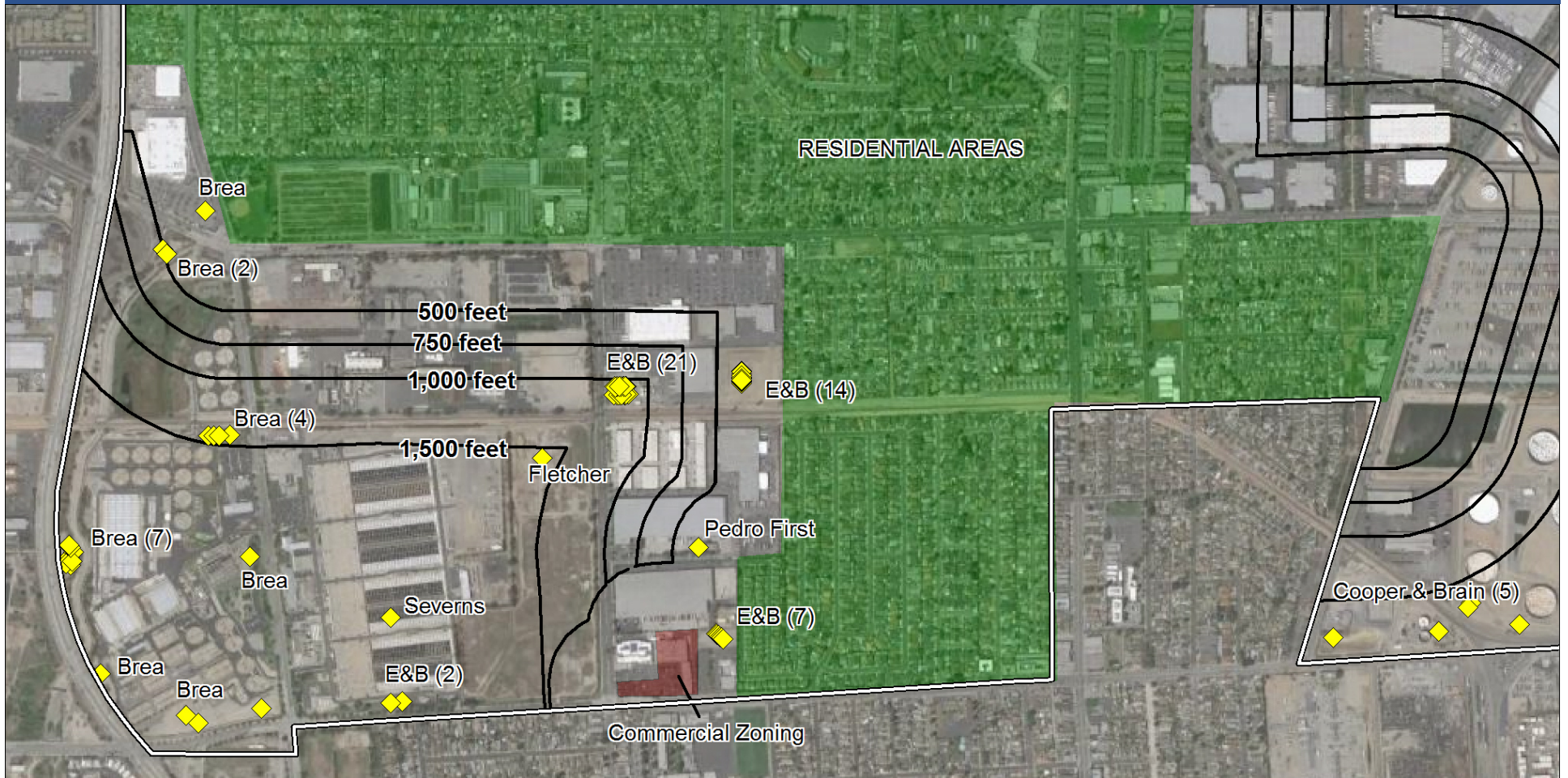
- Brea Canon Oil Co. 20
- Cooper & Brain Inc. 5
- E & B Natural Resources 44
- Fletcher Oil & Refining 1
- Oxy USA Inc. 2
- Pedro First, LLC 1
- Severns Drilling Co. 1
- Total 74

