

FIGURE 4.14

OIL DISTRICT OVERLAY

HUNTINGTON BEACH CALIFORNIA
 PLANNING DEPARTMENT



4.14 RESOURCE PRODUCTION OVERLAY

Purpose. The Downtown Specific Plan area overlies long-productive oil pools. Many facilities are still operating because of the extent of the remaining reserves, therefore oil production will continue to be permitted in parts of this area.

The City provides for oil facilities by designating oil "suffix" zoning Districts in connection with an underlying base zone such as a commercial or residential District. Both oil facilities allowed by suffix and the other uses allowed by the base zone are permitted. Currently, the City has two oil suffixes the "0" which allows existing oil wells and attendant facilities but no new wells, and the "01" which allows the drilling of new wells in addition to all uses in the "0" District. These suffixes, with certain modifications, are also employed in this Specific Plan. In addition to the oil suffixes three Resource Production Overlays have been identified. Existing and/or expanded oil production may continue in these areas provided that the additional conditions outlined in this subsection are met.

4.14.01 Oil Overlay "A"

The regulations in this overlay District facilitate continued oil recovery, but require all new facilities to be concentrated into a screened, soundproofed and landscaped expansion of the existing oil site and encourage the expeditious removal of existing wells from oil overlay "B".

Boundaries. Oil overlay "A" includes an existing oil island located in District #2, between 19th and 18th streets from Pacific Coast Highway to the area is Walnut Avenue.

Regulations. New wells and related facilities shall be permitted in accordance with the -01 suffix and related provisions in the Huntington Beach Ordinance Code provided, however, that the following additional conditions are met:

- (a) Any new well must be part of a secondary or other enhanced oil recovery project of used as a replacement of an existing well.
- (b) A schedule for abandonment of all wells operated by the project proponent which are located within Bolsa Chica State Beach shall be submitted to and approved by the Director of Development Services prior to the drilling of any new well. This schedule may be amended at the discretion of the Director of Development Services.
- (c) The project proponent shall agree to a memorandum of understanding with the City as a condition for approval, stating that no new wells shall be drilled by that company on Bolsa Chica State Beach (oil overlay "B") nor shall the existing wells be redrilled except, in such cases where: 1) the redrilled well will be produced by a "subsurface" or "down-hole" pump, only, or 2) the redrilled well will be produced by other new technology with fewer visual and environmental impacts than a conventional ball and plunger, pump, or 3) an intensified screening plan is approved the Director of Development Services which substantially improves the appearance of the area.
- (d) The operation site shall be screened by a wall, fence, or structure in keeping with the character of the area. The site shall also be landscaped so as to ensure visual compatibility with the surrounding area. A screening and landscaping plan must

be submitted to and approved by the Director. All structures shall generally conform to the height limits and setback requirements of the base District. The Director may waive these restrictions if it would result in better overall soundproofing, odor reduction and/or visual compatibility.

4.14.2 Oil Overlay "B"

The regulations in this overlay facilitate continued oil recovery, wells may be redrilled if surface pumping units are replaced with a subsurface ones. Drilling of new wells may be permitted but only if the result is a significant reduction in the amount of space used for oil operations on the beach.

Boundaries. Oil overlay "B" comprises a section of Bolsa Chica State Beach currently in oil production in District #11 between Goldenwest and 11th streets.

Regulations. Wells may be redrilled in accordance with the -0 suffix in the Huntington Beach Ordinance Code provided, however, that the following additional conditions are met:

- (a) The operator submits a report to the Department of Development Services explaining why there is no other feasible, environmentally less damaging inland site (such a report must be approved by the Director); or agrees to a memorandum of understanding with the City stating that the redrilled well will be produced by a subsurface or down-hole pump or other new technology with fewer visual and environmental impacts than a conventional ball and plunger pump.
- (b) A schedule for abandonment of all wells operated by the project proponent which are located within Bolsa Chica State Beach shall be submitted to and approved by the Director of Development Services prior to the drilling of any new well. This schedule may be amended at the discretion of the Director of Development Services.
- (c) All redrilling operations shall be limited to a period from October 1 to May 31, except for emergencies for which the Fire Chief may waive these seasonal restrictions, but shall require soundproofing in accordance with Title 15 of the Huntington Beach Municipal Code.

New wells may be permitted if they are part of an overall consolidation plan which significantly reduces the area used for oil facilities or expedites the removal of existing oil facilities within the overlay area. A consolidation plan must be submitted to the Director of Development Services for approval before a permit for drilling any new well will be issued. All drilling operations must be conducted in accordance with the requirements of the 01 suffix in the Huntington Beach Ordinance Code.

