

CITY OF LOS ANGELES
CALIFORNIA

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MAYOR

DEPARTMENT OF
CITY PLANNING

OFFICE OF
ZONING ADMINISTRATION

400 CITY HALL
LOS ANGELES, CALIF. 90012
MADISON 4-5211

April 29, 1965

Handwritten: H-124

Union Oil Company
ATTENTION: Fred M. Anderson, Mgr.
Properties Administration
P. O. Box 7600
Los Angeles 54, California

Re: Z.A. CASE NO. 17528
N'ly of Jefferson Blvd.
between Sudlong Ave.
& Van Buren Place
Oil Drilling District
No. U-124
D. M. No. 4306

Fire Prevention Bureau

Department of Building & Safety

Greetings:

In the matter of the application of the Union Oil Company, owners and lessees, for approval of a controlled drill site and for determination of conditions and methods of operation to be followed in drilling for and production of oil and gas on an approximately 2-acre site classified in the C2 and R3-1 Zones in impending Oil Drilling District No. U-124, please be advised that based upon the Findings of Facts hereinafter set forth and by virtue of authority contained in Section 13.01-E, F and H of the Municipal Code, the Chief Zoning Administrator hereby authorizes the use of a site comprising:

Lots 1, 2, 3, 4, 7, 8, 9, 10, 21, 22, 23 and 24, Block 4, Peole and Jones Tract, except the westerly 50 ft. of said Lots 1 and 2, and including the 15 ft. in width public alley along the northerly portion of said Lots 2 and 3 as authorized by the Board of Public Works;

located northerly of Jefferson Boulevard between Sudlong Avenue and Van Buren Place, Santa Barbara District, as a controlled drill site on which to drill wells and conduct surface operations in connection with the development and bottoming of wells under impending Oil Drilling District U-124 consisting of that 159-acre drilling district depicted and described on the map which is a part of Ordinance No. 129760, as well as for surface operations in connection with wells which by subsequent action may be authorized to be bottomed under adjoining and adjacent districts, and also authorizes the drilling, completion and maintenance on said controlled drill site of not to exceed two

exploratory wells bottomed under said District U-124 and for the production from said wells, if successful, of oil, gas, and other hydrocarbon substances and to maintain such equipment and accessories as are necessary in the drilling for and the production of oil, gas, and other hydrocarbon substances, upon the following terms and conditions:

1. That all the conditions set forth in Section 13.01-E, 2 as well as Conditions Nos. 1, 3, 4, 5, 8, 9, 17, 18, 33, 37, 40, 43, 47, 49, 50, 54, 58 and 59 of Subsection 2 of Section 13.01 of the Municipal Code are included in and by reference made a part of this approval and shall be complied with to the same extent as if herein restated in detail.
2. That in no event shall the base of the derrick used in drilling operations project more than 1 ft. above the highest elevation of the existing public sidewalk along Jefferson Boulevard adjacent to the southerly side of the site. Furthermore, that the derrick utilized for drilling operations shall consist of the new-style derrick such as depicted on the plans submitted with the application and which does not employ the usual 'gin pole' house extending above the derrick block and upper platform and similar to that currently being utilized by the applicant on the extant drill site in District U-38, and in no event shall the overall gross height of said derrick and acoustical quilt covering the same exceed a height of 141 ft. above the sidewalk elevation referred to above. It is understood the standard 130 ft. derrick used in this operation shall be shortened by redesigning to meet the height limitations specified above. Furthermore, that tanks and other equipment and buildings used in drilling and production activities shall be located on the site in such manner that no portion of the tanks, equipment, or buildings, other than the upper portion of the derrick, drawworks house and drilling equipment buildings, temporary mud and water storage tanks and future portable drilling mast used for servicing activities, will extend for any appreciable distance above the enclosing fence or wall surrounding the drilling site as hereinafter specified.
3. That the land from the subject drill site necessary for the widening of Jefferson Boulevard to its designated secondary highway width shall be dedicated and improved or suitably guaranteed in a manner and under the procedures provided in Section 12.37 of the Municipal Code. The controlled drill site shall be enclosed with an ornamental masonry wall having a height of at least 7 ft. above the level of the adjacent property outside of the

