



*California Independent Petroleum Association*  
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Item 4  
15-1026

PLUM

April 4, 2016

Planning and Land Use Management Committee Members  
City of Los Angeles  
200 N. Spring Street, Room 575  
Los Angeles, CA 90012

VIA HAND DELIVERY

**Re: Draft Plan for a Healthy Los Angeles**

Honorable Members of the Planning and Land Use Management Committee:

California Independent Petroleum Association ("CIPA") members operate a number of oil production facilities in the City of Los Angeles. Our members are committed to high standards of environmental quality and providing a work place that protects the health and safety of our employees and the communities surrounding our operations. The facilities located within the city limits provide for local employment opportunities based in science and technology, which contribute to the Council's efforts to strengthen the economic base of, and workforce training in, the City. Over the past 10 years, CIPA members have contributed millions in taxes and operational fees to the City of Los Angeles, as well as millions in annual royalty payments to thousands of citizens of the City.

CIPA has reviewed the draft changes to Los Angeles Municipal Code that make up "Clean Up Green Up" ("CUGU") and submits the attached table containing comments and suggested changes. CIPA is primarily concerned with the proposed plan as drafted because it would create internally inconsistent regulations in Oil Drilling Districts ("O") that would be against the objectives of CUGU. Further, some provisions of CUGU may not be feasible to implement, which raises legal questions related to vested rights as they pertain to the long standing permitted production facilities in the city limits.

Thank you for your consideration of our comments, and please free to contact me should you have any questions.

Sincerely,

Rock Zierman  
CEO  
California Independent Petroleum Association

**CIPA Detailed Comments to Clean Up Green Up**  
April 5, 2016

Policy / Text	CIPA Comment
<p><b>13.18.B:</b> Relationship to Zoning Regulations: Wherever the provisions of the CUGU District conflict with any provisions of other Supplemental Use Districts, the underlying zone, or any other regulation, the more restrictive provision will prevail.</p>	<p>We request that this provision be deleted or modified so that the “O” District will prevail in the event of an internal policy inconsistency between Clean Up Green Up (“CUGU”) provisions and Oil Drilling District provisions. The latter are written specifically for uses at Oil Drilling Sites, while CUGU is more broadly written to apply to over 500 different industrial uses, the provisions of which may not apply or the implementation of which could create conditions in conflict with the objectives of CUGU.</p>
<p><b>13.18.E:</b> Definitions of Project Types: Major Improvement, Addition and Change of Use</p>	<p>It should be specifically clarified that oil and injection well maintenance activities are not considered “major improvements” consistent with DOGGR, SCAQMD and other local ordinances. Without such a clarification, unnecessary permit processes could prevent environmentally beneficial well work from occurring. Similarly, the definition of “change of use” should exempt the conversion of oil wells to water injection wells and vice versa since these activities are routine well maintenance activities.</p>
<p><b>13.18.F.1(c) and 13.18.F.2(c):</b> Uses that generate dust, smoke, gas, fumes, cinder, or refuse matter shall be completely enclosed and mechanically ventilated to prevent fugitive emissions unless another regulatory agency requires natural ventilation. Stacks, vents, and flares are exempt from the enclosure requirement.</p>	<p>Please add the text “as reasonable and feasible” after the words “...to prevent fugitive emissions.” Some uses, such as a drilling rig, cannot be fully enclosed and vented.</p>
<p><b>13.18.F.2(i) and 13.18.F.3(b):</b> All required side and back yard setbacks abutting the parcel line of a Publicly Habitable Space shall be landscaped to provide a buffer.</p>	<p>It may not be possible to provide a landscape buffer along every property line of the existing permitted Controlled Drill Sites in accordance with the setback requirements of the underlying zone district due to existing infrastructure placement. Therefore, we request that this provision be modified to add the text “or as otherwise established in District O Determinations” at the end.</p>
<p><b>13.18.F.2(j):</b> Surface parking lot design 1. Layout 2. Screening 3. Tree planting</p>	<p>It is unclear if this provision would require new parking lots on existing, permitted Controlled Drill Sites. As mentioned above, it may not be feasible to implement this provision on such sites due to requirements for vehicle and equipment access. The Oil Drilling District and Zoning Determinations and associated permits issued from it require visual screening around the perimeter of the site. As such, those provisions should prevail over these and this provision should be modified to clarify.</p>
<p><b>13.18.F.2(l)(ii):</b> Noise generating uses or activities shall not exceed the presumed ambient noise level specified by zone... (ii) Baseline and other ambient noise levels shall be measured at the property line. If the ambient sound levels at the site exceed the allowable ambient levels, the existing site’s ambient level becomes the new allowable and no increase in that level shall be allowed.</p>	<p>For construction and drilling – temporary noise sources – we request that this provision be modified to allow 5dBA above baseline, ambient noise levels during daytime hours and 3dBA above in the night time hours. This modification is consistent with findings of past environmental review on oil drilling projects within Los Angeles City and County and was found to be a less than significant impact to nearby sensitive receptors.</p>