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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 12.08.100; AND BY ADDING SECTION 12.08.247, ALL RELATED TO THE LONG BEACH OIL CODE

WHEREAS, the Long Beach Oil Code is set forth in Title 12 of the Long Beach Municipal Code (the "Code");

WHEREAS, the intent and purpose of the Oil Code is to regulate the drilling of petroleum so that such activities may be conducted in accordance with State law, the Fire Code, and in harmony with other land uses in the City;

WHEREAS, petroleum operations are only allowed in "Oil Operating Areas" as that term is defined in Section 12.04.310 of the Oil Code; and

WHEREAS, certain findings must be made prior to the creation of a new Oil Operating Area in the City; and

WHEREAS, at a duly noticed public hearing on November 30, 2017, the Long Beach Planning Commission of the City of Long Beach recommended the creation of a new Oil Operating Area to be known as "Area 25 – 2nd St and Studebaker Road drill site" and made the following findings of fact in connection therewith:

- A. The creation of the "2nd St and Studebaker Road Drill Site" (the "Site") will not adversely affect the character, livability or appropriate development of surrounding community.**
- B. The creation of the Site is necessary to produce the petroleum envisioned to be produced from the Site, and the petroleum cannot feasibly be produced from other sites within the oil operating area by unitization or production agreements, slant drilling or other mechanism.**

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C. The creation of the Site will not unreasonably hinder production of existing petroleum reserves in the City.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as follows:

Section 1. Section 12.08.100 of the Long Beach Municipal Code is hereby amended to read as follows:

12.08.100.1 Area 8—Alamitos Heights and Flats.

Area 8 is that portion of the City described as follows:

Beginning at the intersection of the centerline of Santiago Avenue, 60 feet wide, and the southerly line of Colorado Street, 60 feet wide; thence east along the southerly line of Colorado Street to the boundary line of the City of Long Beach as established by Increment 11 of annexation to the City of Long Beach, filed with the Secretary of the State of California, December 17, 1923; thence southerly and easterly along the boundary line of the City of Long Beach as established by said Increment 11 and following its various courses to the most southerly corner of Lot 1, Tract No. 1077, as per map recorded in Book 18, page 195 of maps, records of the County; thence northwesterly along the southerly line of said Lot 1 to the intersection of a line 800 feet northeasterly of and parallel to the northeasterly line of the 200-foot right-of-way of the Pacific Electric Railway Company's Newport Beach Line, thence northwesterly along said parallel line to the northwesterly line of Parcel 1 of the property conveyed to the City by deed recorded in Book 4654, page 163, of official records in the Office of the County Recorder, having a bearing of south 74° 39' 30" west and a length of 401.30 feet; thence south 74° 39' 30" west 95.53 feet to an angle in said Parcel 1; thence south 56° 04' 30" west, 167.47 feet to the most westerly corner of said Parcel 1; thence north 56° 04' 25" west 311.34 feet to a point in the easterly line of Parcel 2 of said property conveyed to

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1 the City; thence south 80° 07' 11" west, 102.51 feet to a point in the
2 southwesterly line of said Parcel 2; thence north 21° 42' 40" west 309.95
3 feet along said southwesterly line of Parcel 2 to a point in a curve concave
4 to the south and having a radius of 1884.91 feet, a radial line passing
5 through said point of curve having a bearing of north 3° 43' 54" east;
6 thence southeasterly along said curve an arc distance of 503.52 feet to the
7 end of said curve, a radial line passing through the end of said curve
8 having a bearing of north 19° 02' 14.7" east; thence south 70° 57' 45.3"
9 east 122.99 feet to the centerline of Santiago Avenue, 60 feet wide; and
10 thence northerly along said centerline of Santiago Avenue to the point of
11 beginning. Provided, however, that it is unlawful hereafter to drill any new
12 well or to erect any derrick within that portion of Area 8 described as
13 follows: Beginning at the intersection of the centerline of Santiago Avenue
14 (60 feet wide) with the south line of Colorado Street (60 feet wide); thence
15 east along said south line of Colorado Street to the centerline of Manila
16 Avenue (60 feet wide); thence south 250 feet along said centerline of
17 Manila Avenue; thence west along a line 250 feet south of and parallel to
18 said south line of Colorado Street to the westerly line of Parcel 2 of the land
19 conveyed to the City by deed recorded July 17, 1926, in Book 4653, page
20 163, of official records in the Office of the County Recorder, thence
21 northwesterly along said westerly line of Parcel 2 to the south line of
22 Colorado Street (60 feet wide); thence east along said south line of
23 Colorado Street to the point of beginning.

24 Along with:

25 In the City of Long Beach, County of Los Angeles, State of
26 California, and is described as follows:

27 Parcels 4, 5 and 6, as shown on Parcel Map No. 19212, as per map
28 filed in Book 260, pages 93 and 94 of parcel maps, in the office of the

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1 recorder of said County; except therefrom all oil, gas, petroleum and other
2 hydrocarbon substances conveyed by various instruments both recorded
3 and unrecorded all confirmed and clarified by deed from Fred H. Bixby
4 Ranch Company, a California Corporation, recorded September 16, 1971
5 as instrument no. 3355, in Book D 5193 Page 959 of official records, which
6 deed recites that the grantees, their heirs, successors and assigns shall
7 have no right to enter upon the surface of the property or use the property
8 or any portion thereof above a plane parallel to and 500 feet below the
9 present surface thereof without the express approval in writing of the
10 grantor. Subject to covenants, conditions, restrictions, reservations,
11 easements and rights-of-way of record if any.

12
13 Section 2. The Long Beach Municipal Code is hereby amended by
14 adding Section 12.08.257 to read as follows:

15 12.08.257- Area 25 - 2nd St and Studebaker Road drill site.

16 Area 25 is that portion of the City described as follows:

17 A portion of Parcel 3 of City of Long Beach Lot Line Adjustment no.
18 9704-08, recorded December 12, 1997 as Instrument no. 97-1958951,
19 official records of Los Angeles County, California, being a portion of the
20 east one-half of section 2, township 5 south, range 12 west, in the Rancho
21 Los Alamitos, as shown on partition map recorded in Book 700, page 141
22 of deeds, in the office of the Los Angeles County Recorder, described as
23 follows:

24 Beginning at the southwest corner of said parcel 5, being the
25 southwest corner of said east one-half of section 2, and being the
26 centerline intersection of Westminster Avenue (100 feet wide) and
27 Studebaker Road (100 feet wide); thence north 00° 10' 03' east, along the
28 westerly line of said parcel 3, being the westerly line of said east one-half

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1 of section 2, and also being said centerline of Studebaker Road, a distance
2 of 400.00 feet, thence south 89° 50' 17" east, a distance of 493.10 feet;
3 thence south 64° 14' 06" east, a distance of 75.63 feet; thence south 00°
4 52' 38" west, a distance of 367.39 feet, to the southerly line of said parcel
5 3, being the southerly line of said east one-half of section 2, and also being
6 said centerline of Westminster Avenue. Thence north 89° 60' 17" west
7 along said southerly line and said centerline, a distance of 556.57 feet, to
8 the point of beginning.

9 Section 3. That the City Council hereby adopts as its own, the Findings
10 recommended by the Planning Commission in relation to the proposed amendments to
11 the City's Oil Code, which Findings are more fully set forth in the Recitals of this
12 Resolution, and which the City Council incorporates herein as though set forth in full,
13 word for word.

14 Section 4. The City Clerk shall certify to the passage of this ordinance by
15 the City Council and cause it to be posted in three (3) conspicuous places in the City of
16 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
17 Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 20__ by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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