enclosing fixtures, said enclosing fixture to observe a minimum setback of 10 ft. from the widened line of Jefferson Boulevard, the easterly line of Van Buren Avenue and the westerly line of Budlong Avenue, except adjacent to the existing building fronting Jefferson Boulevard on the southwesterly corner of the site which, if desired, may be retained in its present position. Furthermore, that the setback spaces along all street frontages including the space out to the curb line not utilized for driveways or public sidewalks shall be landscaped by the planting of lawn, ivy or other green ground cover interspersed with trees and shrubs, all of said landscaping to be maintained in first-class, attractive condition at all times. Included in the landscaping of the site, specimen ornamental street trees of a broadleaf evergreen type or cocoa plumosus palms shall be planted and maintained in the parkway spaces along both Van Buren Place and Budlong Avenue, all in a manner satisfactory to the Street Tree Division, Bureau of Street Maintenance. Furthermore, in the event that the oil drilling program is successful and the site is to be retained and utilized for other oil wells and for production purposes as herein or hereafter authorized, there shall be transplanted near the northerly and southerly corners of the landscaped setback spaces adjacent to the "A" zoned portion of the site along both Van Buren Place and Budlong Avenue, tall trees such as Washingtonia palms or Canary Island pines which at the time of transplanting are approximately 50 ft. in height so as to partly screen out or interrupt the conspicuousness of the lower half of the derrick from adjacent property. It is understood that gates in the enclosing wall around the drill site across entrance and exit driveways shall be covered with solid material colored to match that of the enclosing wall.

4. That as long as the subject site is utilized for oil drilling and production purposes, Lots 11 and 20, Block 1, Cooke and Jones Tract, adjoining the northerly side of the site shall be retained in common ownership with the site and the existing dwellings on said lots or suitable replacements thereof conforming to zoning regulations shall be retained to serve as a buffer between the site and the adjacent lots to the north. Furthermore, that the oil well drilling equipment and future production equipment shall be located on the site in substantial conformity to the plot plan Exhibit 12 attached to the file with any oil well located at least 50 ft. from the exterior property lines of the site. It is understood that this initial grant does not authorize all

of the future oil wells indicated on said Exhibit 13 and that greater setbacks may be specified by the Fire Department in compliance with provisions of Article 7, Chapter 5 of the Municipal Code. The nature of projections permitted in the building line spaces established by ordinance on the "R" zoned lots abutting both Van Buren Place and Budlong Avenue shall be as specified in the grant under companion Yard Variance Case No. 13903.

5. That in addition to soundproofing the derrick and other structures as required by Condition No. 47 of said Section 13.01-F, soundproofing shall also be provided for the electrical distribution center and control house containing automatic electric switches and for the engine, shakers, and mud pumps and for the doors providing ingress and egress to the derrick, and that said doors be kept closed except for short intervals when actually being used for ingress and egress purposes and for placing or removing materials and supplies in or from the derrick. Furthermore, that the manner in which the soundproofing is to be accomplished, including a plot plan specifying location of involved buildings or structures and tanks, landscaping of premises, location and type of surfacing on access driveways and other details for the development of the site, together with plans for each of the buildings and tanks to be placed on the site, shall be submitted to and approved by a Zoning Administrator prior to the issuance of the drilling permit for each of the proposed wells and prior to issuance, respectively, of permits for any such buildings or tanks; said soundproofing material as required above to be of a fire resistive type approved by the Los Angeles Fire Department. If an acoustical quilt type covering is utilized to soundproof the derrick and buildings, said quilt covering shall be stretched tight, hung and maintained in such manner that it will have a tight attractive non-sagging appearance.
6. That the upper portions of the soundproofed derrick which extend above the walls surrounding the drilling site shall be painted and camouflaged in such manner as to blend into the adjacent buildings, landscaping and sky, or present the appearance of an attractive monument rather than a covered oil derrick. The designs of such camouflage treatment shall be submitted to the Administrator for approval with plans for soundproofing the derrick, and thereafter the upper portions of the derrick shall be treated and maintained in the manner suggested and approved, all of which shall be designed to eliminate as far as practical the

conspicuousness of the derrick from the adjacent residential areas. It is understood that the same type of derrick design and camouflage treatment thereof heretofore approved for the drilling operation now in progress on the drill site in District U-38 may be utilized on the drilling site here in question. However, if the first test wells upon the site prove to be successful and additional wells are to be drilled thereon, then, considering the conspicuousness of the drill site from adjacent residential areas, and if deemed necessary by the Chief Zoning Administrator, any acoustical quilt type covering for the first test well equipment shall either be replaced or covered with a more rigid permanent type of attractive soundproof enclosing fixture giving the derrick more the appearance of a monument, all in keeping with plans approved by the Chief Zoning Administrator.

