

I N D E XCity Council - April 24, 1973

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Adjourned at 10:10 P.M.

# # #

April 24, 1973

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, April 24, 1973, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Brewster, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Councilman Armstrong arrived at 8:00 P.M. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Henry Nowicki led in the salute to the flag.

4. INVOCATION:

The Reverend Edward Clark, St. James Catholic Church, gave the following invocation:

"OH, GOD, WE ARE AWARE OF YOUR PRESENCE WITH US ALWAYS. WE THANK YOU FOR YOUR GOODNESS TO US. WE ASK YOU TO HELP US AS WE MEET THAT WE MAY BE MORE AWARE OF YOUR PRESENCE, AND THAT WE MAY ALWAYS DO WHAT IS PLEASING TO YOU."

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of April 10, 1973 be approved as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Armstrong).

6. APPROVAL OF DEMANDS:

Councilman Uerkwitz moved that all properly audited demands be paid. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Councilman Armstrong absent).

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7. MOTION TO WAIVE FURTHER READING:

Councilman Surber moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Armstrong absent).

8. COUNCIL COMMITTEE MEETINGS:Finance Committee:

Councilman Sciarrotta reported on this committee's study re: modification of the cil barrel tax in view of secondary recovery operations, and other alternative sources of revenue -- a report will be made at the forthcoming budget workshop sessions.

Legislative Committee:

Will meet on April 27th at 8:30 A.M.

Environmental Committee:

Councilman Uerkwitz advised that a firm date has not yet been established -- when it is known, there will be appropriate notification.

# # #

City Manager Ferraro advised that Councilman Armstrong would not arrive at the meeting until approximately 8:00 P.M., due to a personal emergency, and has requested that Item 23 be held until his arrival. There were no objections, and it was so ordered.

The need for an Executive Session to provide for a progress report on meetings re: salaries, hours, and working conditions, was also noted by Mr. Ferraro.

# # #

PRESENTATIONS:9. BORDER STREET SAMCAN CHURCH SINGING GROUP.

(Not present).

PROCLAMATIONS:

10. Secretaries Week, April 23-29, 1973.
11. Postal Week, April 29 - May 5, 1973.
12. Mental Health Week - May 14-21, 1973.

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13. Open House Day, April 29, 1973, California State College - Dominguez Hills.
14. National Fire Service Recognition Day, May 12, 1973.

ADDENDUM ITEM:

31. Keep America Beautiful Day - April 28, 1973.

So proclaimed by Mayor Miller (Items 10,11,12,13,14, and 31.)

SEWERS AND DRAINAGE:

15. RESOLUTION re: Approval of Construction of 1970 Bond Issue Project No. 9814, Unit 2.

RESOLUTION NO. 73-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE 1970 BOND ISSUE PROJECT 9814, UNIT 2, AND GRANTING PERMISSION TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO CONSTRUCT AND MAINTAIN SAID STORM DRAINS WITHIN THE PUBLIC STREETS IN THE CITY OF TORRANCE.

Councilman Wilson moved for the adoption of Resolution No. 73-74. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Councilman Armstrong absent).

- 15A. Negative Declaration for Subject Project -- Page 9.

REAL PROPERTY:

16. SALE OF SURPLUS CITY-OWNED PROPERTY LOCATED AT 232ND STREET AND ARLINGTON AVENUE.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the City Council:

1. Approve the sale of the subject parcel in accordance with the Notice to Bidders attached, and that the fees due the 232nd Street Assessment District A-11-69-1 in the amount of \$462.00, and the fee due Drainage District 8A in the amount of \$709.02 be paid out of the General Fund prior to the sale of this property.
2. Adopt the subject resolution approving the selection of Harry J. Blee to appraise the subject property for a fee of \$350.00.

MOTION: Councilman Uerkwitz moved to concur with the above recommendations of the Land Management Team. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Armstrong absent).

