

# ***City of Carson Oil Code Amendment***

## **Workshop Presentation**

***September 17, 2014***

***Prepared By:  
Marine Research Specialists***

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

## Workshop Agenda

- City introduction
- MRS Presentation
- Filling out and collecting question cards
- Answering question cards
- Conclusion/Upcoming Schedule

**This presentation presents a summary of the MRS approach to preparing a revision to the City of Carson Oil Code**

- New Oil Code
- About MRS
- The MRS Team
- General Approach to Preparing the Oil Code Amendment
- Technical Issue Areas
- Special Issues Related to Oil and Gas Development
- Typical Development Standards to reduce impacts.

# City of Carson Oil Code Update

## City of Carson Existing Oil Code

Topic	Residential	Commercial	Industrial
	9128.6 Oil Wells	9138.10 Oil Wells	9148.2 Oil Wells
Zoning types	RS Single Family RM Multiple Dwelling RA Agriculture	CN Neighborhood Center, CR Regional Center, CG General, CA Automotive, MU-CS Mixed Carson St., MU-SB Mixed Sepulveda Blvd.	ML Light MH Heavy
Permits	CUP required in all residential zone districts.	CUP required in CG	
Bonds, securities for abandonment, spills, catastrophic events.	I.1. A faithful performance bond in the amount of \$5,000.	I.1. A faithful performance bond in the amount of \$5,000	I. A performance bond in the amount of \$5,000, except that shall not be in excess of \$50,000.
Aesthetics and landscaping, fencing or walls, including compatibility and screening techniques.	C.1. All oil well pumps and related facilities shall be enclosed with a fence. Landscaping requirements	C.1. All oil well pumps and related facilities shall be enclosed with a fence. Landscaping requirements	F. All oil well pumps, sumps, production tanks and related facilities shall be enclosed with a fence
Signage and advertising.	E.1. Each well shall be marked with a sign	E.1. Each well shall be marked with a sign	N. Only the Signs required
Setbacks to property lines and other wells and sensitive uses (residential/schools).			B. Drilling shall not be within 300 feet of a public school, park, hospital, or any residence. If the drilling is within 500 feet special requirements apply
Parking.	D.1. Each well shall be served by one driveway	D.1. Each well shall be served by one driveway	
On-site storage and placement of equipment and storage containers.	A. 3. No equipment shall be stored on the site which is not essential	A. 3. No equipment shall be stored on the site which is not essential	K. Not more than two tanks, neither to exceed one thousand (1,000) barrels capacity
Road maintenance.			G. roads within (200) feet of an oiled or public street, shall be oiled or surfaced.
Fire safeguards including training and equipment.	J.1. conform to all applicable fire and safety regulations. Prevent a blowout of a well.	J.1. conform to all applicable fire and safety regulations. Prevent a blowout of a well.	J. Conform to all applicable fire and safety regulations.
Protection of environment from air, water, odors, and noise impacts to public and environment.			technological improvements in drilling adopted as they become available to reduce nuisance
Noise City or Carson adopted County of LA Noise Ordinance	K.1. Noise from wells shall be in compliance with the Noise Control Ordinance.	K.1 mitigation measures necessary to reduce the noise shall be incorporated in the conditions of approval for the Conditional Use Permit.	
Well surface pads and enclosures.	B.1. Equipment enclosures shall be constructed on the oil well sites for the well mechanisms.	B.1. Equipment enclosures shall be constructed on the oil well sites for the well mechanisms.	
Procedures for routine maintenance, types of chemicals used and disclosure to the City.	H.1. Wells shall be maintained in a safe operating condition at all times	H.1. Wells shall be maintained in a safe operating condition at all times	
Standards for well abandonment.			Within 90 days after abandonment of any well, sumps, filled and the drilling site restored.
Standards for regulations for new, operating, abandoned, re-abandoned, and re-drilling			D. The derrick shall be removed within 90 days after the completion of the operation

**MRS is uniquely qualified to address the impacts associated with oil and gas production projects.**

- E&B Hermosa Beach Oil Project
- Whittier Main Oil Field Development Project EIR
- Baldwin Hills Oil Field CSD EIR and Codes and Policies
- Development of Santa Barbara County Oil Codes and Policies
- Numerous environmental analyses in California related to oil and gas development and oil transportation

**Policy Issues related to oil and gas drilling, production and transportation projects to be addressed in the revised Code**

- No Hydraulic Fracturing
- Financial responsibility
- Change of Ownership
- Bonding and Insurance
- Decommissioning
- Contamination cleanup
- Well completion techniques
- Monitoring and Enforcement
- Modifications/extensions
- Fees

## City of Carson Oil Code Update

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### Operational Issues to be addressed related to oil and gas production and transportation projects

- Production facilities
- Transportation/Pipelines
  - Existing
  - New
  - Trucking facilities
- Tanks and Storage facilities
- NGL transportation
- Abandonment



**The Oil Code will address development standards for the following issue areas:**

- Safety/Risk of Upset
- Air Quality/Public Health/GHG
- Soils and Geological Resources
- Hydrology and Water Quality
- Water and Wastewater
- Noise and Vibration
- Transportation/Circulation
- Land Use



**The Oil Code will address development standards for the following issue areas:**

- Recreational Resources
- Cultural Resources
- Public Services/Utilities/Solid Waste
- Fire Protection/Emergency Services
- Energy Resources
- Aesthetics/Visual Resources