7. That a parking area shall be provided on the drilling site for use by vehicles employed in drilling and maintaining of oil wells on the property, and a similar parking area shall be provided on the drill site or immediately adjacent thereto in the C2 Zone for the parking of automobiles of employees engaged in the drilling and production activities. The driveways necessary on the drilling site, as well as the required employee and equipment parking area, shall be paved with rock and oil or asphaltic paving materials suitable to withstand heavy trucking operations, and that all such driveways and parking areas shall be regularly washed down, swept or otherwise kept free of accumulated cement, dust, or other materials which would produce dust in the use of said facilities.
8. The drilling of the wells shall be conducted in accordance with good oil field practice and the latest techniques and refinements in equipment and materials shall be used. The latest and most effective blow-out prevention equipment shall be installed and maintained in connection with the drilling of any well.
9. That as further amplification of Condition No. 49 of Section 13.01-2 of the Municipal Code, except for actual drilling and production operations, no work shall be conducted on the property between the hours of 7:00 P.M. of one day and 7:00 A.M. of the following day or on Sundays.
10. That in no event shall drilling operations be carried on or conducted on the site in connection with more than one well at a time and not more than two exploratory

oil wells shall be drilled under this authorization and bottomed under said District U-124. It is understood that as provided in the respective ordinances, the Administrator under separate applications, may permit exploratory or production wells under adjoining or adjacent districts, and as provided in Paragraph 2, Paragraph (dt), Section 13.01-G,2 of the Municipal Code, the Administrator under separate application, may approve additional wells upon this drill site after considering the recommendation of the City Administrative Officer based upon results of the exploratory well or wells. Furthermore, that prior to the approval or issuance of Fire Department permits for each well to be drilled upon the subject site, there shall be supplied to the Zoning Administrator a map showing the general direction and general bottom hole location of said proposed well so that proper records can be kept as to the number of wells bottomed and completed under said district in compliance with the terms of this grant and the provisions of Paragraph (c), Section 13.01-E,2 of the Municipal Code. Furthermore, the applicants or operators of the oil drilling activities herein authorized, upon request by the Chief Zoning Administrator, shall furnish such additional information concerning the status, exact bottom hole location, productivity, etc., of the various wells drilled from the property, as to enable the Administrator to properly and intelligently administer the oil drilling regulations in this area; said information to be either verbal or in writing and to be kept confidential by the Administrator if so desired by the applicants.

11. That if any of the wells hereby or hereafter authorized are successful and are to be maintained as producing wells and are required to be pumped, then said wells shall be equipped with Kobe or comparable producing units which shall be placed in pits or cellars below the surface of the ground so that no visible pumping units will be above the ground adjacent to the surface location of the wells and that wells shall be serviced with only portable type equipment. Furthermore, that the triplex pump units necessary to operate the Kobe or comparable oil well pumping units as well as the compressors for compressing the gas to meet pipeline specifications, shall be housed in substantial buildings which have been acoustically treated so as to be substantially soundproofed.
12. That all oil and gas produced from the wells on the property shall be transported from the drilling site only by means of underground pipeline connected directly

with the producing pump or with tanks or treating facilities by a completely closed system without venting products to the atmospheric pressure at the production site and in no event shall there be any storage or treatment facilities on the property other than necessary to conform production to pipeline requirements. In no event shall more than three-day storage or two 1,000-bbl. tanks, whichever is greater, be erected or maintained on the property. Furthermore, that said production tanks shall be so placed and located with respect to enclosing fixtures surrounding the site as to not be visible to persons on adjacent public streets or from adjacent residential property having approximately the same ground level elevation as the average ground level surrounding the drill site.