RESOLUTION NO. 73-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND

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CITY CLERK TO EXECUTE AND ATTEST THAT  
CERTAIN AGREEMENT FOR APPRAISAL SERVICES  
BETWEEN THE CITY AND HARRY J. BLEE.  
(232ND STREET AND ARLINGTON)

Councilman Sciarrotta moved for the adoption of Resolution No. 73-75. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Armstrong absent).

TRAFFIC AND LIGHTING:

17. RESOLUTION re: traffic signals, Hillside Village Shopping Center.

RESOLUTION NO. 73-76

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE MAYOR  
AND CITY CLERK TO EXECUTE AND ATTEST THAT  
CERTAIN AGREEMENT FOR THE INSTALLATION AND  
MAINTENANCE OF TRAFFIC SIGNALS ON HAWTHORNE  
BOULEVARD AT THE ENTRANCE TO HILLSIDE VILLAGE  
SHOPPING CENTER OPPOSITE VIA VALMONTE (AL  
LEVITT, dba HILLSIDE VILLAGE).

Councilman Uerkwitz moved for the adoption of Resolution No. 73-76. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Armstrong absent).

18. ELIMINATION OF CROSSING GUARD ASSIGNMENT AT THE INTERSECTION OF 166TH STREET AND VAN NESS AVENUE.

RECOMMENDATION OF TRAFFIC AND LIGHTING DEPARTMENT, TRAFFIC COMMISSION, AND POLICE DEPARTMENT.

That the crossing guard assignment at the intersection of 166th Street and Van Ness Avenue be eliminated.

MOTION: Councilman Surber moved to concur with the above recommendation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Armstrong absent).

It was the comment of Councilman Brewster that Staff and others involved in this matter exhibited excellent public relations work.

COMMISSION MATTERS:

19. COMMISSION VACANCIES.

RECOMMENDATION OF CITY CLERK:

That the existing vacancies be filled as soon as possible.

It was the consensus of the Council that this matter be held in abeyance until the Ad Hoc Committee on Appointed Groups recommendations are available.

AIRPORT MATTERS:

20. LEONARD G. PICKARD dba LEN'S LUNCH SERVICE - Application for permit to operate lunch truck on Airport premises.

RECOMMENDATION OF AIRPORT COMMISSION:

That Council approve the waiver of the monthly or advance yearly rent requirement for said permit.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Airport Commission. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Armstrong absent).

ITEMS NOT OTHERWISE CLASSIFIED:

21. RESOLUTION re: Weed Abatement Program for 1973 (Jcb No. 73131).

RESOLUTION NO. 73-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTIES IN THE CITY ARE A SEASONAL AND RECURRENT NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-77; the motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Armstrong absent).

It was noted by Councilman Wilson that the unpaved Crenshaw/Cherry Avenue (noted by him on April 10, 1973) is incorporated in the subject Weed Abatement Program -- it was his request that a courtesy letter go forward to the property owner to the end that the property might be completely cleaned up.

A necessary amendment to Resolution No. 73-77 was pointed out by City Attorney Remelmeyer -- the hour of 7:00 P.M. for the hearing should be set forth. Councilman Brewster MOVED to so amend Resolution No. 73-77. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Absent: Councilman Armstrong).

ENVIRONMENTAL MATTERS:

22. ENVIRONMENTAL IMPACT REPORT FOR PRAIRIE-MADRONA.

RESOLUTION NO. 73-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND OWEN MENARD AND ASSOCIATES FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT.  
(PRAIRIE AVENUE)

Councilman Sciarrotta moved for the adoption of Resolution No. 73-78. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Armstrong absent).

MOTION: Councilman Wilson moved to approve an appropriation of \$6,000 in 2107 Gas Tax Funds (Job #67028). The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Councilman Armstrong absent).

23. SECONDARY OIL RECOVERY AND SETHA PROTEST AGAINST THE WATER FLOOD OF SOUTHEAST TORRANCE - CITY OF LOS ANGELES JOUGHIN UNIT.

