

# ***City of Carson Oil and Gas Code Update***

## ***Planning Commission Hearing***

***November 24, 2015***

***Prepared By:  
MRS***

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

## Update on Progress Since last Meeting

- Review of Section 9519 (Securities and Bond Requirements)
- Review Section 9515 (Nuisance Procedures)
- Setbacks and incentives

## Bonding Requirements Section 9519

- State does not specify bond ratings requirements. Department of Conservation establish bonds should be rated “A” or better.
- Section 9519(A)
- “7. The bond may be drawn only from a qualified entity without any economic interests or relationship with the operator and any related economic entities related thereto, and must be rated “A” or better by a nationally recognized bond rating organization. The City Manager shall receive all pertinent information related to the bond and bonding entity prior to issuance of a final approved permit, CUP, or DA.”

## Nuisance Procedures

- Use of the City Manager instead of the Director of Public Works to address enforcement of nuisances.
  - City Manager has significant time constraints
  - Could cause delays
  - Could result in fewer enforcement actions
  - Could cause Appeals conflict
  
- Keep the process language as currently proposed, with the Director providing additional enforcement authority for violations of the Ordinance.

## Ramifications of increasing Setbacks from 500 feet to 1,000 feet

- Noise Study concludes that 500 feet would be sufficient.
- Incentive Program – the 1,000 foot setback would remove about 1,200 more acres from the incentive program, and leaves fewer locations for relocation of existing operations that are near residences.
- The survey of setbacks from different jurisdictions has been updated.
- 1,000 foot setback would make certain “Good Neighbor” provisions meaningless

## Incentives

### A.1 Consolidation and Relocation Incentives.

Existing Uses in Setback: 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.

## Incentives

### ➤ D.3

.....The receiving well location or site must be located ~~at least 1,000 feet from the property outside the~~ boundaries identified in Section 9521.A.1-3, and comply with Section 9521.A.4 outside of the prohibited setback. The receiving site cannot expand by more than 10 wells from any source or exchange, in addition to those existing or vested, without being considered new development. ~~The receiving site must also extract petroleum from the same oil or gas field; consolidation or relocation between fields is prohibited for incentive purposes.~~ All receiving sites must comply with Section 9501.B for sites not required to obtain a new CUP.