Oil wells in The City of Carson and Setbacks

- Within 500 feet
 - Petro First – 1 well
 - Brea – 1 well
 - E&B – 21 wells
- Additional wells within 750 feet
 - Brea – 2 wells
- Additional wells within 1,000 feet
 - zero
- Additional wells within 1,500 feet
 - Brea – 4 wells
 - E&B – 21 wells

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Existing Facilities and Setbacks



Recommended Add Ins—Consolidation incentives

- This would potentially encourage the transfer of existing well sites within the setback to locations further from sensitive uses without requiring a CUP or DA.
- For existing wells legally operating within the prohibited setback identified in Section 9521.A, an operator can exchange wells, either existing or vested, at a 1:2 ratio to another (new or existing) receiving site(s) without counting toward new development that would require a CUP or DA.

Recommended Add Ins—Pumpjacks and submersible pumps

- This option would allow existing pumpjacks to continue to operate indefinitely. Additional pumpjacks are prohibited unless it is not technically feasible.
- Aboveground pumpjack assemblies are prohibited for new wells located in non-industrial areas, and new wells in non-industrial areas are restricted to the exclusive use of submersible downhole pumping mechanisms for extraction. However, any well already lawfully existing at the time of implementation of this ordinance using a pumpjack assembly may continue to do so.

Recommended Add Ins—Appeals of CUP to City Council

- This option would allow an appeal to Council for CUPs as is done for other CUPs including revocations. (Council already considers Development Agreements.)
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- There would be no right of appeal to the Council from the Planning Commission's decision involving a penalty, fine, etc.

Recommended Add Ins—Insurance

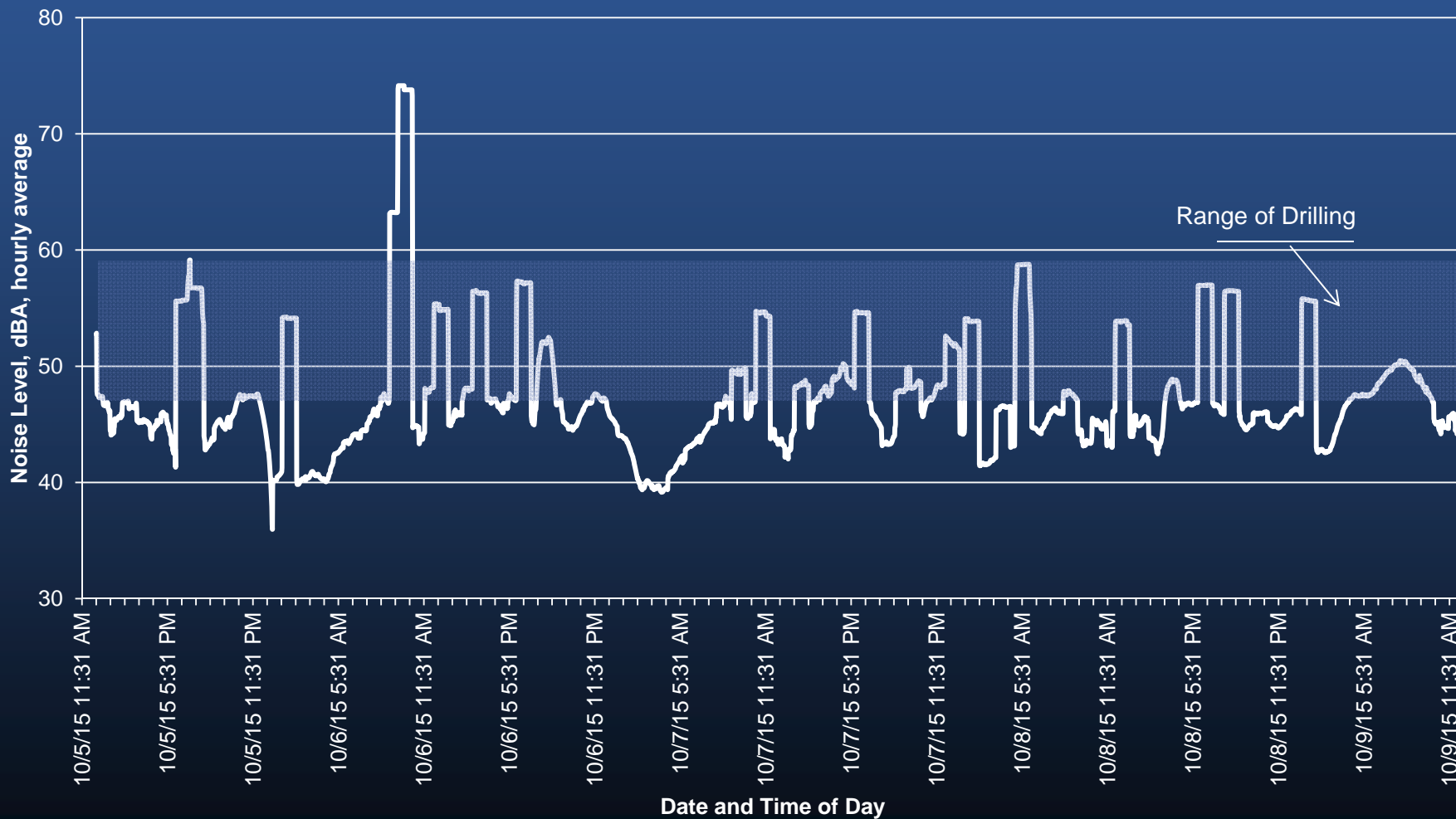
- This option would allow the City to accept alternative forms of security limited to three types of insurance that have historically been unavailable or limited in their amount: Excess liability, environmental impairment, and control of well.