Held for later in the meeting -- see Pages 10-16.

HEARINGS - OTHER THAN PLANNING AND ZONING:

24. PUBLIC HEARING - Construction of gutter, sidewalks, and driveways on the north side of 235th Street between Crenshaw Boulevard and Pennsylvania Avenue (Chapter 27, 1911 Act, 73-1)

Mayor Miller announced that this is the time and place for the subject public hearing.

City Engineer Weaver announced that a petition had been received from 4 out of the 9 affected properties asking that the curbs, gutters, and sidewalks be constructed -- bonds have been received from 4 of the remaining parcels, guaranteeing the accomplishment of these improvements when called for by the City -- therefore, 8 out of the 9 properties are committed to the subject improvements. Mr. Weaver also confirmed that there had been proper notification regarding this hearing; further, no written protests have been received.

It was the recommendation of City Engineer Weaver that, on Council direction to proceed, the property owners would then be notified to put in the improvements, and if not put in within 60 days, installation would then be done by the City, with a later hearing before Council to make an assessment to the benefitting properties.

There being no one present who wished to speak, Councilman Verkwitz moved that the hearing be closed. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Councilman Armstrong absent).

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the City Engineer that he be directed to proceed in conformance with the provisions of Division 7, Part 3, Chapter 27 of the Streets and Highways Code. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Armstrong absent).

(Note: Verbal protest on Page 17, Item #40.)

AIRPORT MATTERS:

20. LEONARD G. PICKARD dba LEN'S LUNCH SERVICE - Application for permit to operate lunch truck on Airport premises.

RECOMMENDATION OF AIRPORT COMMISSION:

That Council approve the waiver of the monthly or advance yearly rent requirement for said permit.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Airport Commission. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Armstrong absent).

ITEMS NOT OTHERWISE CLASSIFIED:

21. RESOLUTION re: Weed Abatement Program for 1973 (Job No. 73131).

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(PRAIRIE AVENUE)

ROUTINE MATTERS:25. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$403.32 to Johnny Gillette Tire Company for tire recapping services as requested by the City Garage.
2. \$497.74 to Nixon-Egli Equipment Company for street sweeper gutter broom core segments as requested by the City Garage.
3. \$897.73 to World Dryer Corporation for seven each restroom hand dryer units as requested for use at City buildings.
4. \$496.18 to Johnson Stationers of Torrance for eight only chairs and one only storage cabinet requested by the Police Department as replacements.
5. \$464.63 to Aaron Envelope for 30,000 printed envelopes requested by Central Services for the City Clerk's office.
6. \$3771.73 to Bro-Dart, Inc. for 346 adult and 167 juvenile books.
7. \$1657.75 to Southern California Fence Company for various chain link fencing material as requested by the Park and Recreation Department.
8. \$552.25 to Oranco Supply for various sprinkler system parts requested by the Park and Recreation Department for Fire Station #4.
9. \$447.83 to Pacific Union Metal Company for three security lighting poles requested by Traffic and Lighting for installation at Joslyn Center and Benstead Plunge.
10. \$660.45 to Blinker Lite for 85 flasher units (Paralta Brand) for barricades as requested by the Street and Water Departments.
11. \$375.38 to R&R Pallet for 130 wooden barricades requested by the Street Department as replacements.
12. \$3908.96 to Mail Well Envelopes for 600,000 water and trash notice envelopes requested by Customer Services. This annual requirement will be delivered as requested by the Services Division.

B. REIMBURSABLE ITEMS:

13. \$436.80 to Hersey Products for one only Hersey Water Meter requested by the Water Department for installation at the Seiko Company. Payment has already been received for this service.

14. \$1236.57 to Van Lingen Body Shop for repairs to 1972 Plymouth (Unit #7156) requested by the City Garage.

26. INSTALLATION OF DRAPERY, OLDER SECTIONS OF CITY HALL.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR/PURCHASING SUPERVISOR:

That Council accept the work of furnishing and installing drapery in the older sections of the City Hall complex as satisfactorily completed, and, therefore, approve of payment for this work to Barry's Custom Draperies.