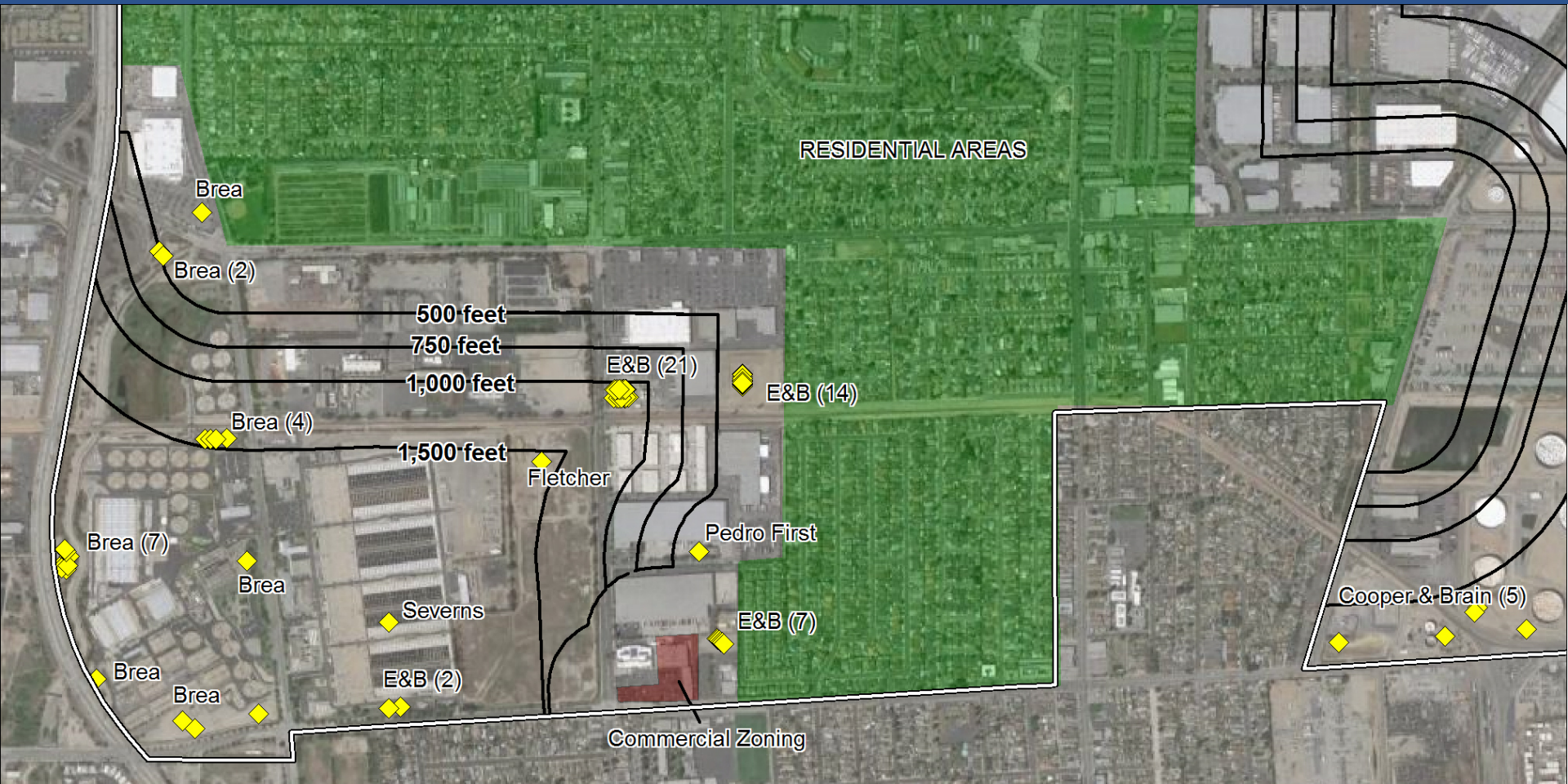
## Oil wells in The City of Carson and Setbacks

- Within 500 feet
  - Petro First – 1 well
  - Brea – 1 well
  - E&B – 21 wells
  - Vested Rights within 500 feet – 9 undrilled 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



# City of Carson Oil and Gas Code Update

## Existing Facilities and Setbacks



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## E&B Main Street Existing Facilities and Setbacks

