

Attachment D

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DRAFT TEXT
CITY OF HERMOSA BEACH LOCAL COASTAL PLAN
ENERGY COMPONENT

V. ENERGY COMPONENT

A. Statement of Philosophy

This Energy Component shall provide for the development of the E&B Oil Development Project, an onshore drilling facility that will use directional drilling to access oil and gas reserves in the Torrance Oil Field. This Energy Component was approved by the voters on *[insert date]* as a part of Proposition ___ for the E&B Oil Development Project, except as modified by the California Coastal Commission. This Energy Component refers to the Oil Production Code of the City's Municipal Code that was also approved as a part of Proposition ___ and may be modified only as authorized in Proposition ___. The E&B Oil Development Project was determined to be consistent with the policies and programs in this Energy Component when it was approved by the voters in Proposition ___.

B. Goals and Objectives

1. To allow for the exploration and production of oil and gas and the necessary processing and transmission facilities in the City.
2. To maximize oil and gas production from the Torrance Oil Field within the City's jurisdiction while maintaining environmental quality.
3. To meet the City's applicable planning and environmental requirements.
4. To meet the requirements of the Coastal Act.
5. To maintain the environmental quality of the surrounding community through the incorporation of technology advancements, operational practices, and design features.
6. To generate royalties that would provide economic benefit to the City and the School District.

C. Policies and Programs

The proposed development of the City's Maintenance Yard as an onshore oil and gas drilling and production site is reflected in the following policies and programs.

Policy 1: Oil and gas well development shall be permitted in accordance with all relevant Local Coastal Program policies consistent with the Coastal Act.

Program 1A: Require that drilling, sinking, or boring of any well, hole, or bore for oil or gas or any other hydrocarbon substance in the Coastal Zone be performed pursuant to a Conditional Use Permit.

Policy 2: Oil and gas well development shall comply with all requirements, standards, and conditions stated within the Oil Production Code, Chapter 21-A, of the City’s Municipal Code.

Program 2A: Revise, as necessary, the requirements, standards, and conditions stated in the Oil Production Code, Chapter 21-A, of the City’s Municipal Code to reflect any new requirements, standards, and conditions of the Coastal Act if authorized by law and Proposition _____.

Program 2B: Require compliance with requirements more restrictive than those in the Oil Production Code if imposed through mitigation measures identified during any required environmental review process.

Policy 3: Recognize the State Division of Oil, Gas and Geothermal Resources as the primary regulatory authority for oil and gas well development.

Program 3A: Require all permits to conform to Division of Oil, Gas and Geothermal Resources regulations and regulations of other responsible State agencies. The revisions of the Oil Production Code, Chapter 21-A, of the City’s Municipal Code shall not supersede, duplicate, or exceed the controls of DOGGR.

Policy 4: Drilling and production of oil and gas wells shall be permitted by a Conditional Use Permit in the Light Manufacturing (M-1) zoning district.

Program 4A: Require, as far as practicable, consolidation of oil and gas well facilities within the Light Manufacturing (M-1) zoning district.

Policy 5: Traffic generated by oil and gas development shall occur in conformance with applicable plans and ordinances.

Program 5A: Require the use of the designated truck routes and specified access points to accommodate the safe passage of drill rigs and maintenance equipment.

Program 5B: Assess the structural integrity of the existing pavement on all access streets and the proposed truck routes prior to commencing any site preparation or grading.

Policy 6: Erosion, sedimentation, and other pollutant sources shall be controlled during construction activities to protect water quality.

Program 6A: Require erosion control during construction activities through the implementation of a Stormwater Pollution Prevention Plan (SWPPP).

Program 6B: Prior to site preparation and grading, require a complete soil analysis to identify soil conditions. The soil analysis shall be submitted for review and approval by all applicable governing agencies having jurisdiction over the project.

Program 6C: Prior to site preparation and grading, require an environmental site assessment that inspects for soil contamination, including contamination as a result of past land uses and accidental spills in any areas not paved and exposed.

Policy 7: Prohibit oil field wastes from polluting surface or subsurface waters.

Program 7A: Require that runoff from an oil and gas drilling and production site be prohibited from entering the storm drainage system, any public area, or to surface flow across the public beach.

Program 7B: Require that the disposal of waste fluids from drilling or maintenance operations be prohibited on land, in wells, or in water bodies that would result in damage to soils, surface water, or subsurface water supplies.

