ORDINANCE NO. 189077

An ordinance amending Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of Chapter I of the Los Angeles Municipal Code (LAMC or Code) and Sections 1.4.7., 5D.9.7., 8.2.4., 12.1.2., 12.5.4., 13B.2.2., and Division 14.3. of Chapter 1A of the LAMC to prohibit new oil and gas extraction and make existing extraction activities a nonconforming use in all zones.

WHEREAS, activities related to oil and gas extraction operations are associated with many potential health and safety impacts, especially when they occur in close proximity to sensitive uses such as schools, day cares, elder care facilities, adult residential facilities, parks, hospitals, or residences;

WHEREAS, frontline communities and communities of color have suffered from historical injustices caused by exposure to known public health and safety hazards of oil drilling;

WHEREAS, activities related to oil and gas extraction operations have negative effects on surrounding communities such as land use impacts, elevated noise levels, frequent odor events, increased emissions exposure, spill incidents affecting the public right-of-way, truck traffic congestion on local streets, removal of on-street parking, and lack of effective screening for drill site equipment;

WHEREAS, the State of California, and several local jurisdictions across the state, are prioritizing cleaner renewable energy over petroleum;

WHEREAS, the City of Los Angeles (City) is prioritizing policies addressing climate change and increased awareness of environmental justice to promote equity and clean air for all neighborhoods;

WHEREAS, a core principle of zoning in Los Angeles is to protect citizens' health, safety, and welfare by reducing incompatible adjacent land uses;

WHEREAS, though the Conservation Element provides a map of the various oil fields in the City and discusses petroleum as a resource, the City does not consider petroleum to be a mineral resource of local importance and considers the activities associated with its extraction to be detrimental to public, health and safety and the environment;

WHEREAS, the City's determination that the activities associated with oil extraction are detrimental to public health, safety and the environment is reflected in recent City initiatives and ordinances, such as the Los Angeles 100% Renewable Energy Study (LA100 Study, Council File No. 21-0002-S42), Green New Deal (Council File No. 19-0156), and Clean Up Green Up (Ordinance No. 184,246, eff. June 4, 2016), and in policies included in the updates to the Health and Safety Elements of the City's General Plan adopted on November 24, 2021, including Health Element policy 5.4 (Noxious activities) and Safety Element policies 1.2.2 (Renewable Energy) and 1.2.7

(Zero Emissions Vehicles) adopted on October 29, 2025;

WHEREAS, this ordinance is consistent with Conservation Element, Section 19 policies 1 and 3 to "encourage energy conservation and petroleum product reuse," and to "protect neighborhoods from potential accidents and subsidence associated with [petroleum] drilling, extraction, and transport operations consistent with California Department of Conservation, Division of Oil and Gas requirements"; and

WHEREAS, although local oil production began in the 19th century and was a defining feature of the City's industrialization and growth, the need to protect public health and safety now necessitates a policy shift toward renewable energy and improved livability.

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Section 12.03 of Article 2 of Chapter I of the LAMC shall be amended to delete the definition of "TEMPORARY GEOLOGICAL EXPLORATORY CORE HOLE".

Sec. 2. Subdivision 17 of Subsection A of Section 12.20 of Article 2 of Chapter I of the LAMC shall be amended to read as follows:

17. (None)

Sec. 3. Subdivision 4 of Subsection C of Section 12.23 of Article 2 of Chapter I of the LAMC is amended to read as follows:

4. Oil Wells. (Amended by Ord. No. 189077 , Effective Date 11/03/2026). All applicable words/phrases defined in Section 13.01 B. (Definitions) of this Code shall apply to this Oil Wells subdivision.

(a) **Nonconforming Use Limitation**. All Oil Wells are a nonconforming use as of the effective date of this ordinance and shall conform to the following:

(1) No new Oil Well for the production of oil, gas, or other hydrocarbon substances may be drilled.

(2) No existing Oil Well for the production of oil, gas, or other hydrocarbon substances shall be maintained, drilled, re-drilled, or deepened.

(3) No Oil Well, and its operations and equipment,

shall be expanded, extended, or intensified, and/or no new permanent or temporary Oil Well equipment on the site shall be allowed.

(4) No existing Oil Well operator, applicant or proponent shall request a modification of conditions of a discretionary zoning approval granted prior to the effective date of this ordinance.

(5) Unless otherwise limited earlier by any other local, state or federal legal obligation, including but not limited to any applicable sunset clauses or enforcement orders, the operation of all Oil Wells shall cease within 20 years from the effective date of **Ord. No.** 189077, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1) at which point the use shall be deemed terminated.

(6) All nonconforming Oil Wells shall be abandoned in strict compliance and accordance with all applicable local, state, and federal laws, regulations, rules, and standards.

(7) If an Oil Well is terminated, abandoned, discontinued or idled for a continuous period of one year, such well and/or the use of such Oil Well shall be deemed terminated. The well and/or use shall not be eligible for re-establishment after it has been deemed terminated.

(8) An Oil Well operator, applicant or proponent shall comply with all requirements, mitigation measures, project design feature standards, and processes in the Mitigation Monitoring Program (MMP) adopted with **Ord. No.** 189077, **Effective Date** 11/03/2026, including as any of those that may be implemented through the Environmental Protection Measure Handbook pursuant to Section 11.5.15 (Environmental Protection Measures), if applicable. Notwithstanding any other provision in this subdivision, paragraph, or Code, the failure of any operator to comply with a mitigation measure or project design feature standard, or other requirement, in the MMP is a violation of this Code subject to all available administrative, criminal and civil remedies and penalties. Additionally, upon verification of non-compliance, the City may require the operator to retain at its own expense an independent consultant, subject to the City's approval, to ensure compliance with the mitigation measure or project design feature standard. Notwithstanding anything to the contrary in the Code, including the procedures in Sec. 13B.5.3 of Chapter

1A of the LAMC, the only process to modify, or be excused from compliance with, mitigation measures and/or project design features are the procedures set forth in the MMP.

(b) **Well Servicing Exception**. Notwithstanding the limitations in Subparagraph (a) above, Well Servicing may be carried out on an existing Oil Well unless the scope of work meets at least one of the two criteria permitted for Well Maintenance as defined in Section 13.01 B of the Code which would require Administrative Review.

(c) **Health and Safety Exception**. Maintenance, drilling, re-drilling, or deepening activities related to Oil Wells otherwise prohibited pursuant to Subparagraph (a)(2) above, and/or the expansion, extension or intensification of operations or equipment otherwise prohibited pursuant to Subparagraph (a)(3) above may be approved on nonconforming Oil Wells only in order to prevent, respond to, or cease a threat to public health, safety, or the environment in accordance with procedures set forth in this Section:

(1) **Administrative Review**. The Department of City Planning shall determine compliance under Administrative Review only when the following Qualifying Criteria for Administrative Review are met. The Administrative Review process shall be conducted pursuant to Sec. 13B.3.1. (Administrative Review) of Chapter 1A of this Code, except Sec. 13B.3.1.B.2. (Initiation) and Sec. 13B.3.1.F. (Scope of Action) shall not apply. The Qualifying Criteria for Administrative Review shall be one of the following:

(i) A formal order or requirement from any local, county, state, or federal agency indicating that the proposed scope of work is required in order to satisfy compliance with a documented notice.

(ii) A formal, written acknowledgement from any local, county, state, or federal agency to the operator about the need to perform specific Oil Well activities and/or install new equipment in order to prevent or respond to a threat to public health, safety, and/or the environment.

(2) **Quasi-Judicial Review**. The Zoning Administrator shall determine compliance following the procedures of Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit when maintenance, drilling, re-drilling, or deepening activities related to Oil Wells otherwise

prohibited pursuant to Subparagraph (a)(2) above and/or the expansion, extension, or intensification of operations or equipment otherwise prohibited pursuant to Subparagraph (a)(3) above does not meet the Qualifying Criteria for Administrative Review.

