

PROPERTIES WITH ABANDONED OIL WELLS

For development of properties with abandoned or re-abandoned wells on site the following items and procedures must be completed and documentation submitted to the Oil Services Coordinator to prior to scheduling the project for Planning Commission or City Council review.

Prerequisites to Site Plan and Design Review

O WELL DISCOVERY

- Obtain a permit for site work
- 100' radius notice required prior to work
- Schedule well survey and excavation

O WELL SURVEY FOR AREA OF DEVELOPMENT (see attached City Standards)

- Licensed Surveyor – stamped and signed
- All active, idle and abandoned wells shown
- Comply with Close Proximity Specifications (attached)
- NAD 83 or equivalent (well location and depth)

O WELL ACCESS EXHIBIT/WELL SURVEY

- Combines NAD 83 well survey with all active, idle and abandoned wells with proposed site plan
- Includes use and location of all structures within 100' of property boundary
- Depicts access to abandoned wells following development per the City Close Proximity Standard
- Labels all abandoned wells “access provided”, or “no access and methane mitigation required”

O ABANDONED WELL METHANE LEAK TEST

The owner or responsible party is required to apply for a leak testing permit for the City to witness the testing. The owner will be responsible for the full inspection fees after the inspection has been completed and all consultant fees.

- DOGGR complete oil well files for each oil well to be methane gas leak tested must be provided to the contractor responsible for testing the oil wells and must be included in the methane gas leak test report to be submitted to the City.
- Leak test – test and visual documented with photos that must be included in the methane gas leak test report to be submitted to the City
- Photos of the well head must include all visible casing and the plate to be tack-welded onto the casing
- The plate or cap to be tack welded onto the casing must identify the API number of the well, the name of the well and the date the well was last entered
- GT-43 gas detection meter or equivalent as approved by the City
- State licensed geotechnical or civil engineer or state registered environmental assessor
- Lower explosive limit of 500 parts per million by volume
- Leak test report is valid for 24 months from City acceptance

O VENT CONE AND RISER INSTALLATION

- Cement vent cones and risers per Oil Services Coordinator
- City inspection required
- Backfill holes and secure site with fencing or other per Oil Services Coordinator

O CITY EQUIVALENCY STANDARD FOR DEVELOPMENT OVER OR IN CLOSE PROXIMITY TO ABANDONED WELLS

- Cement plug at depth of last production zone
- Cement plug at depth of base of fresh water
- Cement plug at surface

O WELL ABANDONMENT REPORT

- Letter of Intent and proposed timeline to develop property, abandon or reabandon wells
- City abandonment and restoration permit for all wells to be abandoned or reabandoned
- All data, reports and exhibits associated with survey, leak test and well access
- Equivalency Standard Assessment Report with DOGGR data prepared by registered professional engineer, geologist or equivalent per Oil Services Coordinator
- Abandonment Activities Plan
- Waste Management Plan
- Ongoing Development Plan
- Site Restoration Plan
- At Risk Letter for any future abandonments

O SITE PLAN

- Well location / Identification
- Property boundaries
- Proposed and Existing Structures
- Proposed roads and streets
- Plot all existing and proposed oil field facilities that will operate after completion of development
- Comply with Exhibit A / Close Proximity Specifications – Indicating vehicle and/or rig access to the well (provide actual dimensions)

O NOTE: A Site Methane Assessment Report and Mitigation Plan is required for ALL projects prior to issuance of building permits

O Cal(GEM)

The State of California Department of Conservation Geological Energy Management Division (CalGEM) has maps and information about the oilfield. Signal Hill is located within District 1. For maps or more information visit: www.conservation.ca.gov.

After City Council/Planning Commission approval, applicant will be required to submit a Methane Assessment Report along with formal plan check submittal. The Methane Assessment Report shall comply with the Los Angeles City Standards.

- The property owner shall be required to record a Declaration of Covenants, Conditions and Restrictions, in a form subject to the review and approval of the City Attorney regarding the existence of abandoned or re-abandoned oil wells on the property as required by SHMC 16.24.020.G.(2).