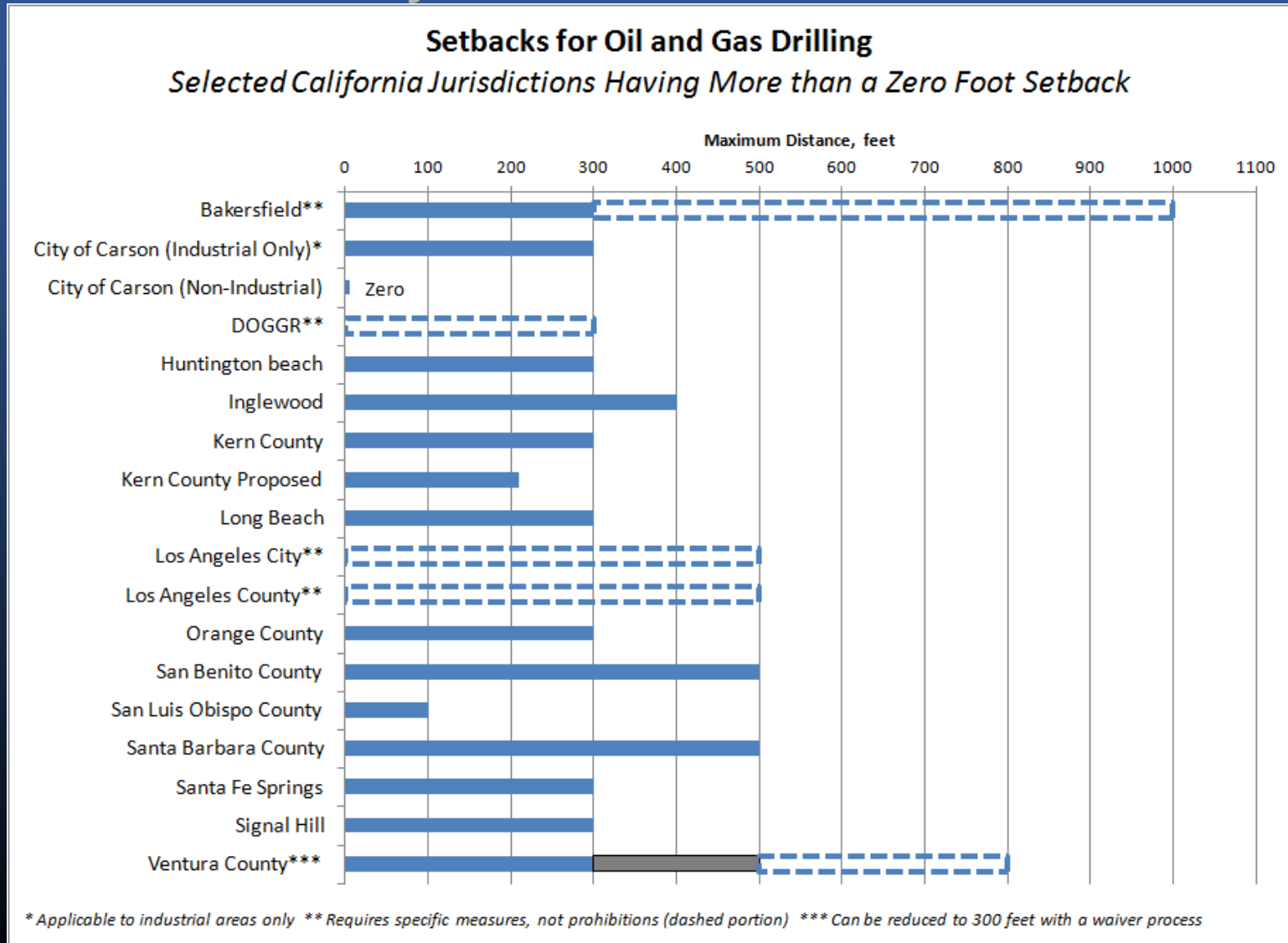


## Noise Monitoring

- 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

# City of Carson Oil and Gas Code Update

## Setbacks Survey



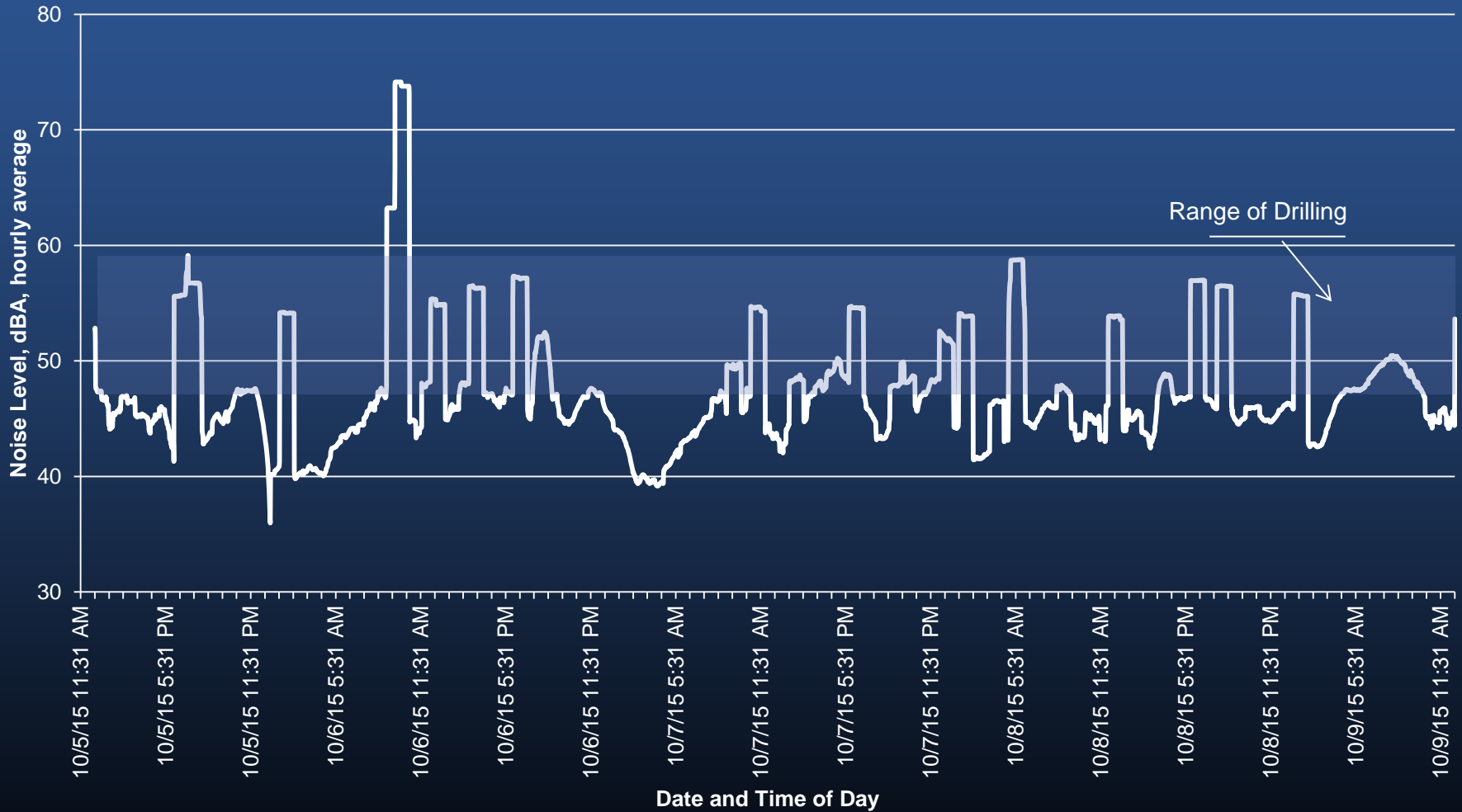
## City of Carson Oil and Gas Code Update

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Questions

# City of Carson Oil and Gas Code Update

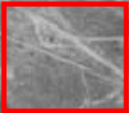
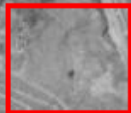
## Noise Monitoring results – Noise Levels dBA



## 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

No Wells

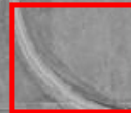


Well

Sepulveda

Marbella

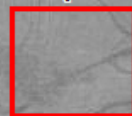
No Wells



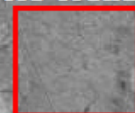
Railroad

Main

Well (1953)