4.14.03 Oil Overlay "C"

The regulations in the overlay facilitate continued oil recovery and provides for future oil production needs.

Boundaries. Oil overlay "C" is an irregularly shaped site in District #8A between Lake Street and Huntington Avenue and Atlanta Avenue.

Regulations. Well drilling and redrilling shall be permitted in accordance with Title 15 of the Huntington Beach Municipal Code and with the 0 or 01 suffix and related provisions in the Huntington Beach Ordinance Code. A conceptual site plan for the

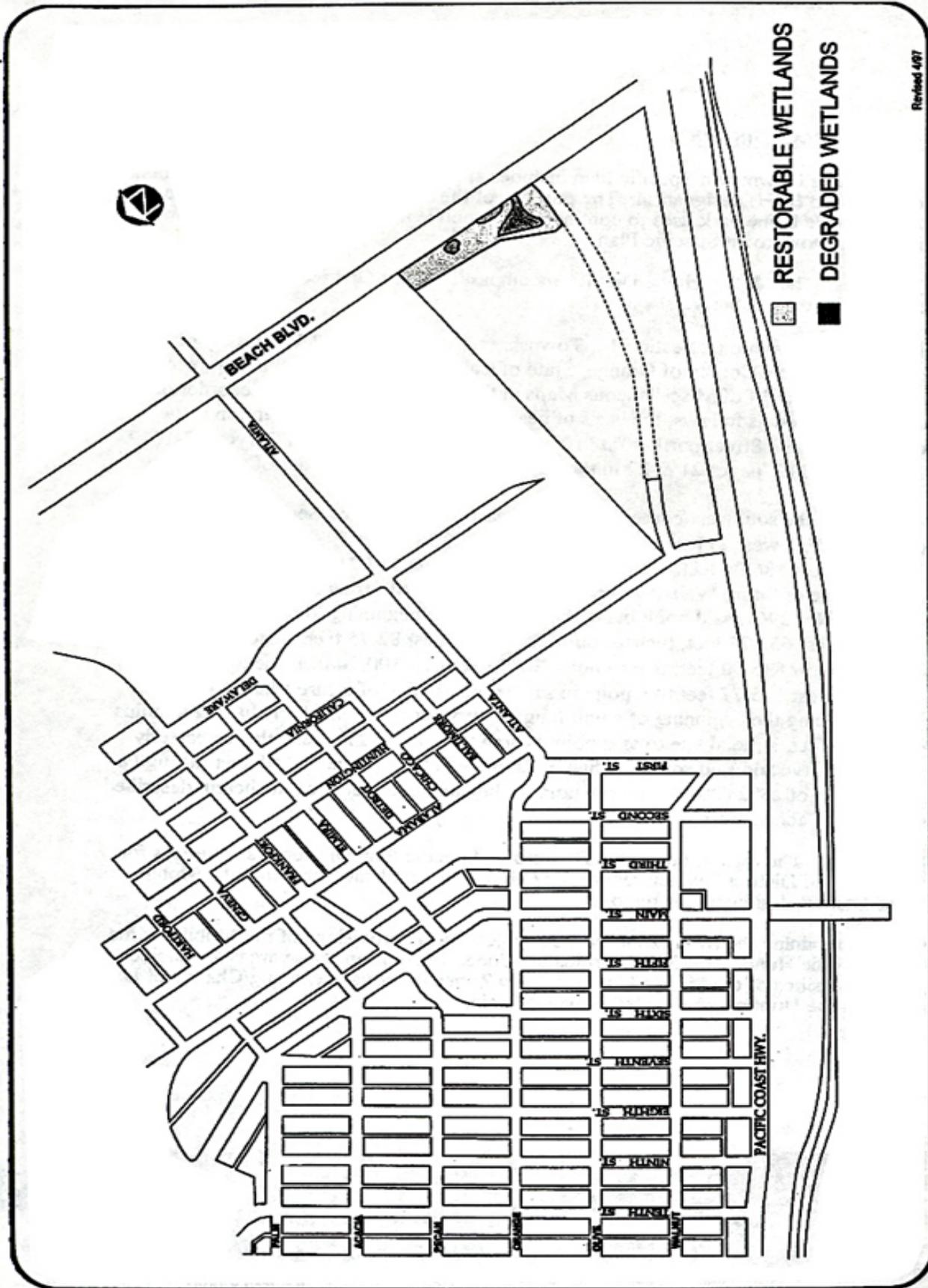
entire overlay area must be submitted prior to permitting any project development or subdivision of land within the overlay. The plan shall include at least one (1) oil island of not less than two (2) acres in size for new oil well drilling and oil production. Such island(s) shall be incorporated into the overall development plan so that noise, odor and visual impacts on the residences are minimized, and safe access to the oil site(s) is provided. Findings that at least one such island so designed is incorporated into the plan shall be made by the Planning Commission before approving any development project.

