

CITY OF LOS ANGELES
ZONING INFORMATION (Z.I.) FILE

Zoning Information NO. 2536

**ENVIRONMENTAL PROTECTION MEASURES FOR HOUSING DEVELOPMENTS WITH
FIVE OR MORE UNITS (OIL WELLS)**

CITYWIDE

COMMENTS:

The Department of City Planning adopted the Environmental Protection Measures (EPM) Handbook for Chapter 1A of the Zoning Code pursuant to Div. 4C.13 (Environmental Protection) and a separate EPM Handbook for Chapter I of the Zoning Code pursuant to the procedures set forth in LAMC Section 11.5.15 (Environmental Protection Measures). The EPM Handbook requires that projects that meet certain applicability thresholds comply with specific environmental review procedures to ensure the protection of public health and safety.

In particular, housing developments with five or more residential units that are also located on sites within certain proximities of oil wells may be subject to certain Environmental Site Assessment procedures before the approval of a grading or excavation permit from the Department of Building and Safety (LADBS), as described in the Environmental Protections Handbook Measure HM1-2.

- A. Located in an Oil Drilling District (O) or located on or within the following buffers as identified by the by the California Geologic Energy Management Division (refer to <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>);
- 1,000 feet of a property identified as having an active oil well or an oil field; or
 - 200 feet of a property identified as having an idle oil well or field; or
 - 100 feet of a property identified as having a plugged oil well or field.

INSTRUCTIONS:

The Department of Building and Safety (LADBS) shall add a clearance for “Oil Well Review” for sites within 100 feet of an active, idle, or plugged oil well or field and shall not issue any permit associated with the development of a project with five or more residential units unless the Department of City Planning reviews and verifies that the project has complied with the Environmental Protections Measures as described in the “Comments” section of this Zoning Information file. As part of this clearance process, projects shall have a Phase 1 Environmental Site Assessment and/or additional studies reviewed in consultation with the Department of City Planning. After this initial review, the Department of City Planning reserves the right to request a Phase II Environmental Site Assessment, and/or additional studies, for a more extensive review of hazardous substances on the project site. Sites within 100 feet of an idle or plugged oil well shall be required to submit a Soils Management Plan approved by a Qualified Environmental Professional. Sites within 100 feet of an active, idle, or plugged oil well shall also be referred to the appropriate regulatory agency for any applicable review, as determined by the Department of City Planning, prior to issuance of any permit from LADBS.

Projects with five or more residential units on sites that are 101’ or greater from an active, idle, or plugged oil well or field shall proceed with review pursuant to the standards described in the applicable Chapter I or Chapter 1A EPM Handbook.