In addition, some special "not anticipated" rework was required, and it is requested that Council approve of the expending of an additional \$350.00 to complete the job. Funds to cover this expenditure are available from the appropriated Furniture Reserve Fund.

27. JOB 73133 - PLAN WP-28 - RELOCATION OF WATER FACILITIES ALONG VAN NESS AVENUE FROM 164TH STREET TO DOMINGUEZ CHANNEL, AS REQUIRED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT STORM DRAIN PROJECT 9819 GARDENA, LINE A.

RECOMMENDATION OF WATER SYSTEM MANAGER:

That Council approve:

1. Appropriation of \$35,000 from the Water Revenue Fund to cover cost of subject relocation;
2. Authorization to advertise for bids.  
(The above subject to City Attorney review.)

28. NOTICE OF COMPLETION - Construction of Restrooms at the Torrance Airport.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the City Council accept the work, and that final payment be made to Rockport Construction Company under the terms of the contract.

29. RELEASE OF OIL WELL BOND #870660 (CHARLES T. RIPPY)

RECOMMENDATION OF LICENSE SUPERVISOR:

That oil well bond #870660 be terminated.

30. STORM DRAIN FACILITIES IN VARIOUS LOCATIONS (Job Nos. 73129 and 83003). AWARD OF CONTRACT.

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Roger Lyon and all other bids be rejected.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #25, 26, 27, 28, 29, and #30. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Armstrong absent).

ADDENDUM ITEM:

31. PROCLAMATION - Keep America Beautiful.

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Considered at this time:

15A. NEGATIVE DECLARATION FOR COUNTY PROJECT NO. 9814 TORRANCE, UNIT 2.

RECOMMENDATION OF ENVIRONMENTAL REVIEW BOARD SECRETARY:

That Council determine that no significant environmental impact will result from the proposed projects and that the subject Negative Declaration fulfills the requirements of the Environmental Quality Act of 1970.

(Note: The Los Angeles County Flood Control District is the lead agency under the provisions of the Environmental Quality Act of 1970. As such they are responsible to meet all obligations of the Act -- on this basis the subject Negative Declaration is presented to Council and is not required to process through the City's Environmental Review Board.)

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Environmental Review Board Secretary. The motion was seconded by Councilman Sciarrotta; roll call vote was unanimously favorable.

# # #

At 7:40 P.M. Councilman Surber moved to recess for the purpose of an Executive Session for the discussion of salaries, hours, and working conditions -- City Attorney Remelmeyer confirmed that these are proper subjects for such sessions -- and the motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Councilman Armstrong absent).

The Council returned at 8:05 P.M. (Councilman Armstrong arrived at 8:00 P.M.) at which time Councilman Sciarrotta moved that the Council recess, and reconvene as the Redevelopment Agency; his motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At 8:06 P.M. the Council resumed consideration of its agenda, with Item #23 the next order of business.

ENVIRONMENTAL MATTERS:23. SECONDARY OIL RECOVERY AND SETHA PROTEST AGAINST THE WATER FLOOD OF SOUTHEAST TORRANCE - CITY OF LOS ANGELES JOUGHIN UNIT.

Previous Council direction relative to Superior Oil Company waterflooding in Southeast Torrance was reviewed by City Attorney Remelmeyer, as was the in-depth study by the Division of Oil and Gas and its role in the review of this matter, was related by City Attorney Remelmeyer. The report is now at hand, per Mr. Remelmeyer, along with a similar report from Professor Van Wingen, petroleum engineer for Sur La Brea Park -- both these reports were sent to Oil Board Chairman Babson, a petroleum engineer. It was then stated by Mr. Remelmeyer that Mr. Babson had informed him that he concurred with the conclusions of the two reports, to the effect that the Joughin Unit and CWCD waterflood operations are not hazardous to persons or property at this time or in the foreseeable future.