4.15 CONSERVATION OVERLAY

Purpose. The conservation overlay is intended to regulate those areas which have been preliminary identified as wetlands. Upon determination by the California Department of Fish and Game that an area is classified as a wetland the conditions of this overlay shall apply

Boundary. The State Department of Fish and Game has identified an area within District 8B as containing .8 acres of existing wetland and 1.4 acres of restorable wetland. The 2.2 acre area is immediately adjacent to Beach Boulevard (see Figure 4.15).

Regulations. Development shall be permitted only pursuant to an overall development plan for the entire overlay area and subject to the following: as a condition of any development on this parcel, topographic, vegetation, and soils information identifying the extent of any existing wetlands shall be submitted to the Director. The information shall be prepared by a qualified professional, and shall be subject to review by the California Department of Fish and Game. If any wetland is determined by the Department of Fish and Game to be severely degraded pursuant to Sections 30233 and 30411 of the California Coastal Act, or if it is less than one (1) acre in size, other restoration options may be undertaken, pursuant to the Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and other Wet Environmentally Sensitive Habitat Areas." Conservation easements, dedications or other similar mechanisms shall be required over all wetland areas as a condition of development, to assure permanent protection. Public vehicular traffic shall be prohibited in wetland areas governed by a conservation easement. Specific drainage and erosion control requirements shall be incorporated into the project design to ensure that wetland areas are not adversely affected. No further subdivision of any parcel shall be permitted which would have the effect of dividing off environmentally sensitive habitat from other portions of such parcels for which urban uses are permitted in the City's Coastal Element until such time as the permanent protection of any wetland is assured. Within areas identified as wetlands in the coastal zone, the uses of the Coastal Conservation District shall supersede the uses of the FP1 and FP2 district.



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FIGURE 4.15

CONSERVATION OVERLAY



4.16 MOBILE HOME DISTRICT

Purpose. The Downtown Specific Plan includes approximately 6.6 acres with a Mobile Home District (MH) designation. The purpose of the Mobile Home District is to permit present mobile home park uses to continue. The mobile home area falls within District Nine of the Downtown Specific Plan.

Boundaries. The Mobile Home District encompasses a part District 9. The following describes the real property:

That portion of fractional Section 14, Township 6 South, Range 11 West, City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 51, page 14 of Miscellaneous Maps in the office of the County Recorder of said county, described as follows; the basis of bearing of the following description is the centerline of Lake Street north 40°38'10" east as shown on Record of Survey 87-1049 filed in Book 117, pages 21 & 22 in the office of the County Recorder of said county:

Beginning at the southeast corner of the northeast quarter of said Section 14; thence south 88°42'52" west 111.91 feet; thence south 2°29'35" west 593.12 feet; thence south 24°32'06" west 386.94 feet; thence south 12°44'44" east 117.71 feet to a point in the southerly line of future Walnut Avenue per Precise Plan of Street Alignment 88-1, Ordinance No. 2961, said point being the true point of beginning; thence south 12°44'44" east 653.77 feet; thence south 78°59'52" west 82.75 feet; thence north 53°00'08" west 835.00 feet; thence north 36°59'52" east 300.00 feet; thence north 51°08'21" west 125.77 feet to a point in said southerly line of future Walnut Avenue, said point being the beginning of a non-tangent curve concave northerly having a radius of 1245.00 feet, a radial line to said point bears south 30°31'17" west; thence easterly along said curve and said southerly line of future Walnut Avenue 552.05 feet through a central angle of 25°24'20" to the true point of beginning. the area of the herein described land is 6.635 acres, more or less.

Regulations. The regulations of the Downtown Specific Plan will serve as overlays for the portion of District 9 which retains the (MH) zone, until such time that the Mobile Home District designation is removed.

All areas retaining the (MH) zone shall be subject to the provisions of the Mobile Home District of the Huntington Beach Ordinance Code. In addition, these areas are subject to the provisions of the Mobile Home Overlay Zones/Removal/Rezoning/Change of Use Article of the Huntington Beach Ordinance Code.