Program 7C: Require the suspension of drilling and production operations at the site of any disaster, accident, or pollution of surface or subsurface waters.

Program 7D: Limit to daylight hours the activities needed for the transfer of oil for the purposes of trucking product from the site.

Policy 8: Provide adequate parking during the construction and operation of an oil and gas development facility, including parking for employees and the public.

Program 8A: Require the preparation and implementation of a parking plan prior to removal of existing parking, including public parking at night and on holidays and weekends.

Policy 9: Protect the scenic quality of an oil and gas development site and its surroundings.

Program 9A: Require the screening of an oil and gas development site through the use of fences, walls, and landscaping.

Program 9B: Require the implementation of a detailed Landscape Plan in compliance with the provisions of the Oil Production Code, Chapter 21-A, of the City's Municipal Code and sections of the City's Municipal Code applicable to landscaping.

Program 9C: Require that landscaping be periodically maintained in a neat and clean condition.

Program 9D: Require painting of tanks, acoustical wrap and wall, and production facilities in a manner that assures maximum blending with the surroundings.

Program 9E: Where possible, tanks and other equipment shall be depressed or submerged below grade to reduce visibility behind the site privacy/security wall surrounding the facility site.

Policy 10: Protect the scenic quality of the night sky.

Program 10A: Prohibit the use of architectural lighting beyond safety and security requirements.

Program 10B: All lighting shall be directed downward to minimize light intrusion onto adjacent properties.

Policy 11: Minimize air emission and their impacts on residential land uses in the surrounding community.

Program 11A: Require construction and operation of oil and gas well facilities to employ methods that minimize air pollution emissions.

Program 11B: Require the utilization of vapor recovery and detection systems.

Program 11C: Prohibited crude oil or oil waste from standing open to the atmosphere during production.

Program 11D: Require that raw gas does not enter the atmosphere.

Program 11E: Require equipment and facilities to be designed to eliminate odors from waste gases and fumes from being detected outside facility site boundaries.

Program 11F: Require all drilling activity and odor control to meet the standards of the Air Resources Board and the South Coast Air Quality Management District.

Policy 12: Minimize noise impacts on residential land uses in the surrounding community.

Program 12A: Limit the time during which drilling activities, tripping, workover rig, or other maintenance activities can occur.

Program 12B: All maintenance equipment, vehicles, and non-electrical motors shall be equipped with manufacturer approved mufflers or housed in a sound-proofing device.

Program 12C: Noise monitoring shall be conducted during all phases of construction and operation under the supervision of an independent certified acoustical engineer paid for by the owner/operator.

Program 12D: Utilize acoustical wrapping and/or panels, approved mufflers, or other such soundproofing techniques for drilling and production/processing equipment to meet the requirements of the City's Oil Production Code;

Program 12E: The appropriate equipment for the drilling operation shall be equipped with acoustical treatment for noise to be within the standards set forth in the Oil Production Code, Chapter 21-A, of the City's Municipal Code.

Policy 13: Development of oil and gas pipelines in the Coastal Zone shall be performed pursuant to a Conditional Use Permit and in compliance with the City's Municipal Code and any applicable State laws.

Program 13A: Pipelines and transmission lines may be included in any Conditional Use Permit application required for oil and gas facility development.

Program 13B: The pipeline operators shall adhere to all applicable federal, state, regional, and local statutes governing design, construction, operation, and maintenance of the pipelines and related equipment.

Policy 14: New pipeline corridors should be consolidated within existing pipeline or electrical transmission corridors where feasible unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.

Program 14A: Work with the owners of existing utility rights-of-way to provide consolidated corridors wherever such uses are compatible or feasible.

Policy 15: Require pipeline construction to implement performance standards for protection of adjacent land uses along the pipeline alignment.

Program 15A: Obtain all required permits from the respective jurisdictions prior to construction activities within road rights-of-way.

Program 15B: Access and construction activities along roadways should minimize disruption to residential and business uses, public transit, pedestrian access, public safety, and emergency response vehicles.

Program 15C: Asphalt, concrete, scarring, grading, or other vegetative removal shall be minimized and repaved, repaired, or revegetated with plants similar to those in the area.

Program 15D: Pipeline construction shall not occur in the area known as the Hermosa Valley Greenbelt.

Program 15E: When a new petroleum pipeline is installed, the pipeline shall be designed with ample safety systems, including automatic shut-off valves and shut-down devices, which can stop or isolate the flow of the pipeline contents in case of a pipeline rupture.