(i) An application shall be filed and reviewed pursuant to the procedures set forth in Sec. 13B.2.2.H. (Modification Procedures) of Chapter 1A of the LAMC, except that the mailed notice requirements and required findings shall apply as follows:

a. **Notice**. Notice shall be mailed to owners and occupants of all property within and outside the City within 1,500 feet of the exterior boundaries of the Oil Well site subject to the application. Otherwise, all other applicable publication and posting requirements for a Class 2 Conditional Use Permit shall apply.

b. **Findings**. Instead of making the Class 2 Conditional Use Permit standard findings, the Zoning Administrator shall grant an exception from Section 12.23 C.4(a) of the Code if the following Findings can be made:

i. That the proposed scope of work for a legally nonconforming Oil Well site will not adversely affect any element of the General Plan, including those which address the prevailing inequities in environmental justice.

ii. That the use will not be detrimental to the public health, safety, and welfare of persons residing or working in the general vicinity, and will not be detrimental or injurious to property and improvements in the surrounding neighborhood, especially those identified as disadvantaged communities, pursuant to

the State of California Environmental Protection Agency Office of Environmental Health Hazard Assessment's CalEnviroScreen.

iii. That the use will incorporate infrastructure and safety procedures to prevent disruption and nuisance impacts related to noise, odors, transportation and circulation, and other potential negative land use impacts on the surrounding vicinity.

iv. That substantial evidence in the administrative record demonstrates the requested scope of work is necessary to prevent, respond to, or cease a credible threat to public health, safety, and/or the environment, and that the scope of work will not be executed for the exclusive purpose of expanding, intensifying, or extending the life of the Oil Well site, its equipment or operations.

(d) **Standards for Nonconforming Sites.** The following regulations shall apply to existing nonconforming Oil Wells within the City of Los Angeles:

(1) All stationary drilling and service rigs, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the well, notwithstanding any other provisions of this Code to the contrary.

(2) The motors, engines, pumps and tanks of all such Oil Wells shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.

(3) Well pumping equipment shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.

(4) The maximum height of the pumping units shall not exceed 15 feet above existing grade level.

(5) The site of such Oil Wells shall be so landscaped, fenced or concealed so that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.

Sec. 4. Subdivision 18 of Subsection U of Section 12.24 of Article 2 of Chapter I of the LAMC shall be amended in its entirety to read as follows:

18. (None)

Sec. 5. Subdivision 47 of Subsection W of Section 12.24 of Article 2 of Chapter I of the LAMC shall be amended in its entirety as follows:

47. (None)

Sec. 6. Section 13.01 of Article 3 of Chapter I of the LAMC shall be amended in its entirety to read as follows:

A. Applicability. No new oil drilling districts are permitted as of the effective date of this ordinance. The provisions of this section and Section 12.23 C.4 (Nonconforming Use of Land) of this Code shall apply to the districts established by ordinance and to remain until said district is terminated by ordinance in accordance with City Charter Section 558. The provisions of this section shall not apply to the location of subterranean gas holding areas or Oil Wells which are operated as a public utility regulated by the California Public Utilities Commission.

B. Definitions - For the purpose of this section the following words/phrases are defined:

"Controlled Drilling Site" shall mean that particular location within an oil drilling district in an "Urbanized Area" upon which surface operations for the drilling, deepening or operation of an Oil Well or any incidental operation are subject to the conditions prescribed by written determination by the Zoning Administrator.

"Drilling and Production Site in the Los Angeles City Oil Field Area" shall mean locations within an oil drilling district in the "Los Angeles City Oil Field Area" upon which surface operations for the drilling, deepening or operation of an Oil Well or any operation incident thereto, are subject to the conditions prescribed by written determination by the Zoning Administrator.

"Los Angeles City Oil Field Area" shall mean all land in the City within the areas identified on the maps in Ordinance No. 156,166 located in Council File No. 80-3951 and shall include all oil Producing Zones beneath those areas but no deeper than the third zone beneath the surface of the earth.

"Nonurbanized Area" shall mean all those portions of the City which the City Planning Commission or City Council has determined will not be detrimentally affected by the drilling, maintenance, or operation of Oil Wells. In making its determination, the City Planning Commission, or the City Council on appeal, shall give due consideration to the amount of land subdivided, the physical improvements, the density of population and the zoning of the district.

"Oil Well" shall mean any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring, or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Article 7 of Chapter 5 of the Los Angeles Fire Code except any well operated by a public utility regulated by the California Public Utilities Commission. Oil Well shall also mean the entire site, and any associated facilities such as the production areas and other appurtenant structures and equipment located on the subject property/properties. (This term shall mean the same as term "Oil, Gas, or Hydrocarbon Well" used in Chapter 1A of the LAMC.)

"Oil Well Class I or A" shall mean any Oil Well drilled, conditioned, arranged, used or intended to be used for the production of petroleum, natural gas or other hydrocarbon substances.

"Oil Well Class II or B" shall mean any Oil Well drilled, conditioned, arranged, used or intended to be used only for the subsurface injection into the earth of oil field waste, gases, water or liquid substances.

"Producing Zone" shall mean a reservoir or series of reservoirs of sufficient thickness and productivity of hydrocarbons as to form an economic source of supply and which is segregated from other reservoirs or series of reservoirs by natural boundaries or barriers to such an extent as to make its separate development either economically or mechanically desirable in accordance with good oil field practice.

"Urbanized Area" shall mean all land in the City, except land in the M3 Zone and land which has been determined to be "Nonurbanized Area" by the City Planning Commission or City Council or land located in the "Los Angeles City Oil Field Area".

"Well Maintenance" shall mean any scope of work for oil, gas, or hydrocarbon substance extraction that meets either of the following two criteria: (1) A scope of work that requires a Notice of Intention "Rework Permit" to carry out a rework project on a well from the California Geologic Energy Management Division; or (2) A scope of work that requires notification per the South Coast Air Quality Management District's Rule 1148.2 - "Notification and Reporting Requirements for Oil and Gas Well and Chemical Suppliers" for "Well Rework" and/or "Injection" including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing. The terms "maintaining", "maintenance" and "maintained" as pertains to Oil Wells Class I or A and Oil Wells Class II or B shall have the same meaning and application as the definition of "Well Maintenance".

"Well Servicing" shall mean repair and servicing work that is carried out on an existing Oil Well site if the scope of work does not meet the criteria for Well Maintenance. Examples of Well Servicing may include activities such as: well pump replacement, the repair or replacement of existing underground and/or aboveground storage tanks, and repair or replacement of existing gas/oil pipelines that service the Oil Well operations. Well Servicing may also include the use of a workover rig to perform well pulling and efforts to retrieve tools from a well.

C. (None)

D. (None)

E. Existing Standard Conditions. Standard conditions incorporated by ordinance on all Oil Wells uses through the previous establishment of an oil drilling district shall remain in effect.

1. **Nonurbanized Areas.** Each oil drilling district established in a Nonurbanized Area shall be subject to the following conditions:

(a) Each district shall contain a net area of one acre or more which shall be composed of contiguous parcels of land that may be separated by an alley or walk, except that a district may contain an area of less than one acre where it is surrounded on all sides by streets.

(b) Each drilling site in any district shall contain a net area of one acre or more and shall be composed of contiguous parcels of land which may be separated only by an alley or walk. A drilling site may contain less than one acre of area where it is surrounded on all sides by public or approved private streets.

Only one Oil Well Class I or A may be established or maintained on each acre of land, except that there may be one Oil Well Class I or A on any land surrounded on all sides by public or approved private streets. Provided, however, in determining conditions for drilling, the Zoning Administrator may permit surface operations for more than one Oil Well Class I or A in a semi-Controlled Drilling Site where the additional wells are to be bottomed under adjacent land in a drilling district in lieu of surface operations. There shall be no less than one net acre of land in the combined drill site and production site for each well in a semi-Controlled Drilling Site. The Zoning Administrator shall require a site of more than one acre for each Oil Well where a larger area is required in the particular oil drilling district. The Zoning Administrator may require larger minimum drilling sites or production areas when reasonably necessary in the public interest for a particular oil producing section.