No Wells



1952





Sepulveda

Marbella

Wells  
Pre-date  
Housing

Wells  
Post-date  
Housing

Railroad

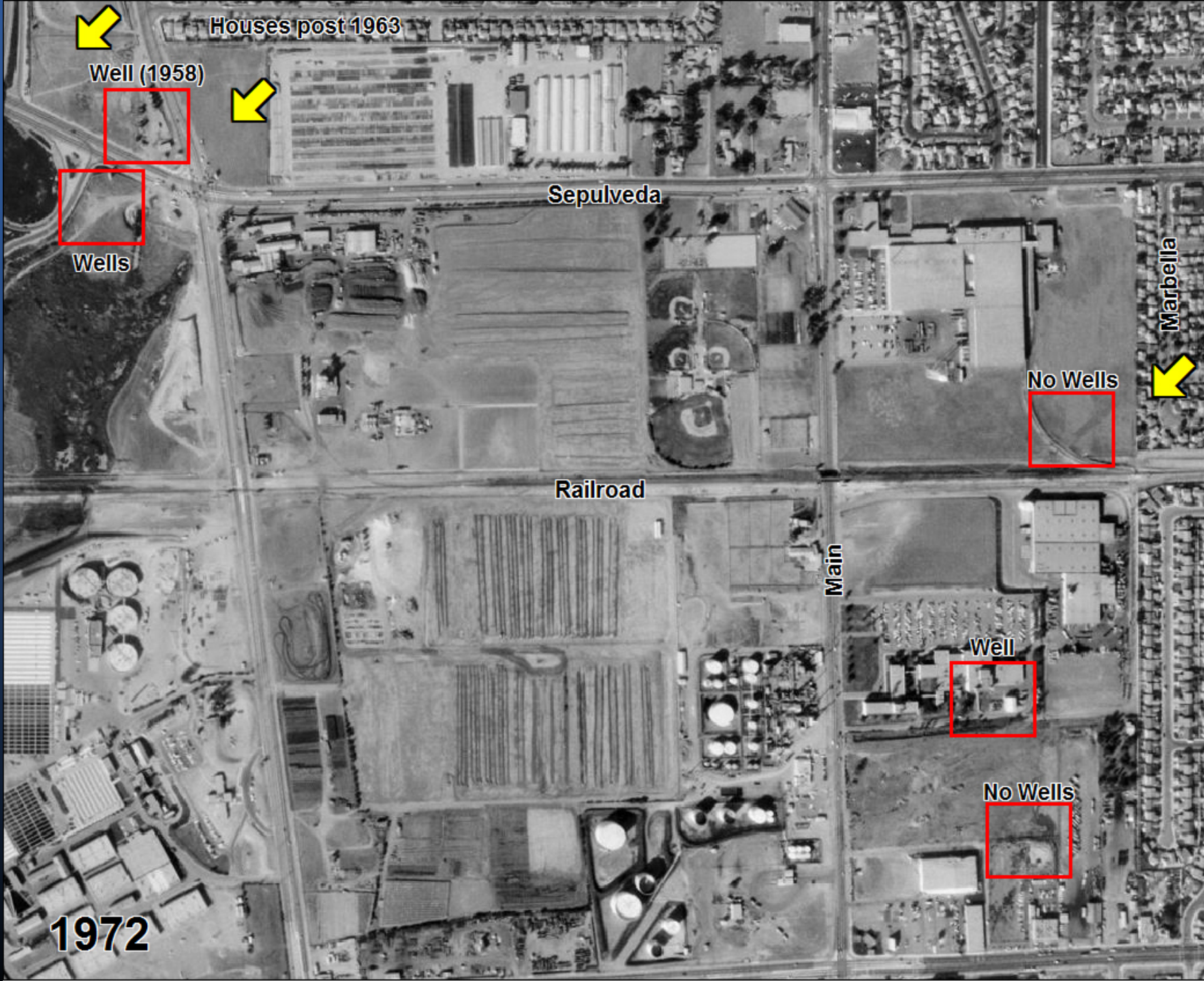
Main

Well  
Pre-dates  
Housing

Wells Pre-date 1990s Housing (160ft)

Wells Post-date 1960s Housing (450ft)

2015



Houses post 1963

Well (1958)