13. That all tools, pipe and other equipment in connection with the drilling and production activities shall be stored and kept on the drilling site within the walled and landscaped enclosure.
14. After completing the exploratory test wells herein authorized, and provided authorization has been given for additional wells within the drilling site, the bores of additional wells shall be projected directionally under District No. U-124 and adjoining districts if and when authorized under said districts so that a complete and adequate test of the location, extent, character, density and productivity of any producing oil zones may be had from the single drill site area. Said additional wells shall be drilled with due diligence so as to complete the total number of wells authorized within the shortest possible time, utilizing only one oil drilling derrick for said operations. Furthermore, that upon completion of each well, the derrick shall be removed or moved to the site for a new well on the drilling site and work started toward drilling said new well within the 30-day period referred to in Condition No. 4, Section 13.01-F, to the end that the derrick and drilling operations will be removed and discontinued on the site in the shortest period of time possible.
15. That any owner, lessee or permittee and their successors and assigns, as well as the concern which is to actually do the drilling work, if different than the above, must at all times be insured to the extent of \$2,000,000 against liability in tort and public liability and property damage arising from drilling or production, or activities or operations incident thereto, conducted or carried on under or by virtue of the conditions prescribed for this district and by written

determination by the Administrator as provided in Subsection H of Section 13.01 of the Los Angeles Municipal Code. 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 Administrator. A certificate of insurance carrier and its address and a sworn statement that such insurance will be maintained in full force and effect, shall be furnished the Chief Zoning Administrator before any permits are issued.

16. That the surety bond in the sum of \$5,000 required by Condition No. 3 of the above-mentioned Subsection F and Condition (g) under Section 13.01-2,2 of the Municipal Code shall be approved by the City Attorney, executed by both the applicants and any lessee who is to do the actual oil drilling and filed with the Chief Zoning Administrator before any permit is issued.
17. The operator, after drilling each well to a depth of approximately 2,000 ft., shall take an electric log of the well to that depth, analyze the log and provide the Department of Water and Power of the City of Los Angeles with a copy of said log, together with its interpretation, showing aquifers and an estimate of the salinity of all waters encountered. From the information so obtained, a joint determination shall be made of the required depth at which the surface casing shall be cemented. Sufficient cement shall be used to reach the ground surface behind the surface casing. On completion of the drilling program, another log shall be taken and analyzed and, if necessary, additional steps shall be taken to prevent the vertical movement of brine into fresh water zones. In the event no commercial production of oil is obtained, cement plugs shall be used to protect all fresh water in abandonment of the well. A conference between the operator and officials of the Department of Water and Power may waive the requirement for a log on each well, if sufficient subsurface data is obtained from previous logs to permit it to carry out the purpose of this condition.
18. That the public water supply system on the property shall be protected against backflow where necessary in a manner acceptable to the Departments of Health and Water and Power and meeting the requirements of the Uniform Plumbing Code. Furthermore, representatives

of the said Departments may enter upon the premises at any reasonable time for routine investigation of operations and/or facilities shall be made within a reasonable time as determined by the investigator.

19. That the drilling site and approaches thereto shall at all times be kept in a clean, neat-appearing condition free from weeds and debris, other than necessary and incidental drilling equipment and supplies, and shall be effectively landscaped and maintained as required under various applicable conditions heretofore mentioned and in compliance with plans approved by the Chief Zoning Administrator. In this instance, special attention shall be given to effective housekeeping so as to prevent any accumulation of oil, oil products, or oil-coated boards, materials, or equipment which might cause fumes or odors detrimental to the adjoining dwellings. Furthermore, that upon completion of the drilling operations, all equipment and supplies, except that actually necessary in production work and as specified on plans for the installation of the various production facilities and devices, shall be removed from the property so that as far as practicable, there be no evidence above the ground of the presence of the oil producing facilities in the pits and cellars heretofore specified.
20. That if oil drilling and production is successful on the subject property and there is any evidence that the production activities cause noticeable subsidence in the present elevation of the ground on the subject property or in the vicinity, then the Chief Zoning Administrator, after consultation with recognized experts in connection with this problem, shall have authority to require corrective action, such as repressurizing the oil producing structure or the cessation of oil drilling and production.
21. That the Chief Zoning Administrator reserves the right to impose additional conditions or require corrective measures to be taken if he finds after actual observation or experience with drilling one or more of the wells on the subject property that additional conditions are necessary to afford greater protection to adjacent or surrounding property as intended by the provisions of Section 13.01 of the Municipal Code, as well as the conditions set forth in Ordinance No. 123760.

The applicants' attention is called to the fact that this determination is not a permit or license, and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, that if any condition of this grant

is violated, or if the same be not complied with in every respect, then the applicants or their successors in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. If this property is subleased or assigned to another oil company for drilling or production purposes, it is incumbent upon the applicants to notify said sublessee or assignee of the terms and conditions described above and that the sublessee or assignee must assume all said conditions to the satisfaction of the Administrator. The Chief Zoning Administrator's determination in this matter will become effective after an elapsed period of ten (10) days from the date of this communication, unless an appeal therefrom is filed with the Board of Zoning Adjustment.