Where drilling sites greater than one acre are required and two or more lessees or oil drilling developers in a block or area have at least one net acre each, but all lessees or developers do not have the greater area required for drilling under these regulations, the Zoning Administrator shall equitably allocate permitted wells among the competing lessees or developers. Where necessary, the lessee or developer having control of the larger portion of the property shall be given preference. In those situations outlined above, in addition to the proration required by Paragraph (d) of this subdivision, the Zoning Administrator shall require that the lessee or developer who is authorized to drill the well shall offer an equitable consolidation agreement to the lessee or developer who has not been permitted to drill. This consolidation agreement shall contain an offer in writing, open for acceptance for 30 days, giving the other lessees or developers a choice of either:

(i) a lease on terms and conditions agreed upon, or on substantially the same terms and conditions contained in leases owned by the applicant; or,

(ii) a consolidation agreement agreed upon providing that each lessee or developer shall contribute to the cost of drilling and operation of the well and share in the production from the well in the proportion that the area of his property bears to the total area in the drilling unit.

(c) No public street, alley, walk or way shall be included in determining the net area within any district or drilling site.

(d) Where the drilling site is so located as to isolate any parcel of land in the drilling district in such a manner that it could not be joined with any other land so as to create another drilling site of the area required in the particular district in which it is located, the Zoning Administrator shall require, as a condition to the drilling and production on the drilling site, that the owner, lessee or permittee or his or her successor shall pay to the owners of the oil and gas mineral rights in each isolated parcel, a pro-rata share of the landowners' royalty in all of the oil and gas produced from the drilling site, the share to be in that proportion as the net area of the isolated parcel is to the total net area of the drilling site plus the area of all the isolated parcels; provided that the landowners' royalty shall be determined in accordance with any existing contracts for payments to the landowners of the drilling site, but, in no event, as to the owner of the isolated parcel or parcels, shall it be less than a 1/6th part of the oil and gas produced and saved from the drilling site.

2. **Urbanized Areas.** Each oil drilling district established in an Urbanized Area shall be subject to the following conditions:

(a) Each district shall be not less than 40 acres in area, including all streets, ways and alleys within the boundaries thereof.

(b) Not more than one controlled drill site shall be permitted for each 40 acres in any district and that site shall not be larger than two acres when used to develop a district approximating the minimum size; provided, however, that where the site is to be used for the development of larger oil drilling districts or where the Zoning Administrator requires that more than one oil drilling district be developed from one Controlled Drilling Site, the site may be increased, at the discretion of the Zoning Administrator when concurred in by the Board of Fire Commissioners, by not more than two acres for each 40 acres included in the district or districts.

(c) The number of Oil Wells Class I or A which may be drilled and operated from any Controlled Drilling Site may not exceed one well to each five acres in the district or districts to be explored from said site.

Notwithstanding the above, should the City Council determine that an urbanized oil drilling district contains more than one Producing Zone, the City Council may then authorize, by ordinance, the drilling of additional Oil Wells Class I or A, not to exceed one well per five acres for each identified Producing Zone, and specify the maximum number of wells to be drilled as the result of such authorization.

(d) Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, must have proprietary or contractual authority to drill for oil under the surface of at least 75 percent of the property in the district to be explored.

(e) Each applicant, or his or her successor in interest shall, within one year from the date the written determination is made by a Zoning Administrator prescribing the conditions controlling drilling and production operations, execute an offer in writing giving to each record owner of property located in the oil drilling district who has not joined in the lease or other authorization to drill the right to share in the proceeds of production from wells bottomed in the district, upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of the district. The offer hereby required must remain open for acceptance for a period of five years after the date the written determination is made by a Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of the property in the district who had not signed the lease at the time the written provisions were made by a Zoning Administrator, but who accepts the offer in writing within the five-year period. Any such royalties remaining in any bank or trust company at the time the offer expires, which are not due or payable as provided above, shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.

(f) The entire Controlled Drilling Site shall be adequately landscaped, except for those portions occupied by any required structure, appurtenance or driveway, and all landscaping shall be maintained in good condition at all times. Plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.

(g) Each applicant requesting a determination by a Zoning Administrator prescribing the conditions controlling drilling and production operations shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of $5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions, and requirements of this section, and all additional conditions, restrictions or requirements determined and prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator or any change or specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification of waiver affecting any of the obligations of the grantee made by any City authority, or by any other power or authority whatsoever, shall be deemed to exonerate either the grantee or the surety on any bond posted pursuant to this section.

(h) If a Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with that problem and with those producing hydrocarbons from the affected area, he or she shall have the authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.

(i) A Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

3. **(None)**

4. **Los Angeles City Oil Field Area.** Each oil drilling district established in the Los Angeles City Oil Field Area shall be subject to the following conditions:

(a) The boundary of each district shall follow the center line of city streets as far as practicable.

(b) Each district shall include the streets, ways, and alleys within the boundaries thereof and shall be substantially compact in area.

(c) The drilling, pumping, redrilling, repairing, maintenance or other Well Servicing of any new Oil Well Class I or A in said district shall be conducted only on a Drilling and Production Site in the Los Angeles City Oil Field Area upon which site at least one Oil Well Class I or A was (i) in existence on January 24,1982; and (ii) had not been abandoned in accordance with state regulations prior to January 24,1982; and (iii) has a Los Angeles Fire Department Serial Number, which number was in existence on January 24, 1982.

(d) The number of new Oil Wells Class I or A permitted on such a Drilling and Production Site in the Los Angeles City Oil Field Area shall not exceed one well to each acre in the District.

(e) Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling new drilling and production operations must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the total land area of the property in the district to be explored.

(f) Within one year from the date the written determination is made by a Zoning Administrator prescribing the conditions controlling drilling and production operations, each applicant or his or her successor in interest shall offer in writing to each record owner of property located in the oil drilling district who has not joined in the lease or other authorization to drill, the right to share in proceeds of production from new wells bottomed in the district upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the sub-surface of the district. The offer hereby required must remain open for acceptance for a period of five years after the date the written determination is made by a Zoning Administrator.

During the period the offer is in effect, the applicant, or his or her successor in interest shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written determination was made by a Zoning Administrator, but who accepts the offer in writing within the five-year period. Any royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.

(g) The entire site upon which new Oil Wells are to be drilled shall be adequately fenced and landscaped; plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.

(h) Each applicant requesting a determination by a Zoning Administrator prescribing the conditions controlling drilling and production operations shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished by him or her) in the sum of $5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions, and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator or any change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or waiver affecting any of the obligations of the grantee made by any city authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this section.

(i) If a Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with the problem and with those persons producing hydrocarbons from the affected area, he or she shall have the

authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.

(j) A Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

F. Existing Additional Conditions. In addition to the standard conditions applying to oil drilling districts, any additional conditions imposed by the City Council via ordinance, or the Zoning Administrator via approvals in each previously approved existing oil district as incorporated by reference, and deemed necessary and proper, shall remain in effect for all Oil Well uses in oil drilling districts and the list of additional conditions may include but are not limited to the following:

1. That all pumping units established in said district shall be installed in pits so that no parts thereof will be above the surface of the ground.

2. That all oil produced in said district shall be carried away by pipe lines or, if stored in said district, shall be stored in underground tanks so constructed that no portion thereof will be above the surface of the ground.

3. That the operator of any well or wells in the district shall post in the Office of Zoning Administration a $5,000 corporate surety bond conditioned upon the faithful performance of all provisions of this article and any conditions prescribed by a Zoning Administrator. No extension of time that may be granted by a Zoning Administrator, or change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City, or other alteration, modification or waiver affecting any of the obligations of the grantee made by any City authority shall be deemed to exonerate either the grantee or the surety on any bond posted as required in this article.