Sepulveda

Wells

Railroad

Marbella

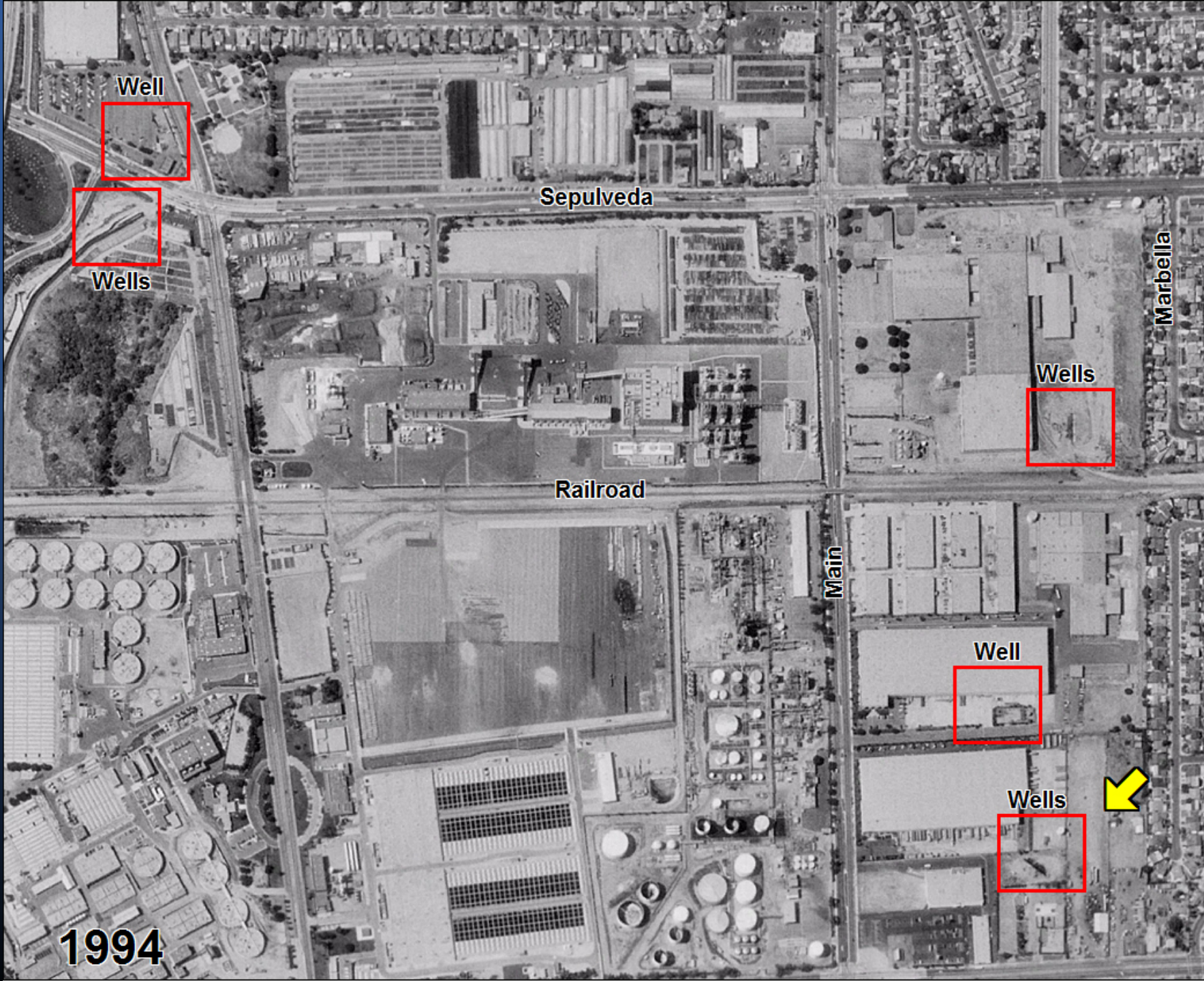
No Wells

Main

Well

No Wells

1972



Well

Sepulveda

Marbella

Wells

Wells

Railroad

Main

Well

Wells

1994

Sepulveda

Marbella

Railroad

Main

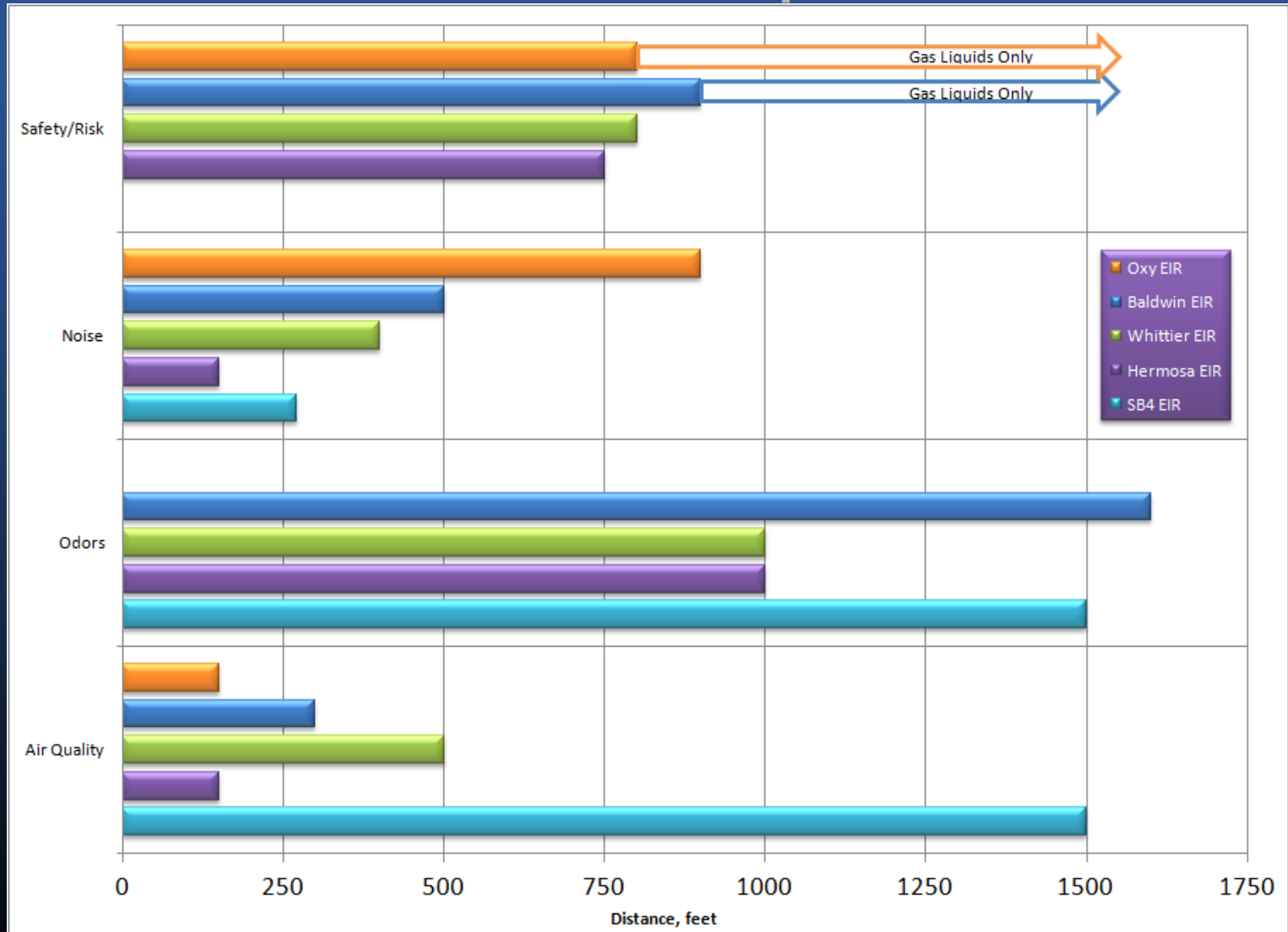
Mill Valley Way

2015



# City of Carson Oil and Gas Code Update

## Setback Distances and EIR Impacts



## DOGGR and SB 855

- SB 855 (2010) requires annual assessments. Not done since 2011.
- The 2015 Annual Assessment concluded:
  - Recordkeeping has been poor
  - Deficient or Absent AORs
  - Mechanical Integrity testing behind schedule
  - Insufficient staffing, coordination, and lack of technical training.