FINDING OF FACTS

After thorough consideration of the statements contained in the application, the proceedings in connection with City Plan Case No. 13002 which resulted in enactment of Ordinance No. 129760 creating Oil Drilling District No. U-124, several City Plan Cases involving adjoining and adjacent oil drilling districts, Z. A. Cases Nos. 15227, 15591 and 16773 which authorized the development and use of the controlled drill sites located in Oil Drilling Districts U-37 and U-38, both to the northwest, and Yard Variance Case No. 13503 which is a companion to the subject application, all of which are by reference made a part hereof, as well as recent personal inspection of the subject property, the surrounding neighborhood, and the oil drilling and production methods being employed on the controlled drill site here in question, and conference with the applicant's representatives, I find as follows:

1. The property to be used as the controlled drilling site from which all activity will be conducted for bottoming wells under District U-124 and also under some of the adjoining and adjacent districts if production is discovered, involves an essentially vacant parcel of land from which all the former buildings have been removed except for one located on the commercially zoned portion of the site. It is the site which was contemplated for use in connection with bottoming wells under the district in question and discussed in the recent proceedings before the City Planning Commission and City Council which led up to adoption of the ordinance. More than 80% of the property within the district is incorporated in a community oil and gas lease held by the applicant but consisting of property which is almost solidly developed with single and multiple-family dwellings classified in the R₁ and R₂ Zones except for the

commercially zoned and developed property along the Jefferson Boulevard, Vermont Avenue and Adams Boulevard frontages. Although it would have been more satisfactory had it been possible to complete exploration for wells under the subject district from the developed drill site in District U-37, it has been ascertained that the potentially shallow oil producing horizon under this district cannot be reached by slant drilling methods from said drill site and that some other site must be utilized for this purpose. There is no really logical controlled drill site in the district. The subject site is centrally located to reach the objective and at the behest of the Department of Building and Safety in connection with its Conservation Program, the former substandard dwellings and commercial buildings were removed from the site so that it now offers an open area available for this use.

2. The site protrudes from the commercially zoned frontage along Jefferson Boulevard into the residential area northerly thereof, with the applicant having obtained permission from the Board of Public Works to incorporate the unimproved alley in the drill site. The applicant owns the two immediately adjoining lots to the north and has agreed to maintain the existing dwellings thereon as a buffer between the proposed activities and the residential development to the north in the same block. However, considering the solidly developed residential lots fronting into the site on both Van Buren Place and Sudlong Avenue and the close proximity of the densely developed residential section and adjacent built-up commercial area, all features of oil drilling and production must be strictly controlled to eliminate any possible odor, noise, vibrations, hazards, unsightliness, and extensive truck traffic which might possibly affect the surrounding residential and intensively developed commercial district. It has been proven by experience and particularly with the drilling and production operations now being carried on at other controlled drill sites in urbanized portions of the City, including the applicant's current operations on the drill sites in Districts U-37 and U-38 located respectively, one mile and two miles to the northwest, that all the normal objectionable features of oil drilling and production can be controlled so as to cause no detriment to surrounding property except the conspicuous feature of the oil drilling derrick which must remain on the property during the process of drilling the several wells permitted.

Revised design, camouflage treatment and well placed landscaping have been successfully employed in other areas to eliminate the conspicuousness of the derrick. In view of all the above considerations, the conditions imposed are necessary and within the intent and purpose of Section 13.01-3 and 7 of the Municipal Code to protect and preserve the surrounding area for continued residential and commercial development in keeping with the zoning and to protect the general public and the community from any detrimental features of oil drilling. Furthermore, some of the conditions are necessary to protect the health and underground water supply of the community, as suggested by the Chief Engineer and General Manager of the Department of Water and Power.

Very truly yours,

HUBER E. SMUTZ
Chief Zoning Administrator

HES:es

cc: Director of Planning
Lyall A. Pardee, City Engineer
Public Utilities & Transportation
Attention: Thos. V. Tarbet
Petroleum Administrator
Street Tree Division
Bureau of Street Maintenance
RE Thompson
County Health Department
State Regional Water Pollution
Control Board No. 4
Councilman Billy G. Mills