4. That the operators shall remove the drilling rig from each well within thirty (30) days after the drilling of said well has been completed, and thereafter, when necessary, such completed wells shall be serviced by portable drilling rigs.

5. That the drilling site shall be fenced or landscaped as prescribed by the Zoning Administrator.

6. **(None)**

7. That, except in case of emergency, no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the drilling site, except between the hours of 8:00 A.M. and 8:00 P.M. of any day.

8. That adequate fire-fighting apparatus and supplies, approved by the Fire Department, shall be maintained on the drilling site at all times during drilling and production operations.

9. That no refining process or any process for the extraction of products from natural gas shall be carried on at a drilling site.

10. **(None)**

11. **(None)**

12. **(None)**

13. That no more than one well shall be bottomed in each five (5) acres of the drilling district.

14. **(None)**

15. **(None)**

16. **(None)**

17. That any person requesting a determination by the Zoning Administrator prescribing the conditions under which oil drilling and production operations shall agree in writing on behalf of him or herself and his or her successors or assigns, to be bound by all of the terms and conditions of this article and any conditions prescribed by written determination by the Zoning Administrator; provided, however, that the agreement in writing shall not be construed to prevent the applicant or his or her successors or assigns from applying at any time for amendments pursuant to this Article or to the conditions prescribed by the Zoning Administrator, or from applying for the creation of a new district or an extension of time for drilling or production operations.

18. That all production equipment used shall be so constructed and operated that no noise, vibration, dust, odor or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted to result from production operations carried on at any drilling site or from

anything incident thereto to the injury or annoyance of persons living in the vicinity; nor shall the site or structures thereon be permitted to become dilapidated, unsightly or unsafe. Proven technological improvements in methods of production shall be adopted as they, from time to time, become available if capable of reducing factors of nuisance or annoyance.

19. Wells which are placed upon the pump shall be pumped by electricity with the most modern and latest type of pumping units of a height of not more than sixteen (16) feet. All permanent equipment shall be painted and kept in neat condition. All production operations shall be as free from noise as possible with modern oil operations.

20. All drilling equipment shall be removed from the premises immediately after drilling is completed, sump holes filled, and drilling or service rigs removed within sixty (60) days after the completion of the well.

21. That, subject to the approval of the Board of Fire Commissioners, the operators shall properly screen from view all equipment used in connection with the flowing or pumping of wells.

22. Upon the completion of the drilling of a well the premises shall be placed in a clean condition and shall be landscaped with planting of shrubbery so as to screen from public view as far as possible, the tanks and other permanent equipment, such landscaping and shrubbery to be kept in good condition.

23. That not more than two wells may be drilled in each city block of the drilling district and bottomed under that block. However, at the discretion of the Zoning Administrator, surface operations for additional wells may be permitted in each of the blocks where each additional well is to be directionally drilled and bottomed under an adjacent block now or hereafter established in an oil drilling district in lieu of a well drilled on the adjacent block and under a spacing program which will result in not exceeding two wells bottomed under each block.

24. That not more than one (1) well shall be drilled in each city block of the drilling district; provided, however, that a second well may be drilled in that block bounded by “L”, Gulf Avenue, Denni Street and Wilmington Boulevard, only in the event said second well be directionally drilled or whipstocked so that the bottom of the hole will be bottomed under the Gulf Avenue School property located in the block bounded by “L” Street, Roman Avenue, Denni Street and Gulf Avenue, and in lieu of a well which might otherwise be permitted to be drilled in

said last mentioned block.

25. That not more than one (1) well may be drilled in each city block of the drilling district.

26. That all power operations other than drilling in said district shall at all times be carried on only by means of electrical power, which power shall not be generated on the drilling site.

27. **(None)**

28. **(None)**

29. That not more than two (2) wells may be drilled in each city block of the drilling district; provided, however, that two (2) additional wells may be drilled in each of the following described blocks, (a) the block bounded by Q Street, Lakme Avenue, Sandison Street and Broad Avenue and (b) the block bounded by Sandison Street, Lakme Avenue, Broad Avenue and the southerly boundary of Tract No. 1934, but only if such additional wells are directionally drilled or whipstocked so that they will be bottomed under the Hancock–Banning High school property, located in the block bounded by Delores Street, Broad Avenue, Pacific Coast Highway and Avalon Boulevard, in lieu of the four (4) wells which might otherwise be permitted to be drilled in the last mentioned block.

30. **(None)**

31. Not more than four (4) Controlled Drilling Sites shall be permitted in this district, and such sites shall not be larger than two (2) acres.

32. The number of wells which may be drilled to any oil sand from the Controlled Drilling Site shall not exceed one (1) well to each five (5) acres in the district, but in no event shall there be more than one (1) well to each two and one-half (2 1/2) acres.

33. That drilling operations shall be commenced within 90 days from the effective date the written determination is made by the Zoning Administrator or Area Planning Commission, or within any additional period as the Zoning Administrator may, for good cause, allow and thereafter shall be prosecuted diligently to completion or else abandoned strictly as required by law and the premises restored to their original condition as nearly as practicable as can be done. If a producing well is not secured within eight months, the well shall be abandoned and the premises restored to its original condition, as nearly as practicable as can be done. The Zoning Administrator, for

good cause, shall allow additional time for the completion of the well.

34. That an internal combustion engine or electrical equipment may be used in the drilling or pumping operations of the well, and if an internal combustion engine is used, that mufflers be installed on the mud pumps and engine so as to reduce noise to a minimum, all of said installations to be done in a manner satisfactory to the Fire Department and to the Zoning Administrator.

35. **(None)**

36. That not more than two (2) production tanks shall be installed for each producing well, neither one of which shall have a rated capacity in excess of one thousand (1,000) barrels; provided, however, that if in the opinion of the Zoning Administrator it is necessary in order to provide for the maximum safety of operations or to decrease the number of individual production tank settings on any property, the Zoning Administrator may increase the number of such production tanks to not more than three (3), having a greater capacity not to exceed two thousand (2,000) barrels each. The Zoning Administrator shall permit such wash tanks or heating facilities as may appear necessary to ship or remove production from the premises. The plans for said tank or tanks, including the plot plan showing the location thereof on the property, shall be submitted to and approved in writing by the Zoning Administrator before said tank or tanks and appurtenances are located on the premises; and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition.

37. All waste substances such as drilling muds, oil, brine or acids produced or used in connection with oil drilling operations or oil production shall be retained in watertight receptors from which they may be piped or hauled for terminal disposal in a dumping area specifically approved for such disposal by the Los Angeles Regional Water Pollution Control Board No. 4.

38. Any wells drilled shall be cased tight to bedrock or effective means satisfactory to the State Oil and Gas Supervisor used to prevent vertical movement of groundwater.

39. The applicant shall provide the Department of Water and Power and the State Oil and Gas Supervisor with a precise plot plan of the drilling plant and roads leading thereto, and to make such safeguards as the Department deems necessary to assure the safety of the existing 50-inch water main which crosses the district involved.

40. The Department of Water and Power of the City of Los Angeles shall be permitted to review and inspect methods used in the drilling and producing operations and in the disposal of waste, and shall have the right to require changes necessary for the full protection of the public water supply.

41. **(None)**

42. That the number of wells which may be drilled to any oil sand shall not exceed one (1) well to each five (5) acres in the district, but in no event shall there be more than one (1) well to each two and one–half acres.

43. That drilling, pumping and other power operations shall at all times be carried on only by electrical power and that such power shall not be generated on the Controlled Drilling Site or in the district.