Noise Monitoring

- Conducted to assess the existing noise environment
- 2 locations:
 - near E&B sites in South Carson
 - Near Cal State Dominguez in north Carson
- Conclusions
 - Periods of quiet nighttime: 40 dbA hourly average
 - Baseline noises: trains, planes, residential sources
 - Current oil activities (non-drilling) minimal impacts
 - Drilling activities could cause substantial nighttime noise increases

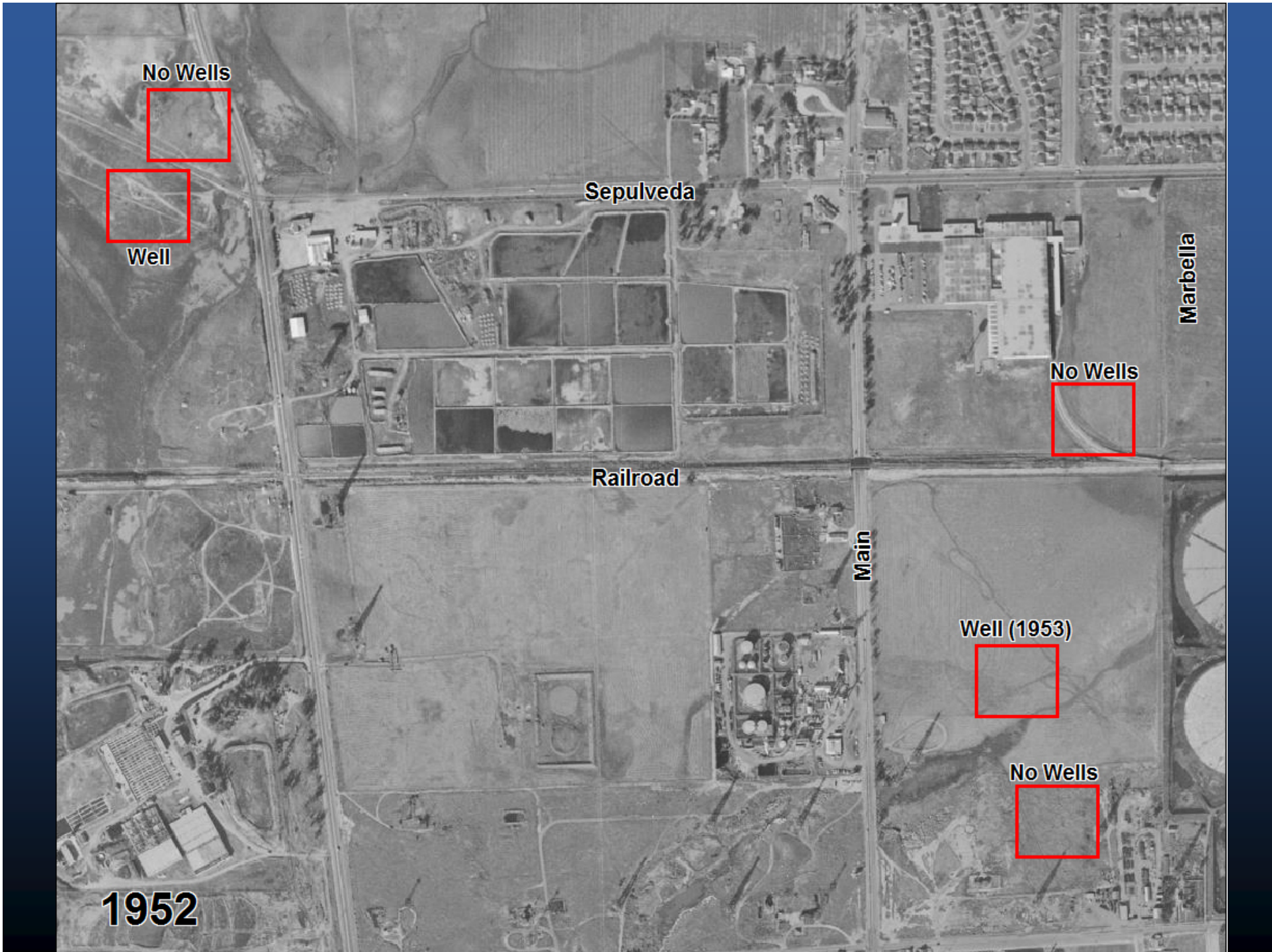
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Noise Monitoring results – Noise Levels dBA

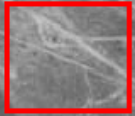
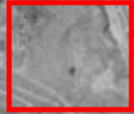


