

**Monterey County RMA-Planning
Oil and Gas Amendments:
Second Stakeholder Meeting
February 24, 2015**



Oil & Gas: 2nd Stakeholder Meeting
February 24th 6-8pm
Monterey Room
Government Center, 2nd floor
168 W Alisal St Salinas, CA 93901

Agenda

Introductions

Overview of last meeting

Discussion Topics

Should we allow oil and gas in residential zoning districts?

Potential development standards:

- Setbacks
- Odors
- Noise
- Operating hours
- Screening
- Signage
- Abandonment

Next Steps:

Submit comments to Grace: bogdang@co.monterey.ca.us or 168 W Alisal St 2nd Floor Salinas, CA 93901

Upcoming Meetings:

- Board of Supervisors Status Report March 17th
- South County Land Use Advisory Committee, TBD
- Planning Commission, TBD
- Board of Supervisors, TBD

Should we allow oil and gas in Residential Zoning Districts?

How do other counties regulate oil and gas development in residential districts?

Kern County	Santa Barbara County	San Luis Obispo County
Allowed with CUP in Estate, LDR, MDR, HDR. Not allowed in MP res.	Allowed with CUP in Rural Residential. Not allowed in any other Residential	Permit Review for Rural and Suburban Residential. Not allowed in Single/Multi Family Residential



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Potential development standards:

- Setbacks
- Odors
- Noise
- Operating hours
- Screening
- Signage
- Abandonment

Questions for each standard

- 1) What is the purpose?
- 2) What do other counties do?
- 3) Potential Issues?



Setbacks:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
100' from public roadway or building 150' from dwellings 300' from school, institution, etc 50' from commercial buildings	200' from right of ways 200' from buildings 500' from dwellings in residential or commercial zones	100' from dwellings 25' from public roadway

3) Potential Issues?



Odors:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
Proven technological improvements generally accepted and used in drilling and production methods shall be employed if they are capable of reducing nuisances or annoyances	Noxious odors associated with project shall not be detectible at the project property boundary	Site shall be maintained so as to prevent any accumulation of materials that may cause fumes or odors detrimental to adjoining property

3) Potential Issues?



Noise:

1) What is the purpose?

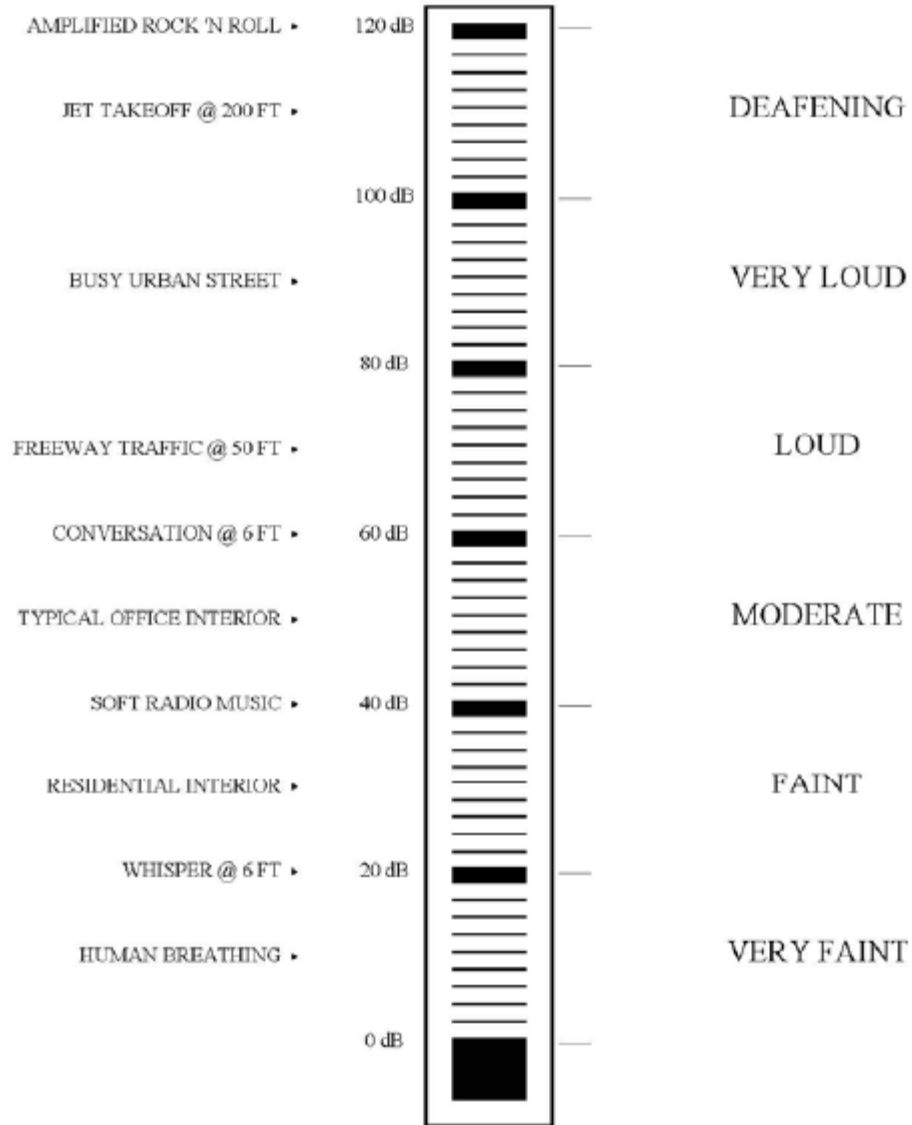
2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
Pumping wells shall be operated by electric motors or muffled internal combustion engines	Projects adjacent to Residential and Commercial districts shall not exceed 65dB during day 50dB between 9pm-7am	Pumping wells shall be operated by electric motors or muffled internal combustion engines

3) Potential Issues?



Noise:



Operating Hours:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
8am-8pm when located within 500' of residences	Deliveries only between 7am – 9pm when utilizing residential streets	Deliveries only between 7am – 9pm when drilling in or near communities

3) Potential Issues?



Screening:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
Pumping units shall be painted and kept neat. If located within 500' of dwellings, attractive landscaping shall be developed or fenced in a manner as to screen such tanks from public view.	Structures shall be painted neutral colors to match surroundings. Unless facilities are located out of public view, an attractive landscaping plan shall be developed to screen facility.	Unless facilities are located out of public view, an attractive landscaping plan shall be developed to screen facility. Not applicable to projects located in Ag and Rural Land categories

3) Potential Issues?



Signage:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
Only directional, warning, and identification signs in connection with oil/gas operations	--	Only directional, instructional and warning signs, and signs required for identification of a well

3) Potential Issues?



Abandonment:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
Within 90 days of abandonment the site shall be restored in compliance with DOC standards	Notification to the County that the site has been abandoned and restored in compliance with DOC standards	Notification to the County that the site has been abandoned and restored in compliance with DOC standards

3) Potential Issues?



Application Requirements:

1) What is the purpose?

2) What do other counties do?

Kern County	Santa Barbara County	San Luis Obispo County
<ul style="list-style-type: none"> - Plot plan with topography, location of wells and accessory structures, distance to existing structures - Narrative identifying nature of hydrocarbon activity, equipment to be used, phasing schedule 	<ul style="list-style-type: none"> -Plot plan with topography, location of wells and accessory structures, proposed access roads -Circulation Plan -Phasing Plan 	<ul style="list-style-type: none"> - Plot plan with location of wells, accessory structures and associated development - Erosion control measures - Screening measures - A copy of all other applications and approvals for actions by other responsible agencies



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