44. That an internal combustion engine or steam-driven equipment may be used in the drilling or pumping operations of the well, and, if an internal combustion engine or steam-driven equipment is used, that mufflers be installed on the mudpumps and engine; and that the exhaust from the steam-driven machinery be expelled into one of the production tanks, if such tanks are permitted, so as to reduce noise to a minimum, all of said installations to be found in a manner satisfactory to the Fire Department and Zoning Administrator.

45. That drilling operations shall be carried on or conducted in connection with only one well at a time in any one such district, and such well shall be brought in or abandoned before operations for the drilling of another well are commenced; provided, however, that the Zoning Administrator may permit the drilling of more than one well at a time after the discovery well has been brought in.

46. That all oil drilling and production operations shall be conducted in such a manner as to eliminate, as far as practicable, dust, noise, vibration or noxious odors, and shall be in accordance with the best accepted practices incident to drilling for and production of oil, gas and other hydrocarbon substances. Proven technological improvements in drilling and production methods shall be adopted as approved by the Zoning Administrator, as they may become, from time to time, available, if capable of reducing factors of nuisance and annoyance.

47. That all parts of the drilling or service rig above the drilling or service rig floor not reasonably necessary for ingress and egress including the elevated portion thereof used as a hoist, shall be enclosed with fire–resistive soundproofing material approved by the

Fire Department and the Zoning Administrator, and the same shall be painted or stained so as to render the appearance of said drilling or service rig as unobtrusive as practicable.

48. That all tools, pipe and other equipment used in connection with any drilling or production operations shall be screened from view, and all drilling operations shall be conducted or carried on behind a solid fence, which shall be maintained in good condition at all times and be painted or stained so as to render such fence as unobtrusive as practicable.

49. That no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the Controlled Drilling Site except between the hours of 8:00 o'clock a.m. and 6:00 o'clock p.m., on any day, except in case of emergency incident to unforeseen drilling or production operations, and then only when permission in writing has been previously obtained from the Zoning Administrator.

50. That no earthen sumps shall be used.

51. That within sixty (60) days after the drilling of each well has been completed, and said well placed on production, or abandoned, the drilling or service rig, all boilers and all other drilling equipment shall be entirely removed from the premises unless such drilling or service rig and appurtenant equipment is to be used within a reasonable time limit determined by the Zoning Administrator for the drilling of another well on the same Controlled Drilling Site.

52. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted unless all equipment necessarily incident to such production is completely enclosed within a building, the plans for said building to be approved by the Department of Building and Safety and the Fire Department. This building shall be of a permanent type, of attractive design and constructed in a manner that will eliminate as far as practicable, dust, noise, noxious odors and vibrations or other conditions which are offensive to the senses, and shall be equipped with such devices as are necessary to eliminate the objectionable features mentioned above. The architectural treatment of the exterior of such a building shall also be subject to the approval of the Zoning Administrator.

53. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted where same is located within or immediately adjoining subdivided areas where ten percent of the lots or subdivided parcels of ground, within one-half mile radius

thereof, are improved with residential structures, unless all equipment necessarily incidental to such production is countersunk below the natural surface of the ground and such installation and equipment shall be made in accordance with Fire Department requirements.

54. That there shall be no tanks or other facilities for the storage of oil erected or maintained on the premises and that all oil products shall be transported from the drilling site by means of an underground pipe line connected directly with the production pump without venting products to the atmospheric pressure at the production site.

55. That not more than two production tanks shall be installed on said drilling site, neither one of which shall have a rated capacity in excess of one thousand (1,000) barrels; that the plans for said tank or tanks, including the plot plans showing the location thereof on the property, shall be submitted to and approved in writing by the Zoning Administrator before said tank or tanks and appurtenances are located on the premises, and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition at all times.

56. That any production tanks shall be countersunk below the natural surface of the ground and the installation thereof shall be made in accordance with safety requirements of the Fire Department.

57. That no refinery, dehydrating or absorption plant of any kind shall be constructed, established or maintained on the premises at any time.

58. That no sign shall be constructed, erected, maintained or placed on the premises or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.

59. That suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times.

60. That any owner, lessee or permittee and their successors and assigns, must at all times be insured to the extent of one hundred thousand dollars ($100,000) against liability in tort arising from drilling or production, or activities or operations incident thereto, conducted or carried on under or by virtue of the conditions prescribed by written determination by the Zoning Administrator. The policy of insurance issued pursuant hereto shall be subject to the approval of the City

Attorney, and duplicates shall be furnished to him. Each such policy shall be conditioned or endorsed to cover such agents, lessees or representatives of the owner, lessee or permittee as may actually conduct drilling, production or incidental operations permitted by such written determination by the Zoning Administrator.

61. **(None)**

62. All onshore drilling and production installations or facilities shall be removed and the premises restored to their original conditions after all oil and gas wells have been abandoned, unless the City Planning Commission determines otherwise.

63. **(None)**

64. **(None)**

G. (None)

H. Compliance Review. The Zoning Administrator shall have the authority to conduct investigations to verify compliance with existing conditions imposed pursuant to any discretionary zoning approval authorizing the drilling, deepening or maintaining of an Oil Well in either an oil drilling district or within the M3 Zone within 500 feet of a more restrictive zone.

1. **Authority.**

(a) The Zoning Administrator reserves the right to require an applicant to file for compliance review as a condition of a discretionary zoning approval and modify, add, or delete conditions of operation, and/or modify the grant, as needed, pursuant to Sec. 13B.2.2.H. (Modification Procedures) of Chapter 1A of the LAMC for a Class 2 Conditional Use Permit.

(b) The Zoning Administrator reserves the right to modify, add, or delete conditions of operation, and/or modify the grant, as needed, if upon investigation, they find potential violation of any conditions of said discretionary zoning approval, pursuant to Sec. 13B.6.1. (Evaluation of Non-Compliance) of Chapter 1A of the LAMC.

(c) The Zoning Administrator additionally reserves the right to initiate Nuisance Abatement/Revocation proceedings pursuant to Sec. 13B.6.2. (Nuisance Abatement/Revocation) of Chapter 1A of the LAMC should any documented evidence be submitted showing continued violations associated with the use

or upon failure to file for, or comply with, any requisite compliance review.

2. **Procedures.**

(a) **Filing.** Applicants shall file in accordance with procedures of Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit, Sec. 13B.6.1. (Evaluation of Non-Compliance), or Sec. 13B.6.2. (Nuisance Abatement/Revocation) of Chapter 1A of the LAMC with the Department of City Planning on a form provided by the Department, requesting a Zoning Administrator determination of the conditions under which the operations may be conducted, until such operations are required to cease pursuant to Section 12.23 C.4 of Chapter 1 of the LAMC.

(b) **Notice of Public Hearing.** For any Compliance Review, Evaluation of Non-Compliance, or Nuisance Abatement/Revocation proceedings, the Zoning Administrator shall set the matter for public hearing pursuant to the procedures set forth in Sec. 13B.2.2.C.1. (Notice of Public Hearing) of Chapter 1A of the LAMC, except that:

(1) Notice shall be mailed to owners and occupants of all property within 1,500 feet of the exterior boundaries of the Oil Well site within and outside the City subject to the application. Otherwise, all other applicable notice requirements for a Class 2 Conditional Use Permit shall apply.

(2) The procedures of this subdivision shall control over any contrary procedures prescribed by an existing condition of operation or grant in any discretionary zoning approval received prior to the effective date of this ordinance.

(c) **Decision.** The Zoning Administrator shall make their written determination and shall forthwith transmit a copy to the applicant. The determination shall become final after an elapsed period of 15 days from the notification of determination mailing to the applicant, unless an appeal is filed.

(d) **Appeal.** If an appeal is filed within 15 days of the mailing of the notification of determination, the provisions of Sec. 13B.2.2.G. (Appeals) of Chapter 1A of the LAMC shall apply for a Compliance Review determination, Sec 13B.6.1.G

(Appeals) shall apply for an Evaluation of Non-Compliance determination, and Sec. 13.B.6.2.G (Appeals) shall apply for a Nuisance Abatement/Revocation determination, concerning the filing and consideration of appeals, except that in all instances notice of public hearing shall be given in the same manner as in Sec. 13.01 H.2(b) above.