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Questions



No Wells

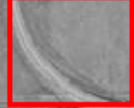


Well

Sepulveda

Marbella

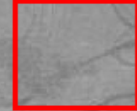
No Wells



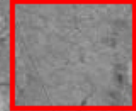
Railroad

Main

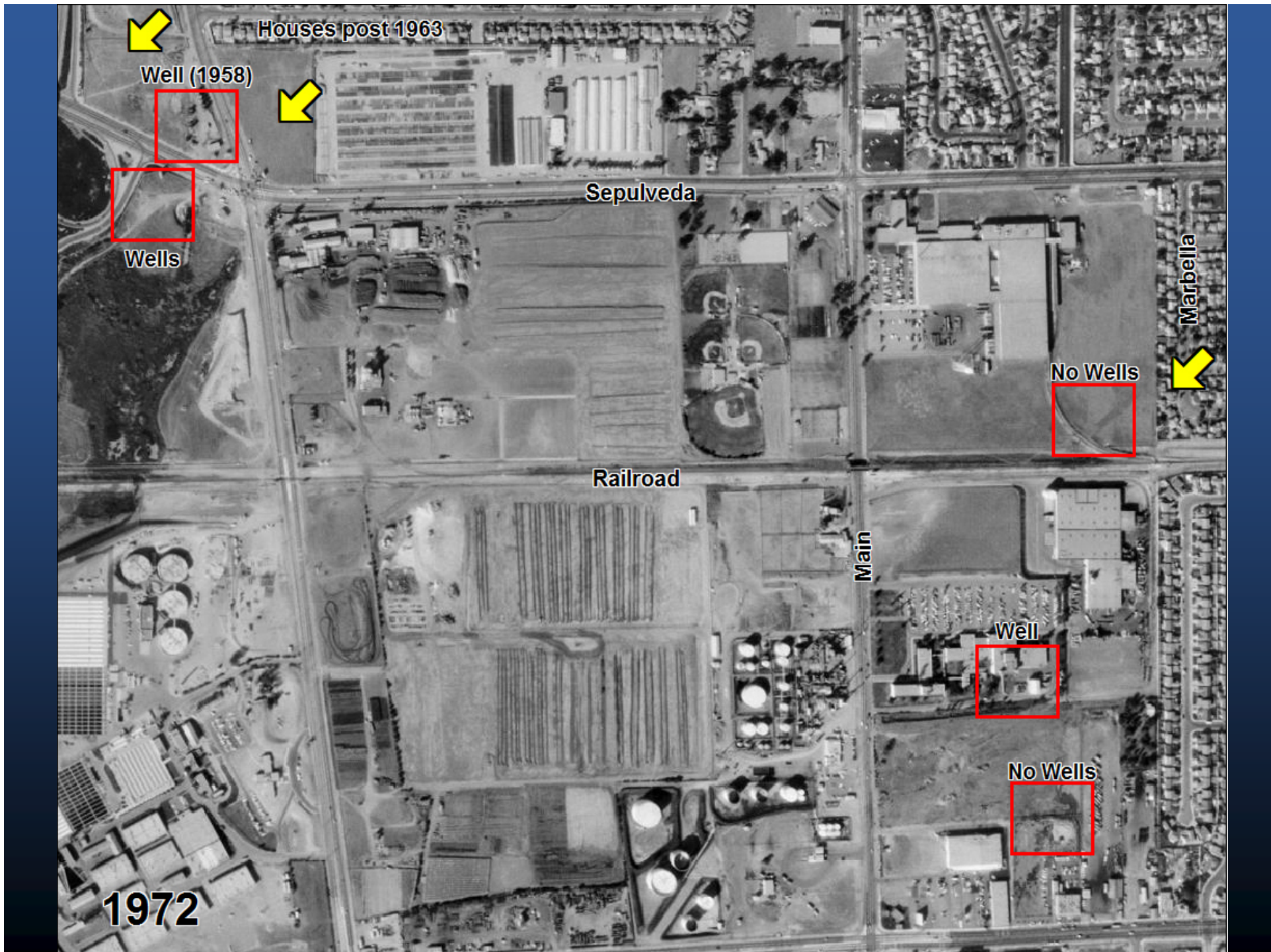
Well (1953)



No Wells



1952



Houses post 1963

Well (1958)