It was City Attorney Remelmeyer's recommendation to the Council, based on the subject reports, that the Council rescind its action previously made instructing the City Attorney to enjoin the waterflood operation of the Joughin Unit -- there seems to be no factual basis for such an injunctive action.

Continuing, Mr. Remelmeyer acknowledged the continuing concern of Southeast Torrance residents, and, in an effort to alleviate such concern, it is his recommendation, and that of Mr. Babson, that the Council attempt to find a method of continuously monitoring the waterflood operations in Southeast Torrance and elsewhere in the City in order that there may be assurance regarding the security of these locations. On instruction from the Council, according to Mr. Remelmeyer, Mr. Babson would make such a study, confident that there could be a feasible method of monitoring the oil operations on a continuing basis.

Next to speak was Mr. Bill Ingram, Deputy Supervisor in Charge of District #1, Division of Oil and Gas, who noted that the subject report had been authored by Staff member, Mr. J.P. Green, and indicated their willingness to meet with any members of the Council or any of the homeowners or interested parties in order to review and clarify the apparent problems and consternation in this situation. Mr. Ingram reiterated the findings of the report -- there is no imminent danger or hazard to the homeowners living in the Torrance Townlot area at this time.

In response to specific questions, Mr. Ingram advised: there is no relation to the Montebello incident and the City of Torrance--it could not happen in Torrance; fluid levels are monitored, and will continue to be monitored to safeguard against any increased pressures; there are periodic meetings with waterflood operators for review of projects, surveying of various kinds, etc. -- further, according to Mr. Ingram, abandoned, below-today's-standard, wells are known to DOG, and were any good purpose served the City, this information could be provided.

It was further clarified by Mr. Ingram that a "fluid level locator" is in existence which will determine fluid levels in oil wells -- from the static level of fluid in a well, the zone pressure may be determined. This action has been taken in the vicinity of some of the so-called potential "problem wells", and the fluid levels have not been of such a height as to be a critical zone pressure at this time, according to Mr. Ingram; he further noted that information re: injection and withdrawal production is provided monthly.

The president of the Southeast Torrance Homeowners Association, Mr. Orin P. Johnson, stated that the three injector wells that are drilled from the ground surface in the City of Los Angeles and bottom in the southeast section of Torrance are as thorns in the sides of the SETHA people. It is the strong feeling of residents in this area that they are in imminent danger from the explosive methane gas which is being pressurized below the surface in Torrance by the water injected by these three wells.

It was further stated by Mr. Johnson that Southeast Torrance residents believe the wells are in Torrance illegally -- "then, as now, if an oil operator wanted to drill a well in Torrance to bottom in the exact same location as the three Superior wells, he would be required to obtain a zone change or conditional use permit and a drilling permit by due process -- i.e. public hearings, etc., and in the end to participate with the City in license fees and barrel tax. Superior did none of these, yet they have accomplished the same thing by drilling outside of the City and letting the business end of the well terminate in Torrance."

In conclusion, Mr. Johnson noted the precedent-setting aspect of the Council decision in this matter.

Mr. Arnold Johnson, 2278 West 232nd Street, chairman of SETHA's Oil Committee, stated that no SETHA house or SETHA family should be considered an expendable part of the Joughin waterflood project -- further, these homeowners want to know the exact location of the abandoned oil wells from the DCG "suspect list" of improperly abandoned oil wells. Recommended for addition to this list, per Mr. Johnson, are the oil well pipes under SETHA houses which have been reported as "cut off" and covered with dirt by residential developers.

It was the further request of Mr. Johnson that SETHA residents be advised how the DOG and Superior Oil Company are monitoring bottom hole pressures in the vicinity of the suspect wells -- where are the isophoric maps, the ones showing contours of equal pressure for this area? -- with a peripheral injection well pattern, how can Superior monitor what is going on under SETHA homes from Los Angeles? -- how does DOG know that waterflood fingers are not moving towards the bottoms of abandoned wells under SETHA houses?