I. (None)

J. (None)

K. (None) - See Section 12.23 C.4(d) of Chapter 1 of the LAMC.

Sec. 7. Section 1.4.7. of Division 1.4. of Article 1. of Chapter 1A of the LAMC entitled "SEC. 1.4.7 WARREN E&P, INC. V. CITY OF LOS ANGELES AND OIL REGULATIONS" shall be deleted in its entirety.

Sec. 8. Section 5D.9.7. of Division 5D.9. of Part 5D. of Article 5. of Chapter 1A of the LAMC shall be amended in its entirety to read as follows:

SEC. 5D.9.7. OIL, GAS, OR HYDROCARBON WELL.

Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Article 7 of Chapter 5 of the Los Angeles Fire Code except any well operated by a public utility regulated by the California Public Utilities Commission. Oil, gas, or hydrocarbon well shall also mean the entire site and any associated facilities such as the production areas and other appurtenant structures and equipment located on the subject property/properties. (This term shall mean the same as the term "Oil Well" used in Chapter 1 of the LAMC.)

Sec. 9. Subsection A. of Section 8.2.4. of Division 8.2. of Article 8. of Chapter 1A of the LAMC shall be amended to read as follows:

SEC. 8.2.4. OIL DRILLING DISTRICTS (O).

A. Intent

An *Oil Drilling District (O)* establishes standards and procedures for *oil, gas, or hydrocarbon well*s in areas in the City where oil drilling and related operations were permitted, conditionally or otherwise, prior to the effective date of **Ordinance No.** 189077, **Effective Date** 11/03/2026,

(Adopted pursuant to Public Resources Code Section 3106.1), which prohibits all new *oil, gas, or hydrocarbon well*s and deems all existing *oil, gas, or hydrocarbon well*s to be a *nonconforming use*.

Sec. 10. Paragraph 1. of Subsection B. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended to read as follows:

B. Applicability

1. General Applicability

No new Oil Drilling districts are permitted as of the effective date of **Ordinance No.** 189077, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1). The provisions of this *Section (Oil Drilling Districts(O))* and *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)* shall apply to the Supplemental Districts established by ordinance and to remain until said district is terminated in accordance with *Sec. 13B.1.3. (Zoning Code Amendment)* and *Sec. 558* of the City Charter. The provisions of this *Section (Oil Drilling Districts(O))* do not apply to the location of subterranean gas holding areas or *oil, gas, or hydrocarbon well*s that are operated as a public utility regulated by the California Public Utilities Commission.

Sec. 11. The first non-numbered text in Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended as follows, excluding the Paragraphs of Subsection C.:

C. District Standards

Standard conditions incorporated by ordinance through the establishment of an *Oil Drilling District (O)* shall remain in effect for any existing *Nonconforming Oil, Gas, or Hydrocarbon Well set forth in Sec. 12.5.4. of Chapter 1A of the LAMC*.

Sec. 12. Sub-sub-subparagraph b) of Sub-subparagraph iii. of Subparagraph c. of Paragraph 1. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended to read as follows:

b) Had not been abandoned in accordance with state regulations prior to January 24, 1982; and

Sec. 13. Subparagraph a. of Paragraph 2. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended to read as follows:

a. Additional conditions imposed by the *City Council* via ordinance, or by the *Zoning Administrator* via approvals in each Oil Drilling District (O) as incorporated by reference in an ordinance and deemed necessary and proper, shall remain in effect and are as follows:

Sec. 14. Sub-subparagraph x. of Subparagraph a. of Paragraph 2. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended to read as follows:

x. (None) [Editor's note: Formerly Chapter I, Section 13.01.F.14.]

Sec. 15. Paragraph 3. of Subsection C. of Section 8.2.4. of Division 8.2. of Article 8 of Chapter 1A of the LAMC shall be amended in its entirety to read as follows:

3. Compliance Review

The *Zoning Administrator* shall have the authority to conduct investigations to verify compliance with existing conditions imposed pursuant to any discretionary zoning approval authorizing the drilling, deepening or maintaining of an *oil, gas, or hydrocarbon well* site in either an *Oil Drilling District (O)* or within the M3 Zone within 500 feet of a more restrictive zone.

a. Authority

i. The *Zoning Administrator* reserves the right to require an applicant to file for compliance review as a condition of a discretionary zoning approval and modify, add, or delete conditions of operation, and/or modify the grant, as needed, pursuant to *Sec. 13B.2.2.H. (Modification Procedures)* of Chapter 1A of this Code for a Class 2 Conditional Use Permit.

ii. The *Zoning Administrator* reserves the right to modify, add, or delete conditions of operation, and/or modify the grant, as needed, if upon investigation, they find potential violation of any conditions of said discretionary zoning approval, pursuant to *Sec. 13B.6.1. (Evaluation of Non-Compliance)* of Chapter 1A of this Code.

iii. The *Zoning Administrator* additionally reserves the right to initiate Nuisance

Abatement/Revocation proceedings pursuant to *Sec. 13B.6.2. (Nuisance Abatement/Revocation)* of Chapter 1A of this Code should any documented evidence be submitted showing continued violations associated with the use or upon failure to file for, or comply with, any requisite compliance review.

b. Process

i. Application

a) Applicants shall file in accordance with procedures of Sec. 13B.2.2.H. (Modification Procedures) for a Class 2 Conditional Use Permit, Sec. 13B.6.1 (Evaluation of Non-Compliance), or Sec. 13B.6.2 (Nuisance Abatement/*Revocation)* of Chapter 1A of this Code with the *Department of City Planning* on a form provided by the Department, requesting a *Zoning Administrator* determination of the conditions under which the operations may be conducted, until such operations are required to cease pursuant to *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)* of Chapter 1A of this Code.

ii. Notification

a) In addition to the notice provisions in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* of Chapter 1A of this Code, an application for any Compliance Review, Evaluation of Non-Compliance, or Nuisance Abatement/Revocation proceedings pursuant to *this Paragraph (Compliance Review)* shall also provide notification via mail to the owners and occupants of all property within 1,500 feet of the exterior boundaries of the *Oil, Gas, or Hydrocarbon well* site within and outside the *City* subject to the

application.

b) The procedures of this Paragraph shall control over any contrary procedures prescribed by an existing condition or grant in any discretionary zoning approval received prior to the effective date of **Ordinance No.** 189077, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1).

iii. Decision

a) The *Zoning Administrator* shall make their written determination and shall forthwith transmit a copy to the applicant. The determination shall become final after an elapsed period of 15 days from the date the notification of determination is mailed to the applicant, unless an appeal is filed.

iv. Appeal

a) If an appeal is filed within 15 days of the mailing of the notification of determination, the provisions of *Sec. 13B.2.2.G. (Appeals)* of Chapter 1A of this Code shall apply for a Compliance Review determination, *Sec. 13B.6.1.G (Appeals)* shall apply for an Evaluation of Non-Compliance determination, and *Sec. 13.B.6.2.G (Appeals)* shall apply for a Nuisance Abatement/Revocation determination, concerning the filing and consideration of appeals shall apply, except that in all instances notice of public hearing shall be given in the same manner as in *Sec. 8.2.4.C.3.b.ii. (Notification)* above.

Sec. 16. Subsection E. of Section 12.1.2. of Division 12.1 of Article 12. of Chapter 1A of the LAMC shall be added to read as follows:

E. All regulations applicable to *oil, gas, or hydrocarbon well*s in this *Article (Nonconformities)* shall be found in *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)* of Chapter 1A of this Code.