Wells

Sepulveda

Railroad

Marbella

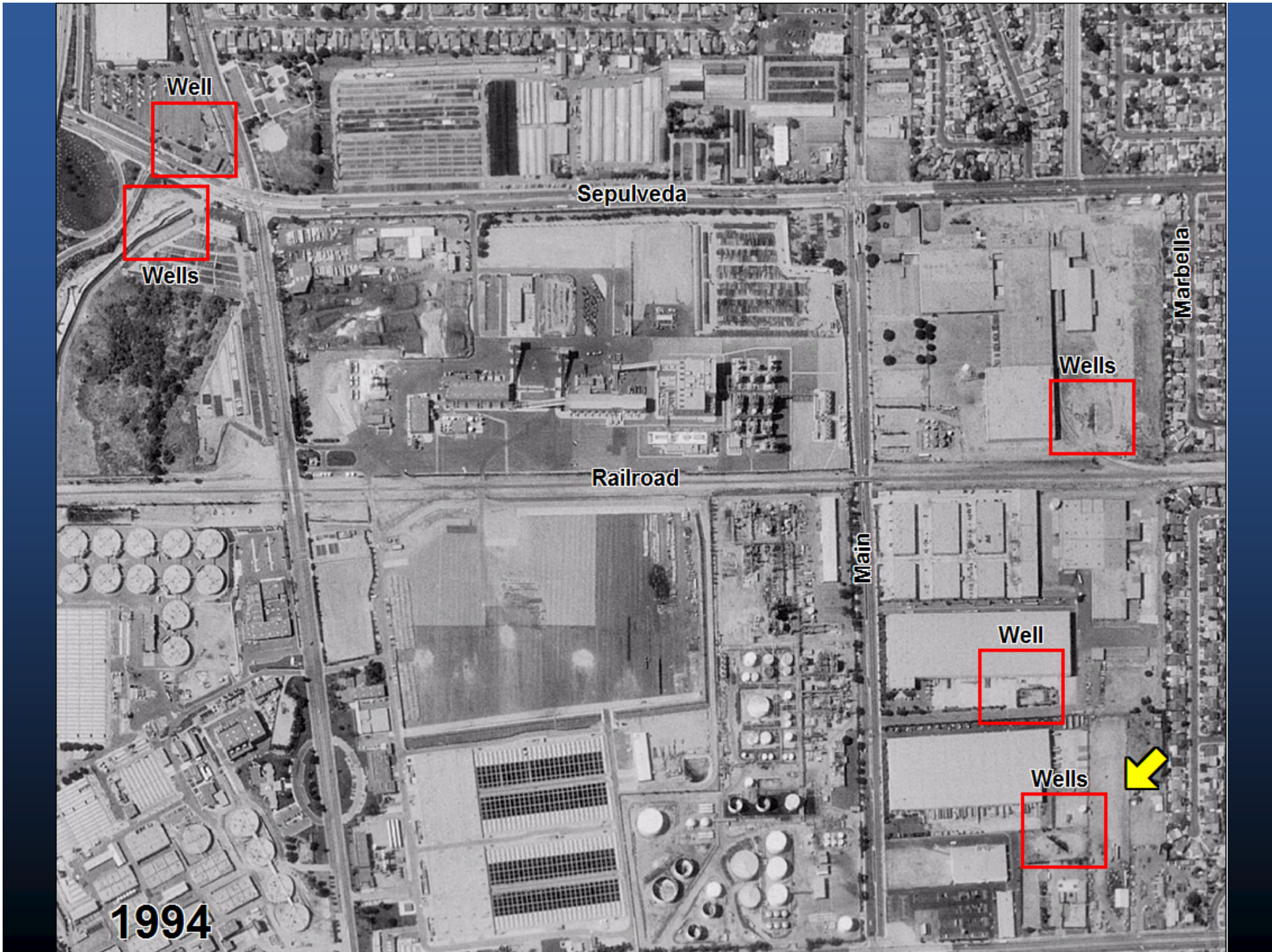
No Wells

Main

Well

No Wells

1972



Well

Wells

Sepulveda

Railroad

Main

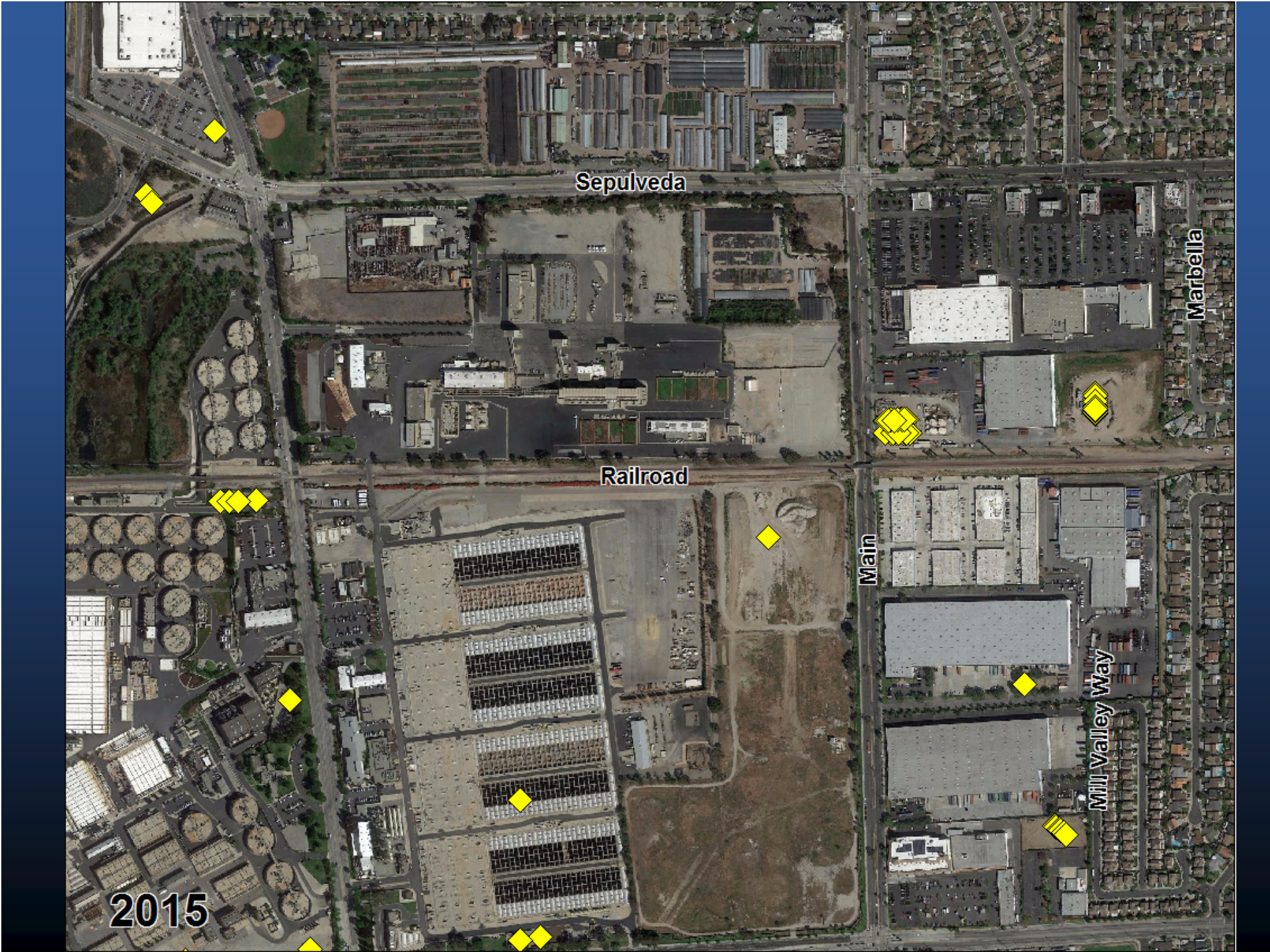
Marbella

Wells

Well

Wells

1994



2015

Sepulveda

Railroad

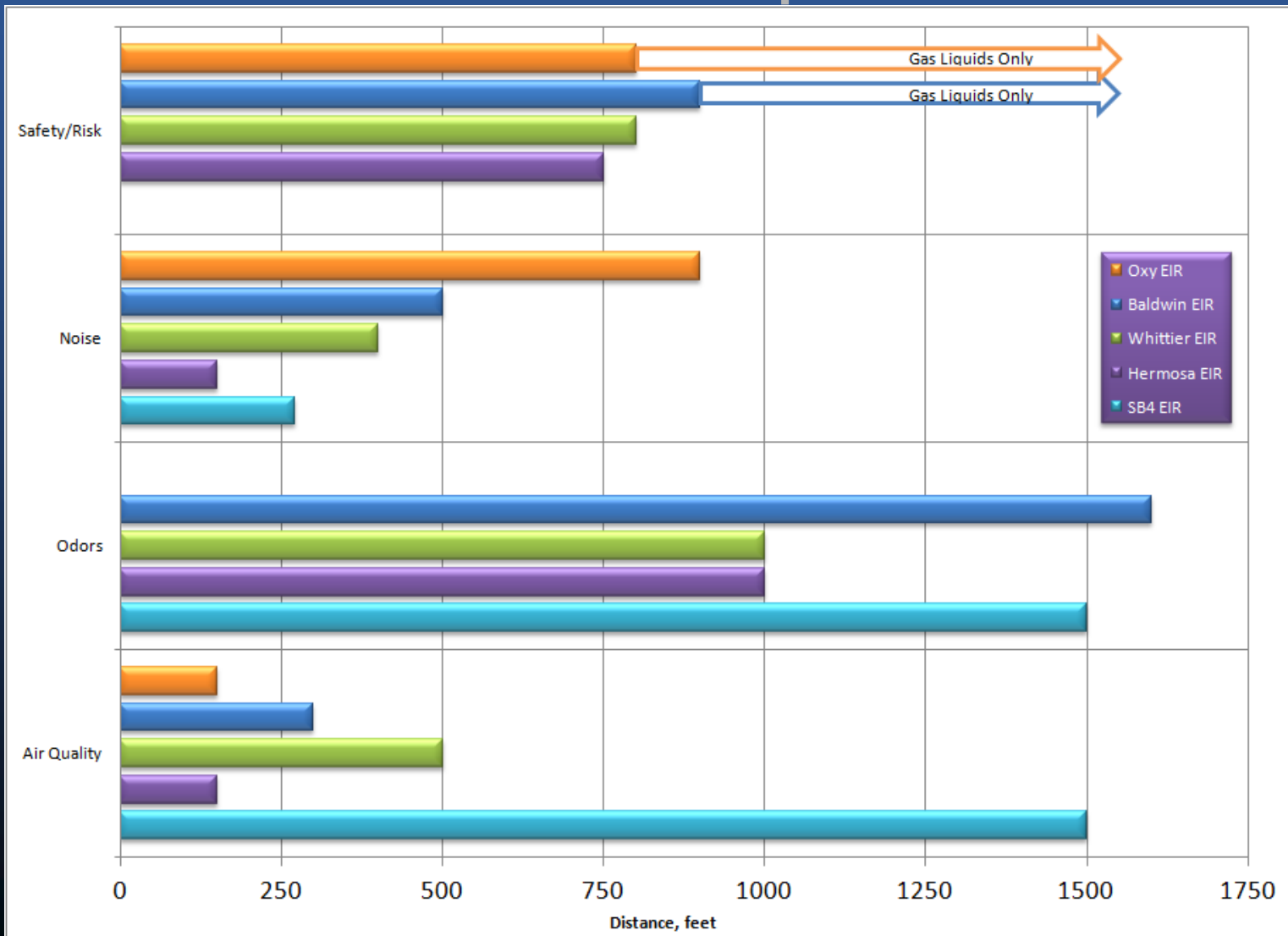
Main

Marbella

Mill Valley Way

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Setback Distances and EIR Impacts



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Oil and Gas Site/Operation Regulatory Setback Comparison

JURISDICTION	RESIDENTIAL SETBACK	COMMERCIAL SETBACK	PUBLIC INSTITUTION SETBACK	PUBLIC ROADWAY SETBACKS
Huntington Beach	100ft.	100ft.	300ft.	25ft.
Bakersfield	500-1000 ft. depending on class of permit, with a 100ft. minimum setback from dwelling not incidental to drilling	500-1000 ft. depending on class of permit, with a 100ft. minimum setback from dwelling not incidental to drilling	100ft.	75ft.
Ventura County	500ft. unless waiver issued- 100ft. min	500ft. unless waiver issued- 100ft. min	500ft.	100ft.
Santa Barbara County	500ft. (from residence not zone)	200ft.	200ft.	200ft.
Signal Hill	100ft.	100ft.	300ft.	75ft.
Santa Fe Springs	300ft. except in certain circumstances- 100 ft. minimum	35-300 ft. depending on zoning	—	300ft.
Orange County	150ft.	Varies widely on zoning	300ft.	150-210ft. with provisions for different setbacks based on width of public streets
San Benito County	500ft.	500ft.	500ft.	500ft. (100 ft. from county road or state hwy)