**The final list of issue areas will be further refined after public comment.**

**Oil and gas development project must address some very unique operational aspects.**

➤ Risk of Upset

- Well blow-outs
- Drilling fluid releases
- Hydrogen Sulfide
- Gas processing releases
- Oil spills (pipelines, tanks, truck loading)



**Oil and gas development project must address some very unique operational aspects.**

➤ **Public Health (HRA)**

- **Drilling/well workovers/re-drilling**
- **Well heads**
- **Toxic air emissions**
- **Facility fugitive emissions**
- **Soil contamination**



**Oil and gas development project must address some very unique operational aspects.**

➤ **Odors**

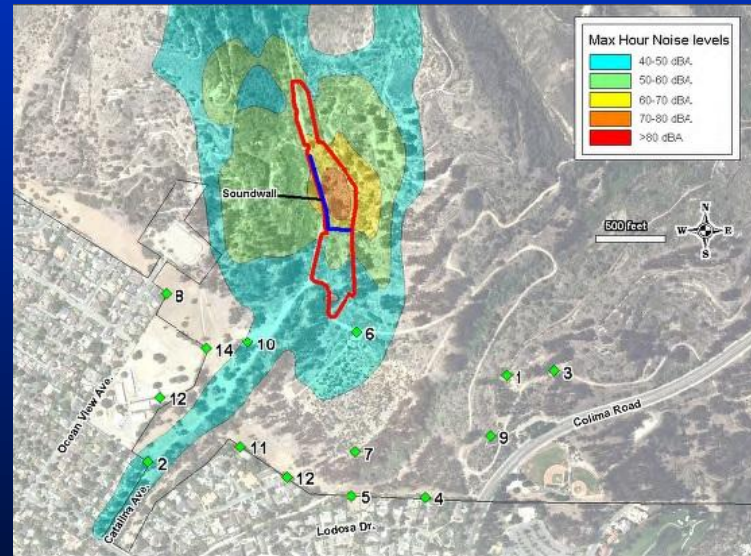
- **Drilling/well workovers/re-drilling**
- **Tank vents**
- **Hydrogen Sulfide**
- **Muds handling**



**Oil and gas development project must address some very unique operational aspects.**

### ➤ Noise

- Drilling/well workovers/re-drilling
- Compressors
- Injection pumps
- Engines



**Oil and gas development project must address some very unique operational aspects.**

➤ Aesthetics

- Drill and workover rigs
- Type of production well heads
- Other Equipment

➤ Land Use

- Oil and gas development within an urbanized area
- Proximity to residential areas
- Proximity to recreational areas
- Proximity to sensitive receptors

## Typical Development standards to be added into the revised Oil Code.

### ➤ Air Quality/Odors/Public Health

- Pressure sensors on oil tanks
- Special diesel engines and catalysts (Cleaner engines)
- Portable flares
- Odor suppressants
- Electric Rigs
- Control fugitive emissions
- No venting to atmosphere
- Setbacks



## Typical Development standards to be added into the revised Oil Code.

### ➤ Noise/Vibration

- Sound walls
- Soundproofing blankets on drawworks, rig floor, mud pumps, etc.
- Rub mats or wood on rig floor, catwalks, pipe racks
- Vibration dampeners
- Quiet mode drilling plans
- Low noise compressors

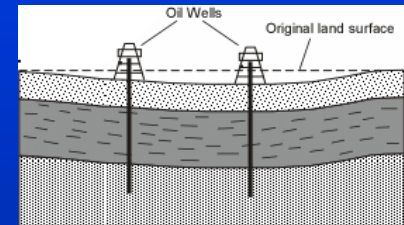




## Typical Development standards to be added into the revised Oil Code.

### ➤ Geology

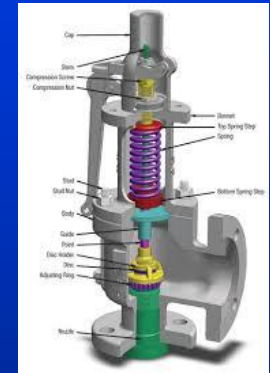
- Subsidence/uplift monitoring
- Seismicity Accelerometer
- Micro seismicity monitors
- Water Reinjection monitoring



## Typical Development standards to be added into the revised Oil Code.

### ➤ Risk of Upset

- QRA
- Transportation routes
- Seismic bracing
- Excess flow valves
- Hydrogen Sulfide limits
- Equipment design and layout



## Typical Development standards to be added into the revised Oil Code.

- Fire Protection
  - Equipment Spacing
  - Response capabilities
  - Fire code compliance
  - Setbacks



## Typical Development standards to be added into the revised Oil Code.

### ➤ Aesthetics

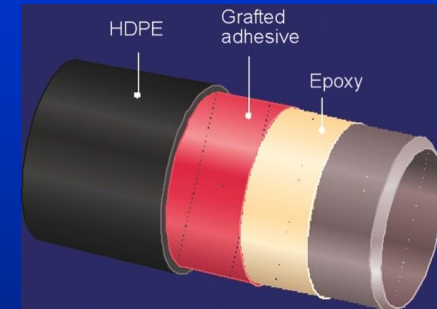
- Landscaping
- Architectural features.
- Fences
- Walls/Paint colors



## Typical Development standards to be added into the revised Oil Code.

### ➤ Transportation

- Pipelines
- Minimize trucking
- Pipeline Types and Coating
- Pipeline routes away from sensitive receptors



## Projected Schedule

- Workshops August-September
- Draft Code Update Late September
- Code Update Workshops October
- Planning Commission Hearings November
- City Council Hearings December

# *Questions*

## City of Carson Oil Code Update

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