Sec. 17. Section 12.5.4. of Division 12.5. of Article 12. of Chapter 1A of the LAMC shall be amended in its entirety to read as follows:

SEC. 12.5.4. **NONCONFORMING OIL, GAS, OR HYDROCARBON WELL USE EXCEPTIONS**

A. **Nonconforming Use Limitation of Oil, Gas, or Hydrocarbon Wells**

For the purposes of this Section, all words/phrases shall be applied as defined in *Division 14.3. (Glossary)*.

1. All *oil, gas, or hydrocarbon well* sites are a nonconforming use as of the effective date of **Ordinance No.** 189077, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1) and shall conform to the following:

a. No new *oil, gas, or hydrocarbon well* for the production of oil, gas or other hydrocarbon substances may be drilled.

b. No existing *oil, gas, or hydrocarbon well* for the production of oil, gas, or other hydrocarbon substances shall be maintained, drilled, re-drilled, or deepened.

c. No *oil, gas, or hydrocarbon well* site and its operations and equipment, shall be expanded, extended, or intensified, and/or no new permanent or temporary *oil, gas, or hydrocarbon well* site equipment shall be allowed.

d. No existing *oil, gas, or hydrocarbon well* site operator, applicant or proponent shall request a modification of conditions of a discretionary zoning approval granted prior to the effective date of **Ord. No.** 189077, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1).

e. Unless otherwise limited earlier by any other local, state or federal legal obligation, including but not limited to sunset clauses or enforcement orders, the operation of all *oil, gas, or hydrocarbon well* sites shall cease within

20 years from the effective date of **Ord. No.** __189077_____, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1) at which point the use shall be deemed terminated.

f. All *nonconforming oil, gas, or hydrocarbon well* sites shall be in strict accordance with all applicable local, state, and federal laws, regulations, rules, and standards for abandonment.

g. If an *oil, gas, or hydrocarbon well,* or *oil, gas, or hydrocarbon well* site operation, is abandoned, discontinued or idled for a continuous period of one year, such well and/or use shall be deemed terminated. The *oil, gas, or hydrocarbon well* and/or use shall not be eligible for re-establishment after it has been deemed terminated.

h. An *oil, gas, or hydrocarbon well* site operator, applicant or proponent shall comply with all requirements, mitigation measures, project design feature standards, and processes, in the mitigation monitoring program (MMP) adopted with **Ord. No.** __189077_____, **Effective Date** 11/03/2026, (Adopted pursuant to Public Resources Code Section 3106.1), including as any of those may be implemented through the Environmental Protection Measure Handbook pursuant to Section 4C.13.1. (*Environmental Protection Measures*), if applicable. Without limitation to any other provision in this Division, Section, or Code, failure of any operator to comply with a mitigation measure, project design feature standard or other requirement, in the MMP is a violation of this Code subject to all available administrative, criminal and civil remedies and penalties. Additionally, upon verification of non-compliance, the City may require the operator to retain at its own expense an independent consultant, subject to the City's approval, to ensure compliance with the mitigation measure or project design feature standard. Notwithstanding anything to the contrary in the Code, including the procedures in Sec. 13B.5.3 of Chapter 1A of this Code, the only processes to modify, or be excused from compliance with a mitigation measure are the procedures in the MMP.

B. **Well Servicing Exception of Oil, Gas, or Hydrocarbon Wells**

Notwithstanding the limitations in Paragraph A.1 above, Well Servicing

may be carried out on an existing *oil, gas, or hydrocarbon well* site unless the scope of work meets at least one of the two criteria permitted for Well Maintenance as defined in Division 14.3 of Chapter 1A of this Code which would require Administrative Review.

C. **Health and Safety Exception of Oil, Gas, or Hydrocarbon Wells**

Maintenance, drilling, re-drilling, or deepening activities related to oil wells otherwise prohibited pursuant to Subparagraph A.1.b above and/or the expansion, extension, or intensification of operations and equipment otherwise prohibited pursuant to Subparagraph A.1.c above may be approved on *nonconforming oil, gas, or hydrocarbon well* sites only in order to prevent, respond to, or cease a threat to public health and safety, or the environment in accordance with procedures set forth in this Section:

1. Eligibility

   a. Administrative Review. The Department of City Planning shall determine compliance under Administrative Review only when the following Qualifying Criteria for Administrative Review are met. The Administrative Review process shall be conducted pursuant to *Sec. 13B.3.1. (Administrative Review)*, except *Sec. 13B.3.1.B.2. (Initiation)* and *Sec. 13B.3.1.F. (Scope of Action)* shall not apply. The Qualifying Criteria for Administrative Review shall be as follows:

      i. A scope of work that satisfies either a formal order or requirement from any local, county, state, or federal agency indicating that the proposed scope of work is required in order to satisfy compliance with a documented notice, or

      ii. A formal, written acknowledgement from any local, county, state, or federal agency to the operator about the need to perform specific *oil, gas, or hydrocarbon well* activities and/or install new equipment in order to prevent or respond to a threat to public health, safety, and/or the environment.

   b. Quasi-Judicial Review. The *Zoning Administrator* shall determine compliance under the procedures of *Sec. 13B.2.2.H. (Modification Procedures)* for a Class 2 Conditional Use Permit, when maintenance, drilling, re-

drilling, or deepening activities related to oil wells otherwise prohibited pursuant to Subsection A.1.b above and/or the expansion, extension, or intensification of operations and equipment otherwise prohibited pursuant to Subsection A.1.c above does not meet the Qualifying Criteria for Administrative Review in *Subparagraph a.*, above.

i. **Application**

a) An *application* pursuant to this Subsection (*Nonconforming Rights Related to the Health and Safety for Oil, Gas, or Hydrocarbon Wells)* shall be filed and reviewed pursuant to the procedures of *Sec. 13B.2.2.H. (Modification Procedures)* of Chapter 1A of this Code*,* except that the mailed notice requirements and required findings shall apply instead as indicated below in *Sub-subparagraphs ii. (Notice) and iii. (Findings)* below*.*

ii. **Notice**

a) Notice shall be mailed to owners and occupants of all property within and outside the City within 1,500 feet of the exterior boundaries of the *oil, gas, or hydrocarbon well* site subject to the application. Otherwise, all other applicable publication and posting requirements for a Class 2 Conditional Use Permit shall apply.

iii. **Findings**

a) Instead of making the Class 2 Conditional Use Permit standard findings, the *Zoning Administrator* shall grant a use exception pursuant to *Sec. 12.5.4.A. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)* if the following findings can be made:

(i) That the proposed scope of work for a legally *nonconforming oil, gas, or hydrocarbon well* site will not adversely affect any element of the

General Plan, including those which address the prevailing inequities in environmental justice.

(ii) That the use will not be detrimental to the public health, safety, and welfare of persons residing or working in the general vicinity, and will not be detrimental or injurious to property and improvements in the surrounding neighborhood, especially those identified as disadvantaged communities, pursuant to the State of California Environmental Protection Agency Office of Environmental Health Hazard Assessment's CalEnviroScreen.

(iii) That the use will incorporate infrastructure and safety procedures to prevent disruption and nuisance impacts related to noise, odors, transportation and circulation, and other potential negative land use impacts on the surrounding vicinity.

(iv) That substantial evidence in the administrative record demonstrates the requested scope of work is necessary to prevent, respond to, or cease a credible threat to public health, safety, and/or the environment and that the scope of work will not be executed for the exclusive purpose of expanding, intensifying, or extending the life of the *oil, gas, or hydrocarbon well* site, its equipment or operations.

D. **Standards for Nonconforming Sites**

The following regulations shall apply to existing *nonconforming oil, gas, or hydrocarbon well* sites within the *City* of Los Angeles, until such uses are required to cease operations pursuant to *Section 12.5.4.(Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)*:

1. All stationary drilling and service rigs, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the *oil, gas, or hydrocarbon well* (notwithstanding any other provisions of this Code to the contrary).

2. The motors, engines, pumps and tanks of all such *oil, gas, or hydrocarbon wells* shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.

3. The well pumping equipment for such *oil, gas, or hydrocarbon wells* shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.

4. The maximum height of the pumping units for such *oil, gas, or hydrocarbon wells* shall not exceed 15 feet above existing grade level.

5. The site of such *oil, gas, or hydrocarbon wells* shall be so landscaped, fenced or concealed that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.

Sec. 18. Subparagraphs a. and b. of Paragraph 1. of Subsection H. of Section 13B.2.2. of Division 13B.2. of Article 13. of Chapter 1A of the LAMC are amended to read as follows:

H. **Modification Procedures**

1. Development of Site

a. On any lot or portion of a lot on which an approved or deemed-approved conditional use is permitted pursuant to the provisions of this *Section*, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended on an approved site, provided that plans are submitted to and approved by the *Zoning Administrator*, and, where applicable, the use is consistent with the provisions of Chapter I. (General Provisions and Zoning), Sec. 12.24 C (Existing Uses) or Sec. 12.23 C.4 for lots subject to Chapter I, or *Sec.12.5.1.E. (Use Not allowed Exceptions), Sec. 12.5.1.F. (Use Not allowed*

Exceptions), or Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions) of this Zoning Code (Chapter 1A) for lots subject to this Chapter.

b. The *Zoning Administrator* may deny the plans if the *Zoning Administrator* finds that the use does not conform to the purpose and intent of the findings required for a conditional use under this *Section,* or Sec. 12.23 C.4 for lots subject to Chapter I, or *Sec. 12.5.4. (Nonconforming Oil, Gas, or Hydrocarbon Well Use Exceptions)* of this Zoning Code (Chapter 1A) where applicable, and may specify the conditions under which the plans may be approved.

Sec. 19. Division 14.3. of Article 14. of Chapter 1A of the LAMC is amended to replace the following terms in alphabetical order as follows:

Oil Well Class I or A: Oil well class I or A is defined as any *Oil, Gas, or Hydrocarbon Well* drilled, conditioned, arranged, used or intended to be used for the production of petroleum, natural gas or other hydrocarbon substances.

Oil, Gas, or Hydrocarbon Well: Pursuant to *Sec. 5D.9.7. (Oil, Gas, or Hydrocarbon Well)*, Oil, gas, or hydrocarbon wells are defined as any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of *Article 7 of Chapter 5 of the Los Angeles Fire Code* except any well operated by a public utility regulated by the California Public Utilities Commission. Oil, gas, or hydrocarbon wells shall also mean the entire site, and any associated facilities such as a production areas and other appurtenant structures and equipment located on the subject property/properties. *(This term shall mean the same as term "Oil Well" used in Chapter 1 of this Code.)*

Sec. 20. Division 14.3. of Article 14 of Chapter 1A of the LAMC is amended to add the following terms in alphabetical order as follows:

Well Maintenance: Well Maintenance is defined as any scope of work for oil, gas, or hydrocarbon substance extraction that meets either of the following two criteria: 1) A scope of work that requires a Notice of Intention "Rework Permit" to carry out a rework project on a well from the California Geologic Energy Management Division or 2) A scope of work that requires notification per the South Coast Air Quality Management District's Rule 1148.2 -

"Notification and Reporting Requirements for Oil and Gas Well and Chemical Suppliers" for "Well Rework" and/or "Injection" including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing. The terms "maintaining", "maintenance" and "maintained" as pertains to Oil Wells Class I or A and Oil Wells Class II or B shall have the same meaning and application as the definition of "Well Maintenance".

Well Servicing: Well Servicing is defined as repair and servicing work that is carried out on existing Oil, Gas, or Hydrocarbon Well sites if the scope of work does not meet the criteria for Well Maintenance. Examples of Well Servicing may include activities such as: well pump replacement, the repair or replacement of existing underground and/or aboveground storage tanks, and repair or replacement of existing gas/oil pipelines that service the Oil, Gas, or Hydrocarbon Well operations. Well Servicing may also include the use of a workover rig to perform well pulling and efforts to retrieve tools from a well.

Sec. 21. All oil uses will be subject to this ordinance upon adoption. The City Council finds it is necessary to protect the immediate community around Oil Well uses from conditions dangerous to their health or safety, or both.

Sec. 22. **STYLE AND FORMATTING CORRECTIONS.** City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the LAMC in consultation with the City Attorney's Office:

A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the LAMC (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).

B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the LAMC, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.

C. All internal citations to the LAMC shall match the formatting and style of the existing Chapter 1A of the LAMC, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or "Paragraph 2. (No Net Loss of Dwelling Units)"), and citations to Chapters of the LAMC shall use Roman numerals for the chapter number and include "of this Code" after the parenthetical of the title of the Chapter (e.g., "Chapter I

(General Provisions and Zoning) of this Code"). Internal citations shall be italicized.

D. All internal citations within Chapter 1A of the LAMC referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.

E. All internal citations within Chapter 1A of the LAMC shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g., correct "Sec.13.2.10. (Multiple Approvals)" to "Sec. 13A.2.10. (Multiple Approvals)" because Sec. 13.2.10. does not exist).

F. All citations stating "section" shall be updated to "Sec." and those stating "division" shall be updated to "Div." This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g., "The intent of this Section (Roof Materials) is to…").

G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g., California Government Code, Title 7. (Planning and Land Use)).

H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the LAMC shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the LAMC. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the Glossary.

I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, "the singular number includes the plural, and the plural, the singular," singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the LAMC as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g., Applicable Story: See *applicable stories*).

J. To ensure consistency between definitions and the index of definitions, any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the index of

defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the LAMC. This Glossary index shall match the existing format, style, prefix setup with citations as necessary, and by organized alphabetically.

K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the LAMC.

L. All numbers shall be written in accordance with the following protocol:

a. Numbers one through nine shall be written out, unless within a table.

b. Numbers written as the first word of sentence shall be written out (e.g., “One hundred percent of all affordable housing…”).

c. Fractions and numbers including fractions shall be displayed as numerals (e.g., “½” instead of “one-half”, and 1½ instead of “one and ½”).

d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g., “…as established by Ord. No. 176,445 (effective 3/9/05) ...”).

e. FAR numbers and ratios remain per drafting standard.

f. Example: “... a FAR of 2.5:1 shall be…”,

g. Zoning District numbers remain as a number.

h. Example: “...those lots with a Density District 6 or more restrictive…”

M. All instances of the percentage symbol (%) shall be updated to “percent” or “percentage” as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

N. All instances of reference to an ordinance number intended to refer to the ordinance being published shall be updated to include the ordinance number issued prior to publication.

Sec. 23. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of

this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause, and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 24. **URGENCY.** The City finds that the continued existence and operation of oil and gas extraction activities, particularly in close proximity to residential areas, schools, and other sensitive land uses, poses a credible, immediate, and ongoing threat to the public health, safety, and general welfare of Los Angeles residents, disproportionately affecting disadvantaged communities. The recent reaffirmation of local authority to adopt ordinances that regulate or prohibit oil and gas operations pursuant to state law (See Public Resources Code Section 3106.1) necessitates the immediate implementation of this ordinance to prohibit new oil and gas drilling and clearly establish all existing extraction as a nonconforming use subject to a maximum 20-year phase-out period required for the immediate preservation of public health and safety. Therefore, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 25. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By _____
PARISSH A. KNOX
Deputy City Attorney

Date 10/23/2026

File No. **17-0447-S2**

Pursuant to Charter Section 559, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it **not** be adopted.

_____
VINCENT P. BERTONI, AICP
Director of Planning

Date 10/23/2026

"M:\Real Prop_Env_Land Use\Land Use\Parissh Knox\Ordinances\Oil and Gas\2026.10.23 - Oil Ordinance - Final.docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

Ordinance Passed **October 28, 2026**

Approved **10/29/2026**

PUBLISHED 11/03/2026 — EFFECTIVE 11/03/2026