Mr. Johnson then stated that the DOG report before the Council indicates to SETHA that the main objective of the duties of the State Supervisor of Oil and Gas remains the increase and recovery of underground hydrocarbons. DOG membership was next reviewed by Mr. Johnson who noted that it includes a marine biologist, a DMJM.

engineer/architect, a high ranking Standard Oil Company official (which company is associated with Superior Oil Company in the Joughin Unit), and the president of the Atlantic Oil Company. A further point made by Mr. Johnson was the fact that the cover letter for the Van Wingen Waterflood Feasibility Study for Southeast Torrance, made for the independent oil operators in this area, was addressed to a vice president of the Atlantic Oil Company.

Continuing, Mr. Johnson noted that the Ralph Nader Task Force's report on power and land in California in 1971 found it difficult to understand how a unit of government can do anything less than require, as a matter of law, that those holding public office responsibility have no financial connection with the industries regulated. Furthermore, per Mr. Johnson, it must be pointed out that the Division of Oil and Gas is financed directly through special fund revenues, funds that do not go into the general State fund -- the DOG owes its job to funds from charges on operators of producing oil and gas wells -- the existence of authorized DOG positions depends upon healthy revenue from these sources.

Specific reference was made to Mr. Van Wingen's report by Mr. Johnson -- the six pages of biography in the report were deemed impressive; however, SETHA would like to add to it, it being their understanding that in addition to Mr. Van Wingen's position as the City's mining rights appraiser and petroleum engineer for Sur La Brea Park properties, he also is the author of a 1971 Waterflood Feasibility Study of the Southeast Torrance area, prepared for independent oil operators in Southeast Torrance and the Atlantic Oil Company. Mr. Johnson added that Mr. Van Wingen was also consulting petroleum engineer responsible for CWOD's Torrance Unit waterflood program -- it is not known whether he should be credited with the Joughin Unit feasibility studies. Further, Professor Van Wingen's report speaks of the continuous monitoring of all waterflood projects in the State to make certain that a proper fluid balance is maintained, but he does not indicate how this is being done in Southeast Torrance -- residents are not convinced that there will be no possible chance of leakage of hydrocarbons in Southeast Torrance if Superior's lease-line injectors are allowed to continue to operate.

In conclusion, Mr. Johnson noted the long standing SETHA protests regarding the dangerous and illegal Joughin waterflood of their residential areas in which oil well drilling and oil production have been non-conforming uses since the adoption of Ordinance No. 2130 by Council in August, 1970. This action, and like protective legislation, appeared to be protective measures for SETHA residents -- then the Joughin Unit appeared, with rumors starting in 1970; such rumors were reported to then Councilman Johnson, which resulted in a direction to the City Attorney by the Council to investigate and report back on this matter -- such report has never materialized. Subsequent concerns have been expressed by homeowners in the Marble Estates area, and resulted in an indication by the Sr. Zoning Enforcement Officer that there is a need for concern and remedial measures.

The next speaker was Mrs. Lowell Hardison, 2024 West 236th Street, who described the December 21, 1972 occurrence at the oil-abandoned site across from her residence -- at approximately 10:30 a.m.

on that date her father observed a crew dismantling the subject oil well; there was a loud explosion, followed by a hissing sound, whereupon the crew ran approximately 20 ft. from the well casing -- then, as the hissing stopped, they returned to their work.

Mrs. Hardison then advised that she attended a SETHA meeting in January to report the above incident to the Oil Committee; then in late March a representative from the City Attorney's office called for details of what had happened -- this was followed, in April, by the appearance of Mr. Ingram, Deputy Supervisor, Division of Oil and Gas, for a report on the explosion. It was stated by Mrs. Hardison that Mr. Ingram's main concern was why the Fire Department had not been called, it being pointed out by her that no fire was observed; no one appeared to be injured; and the men soon returned to the site. It was added by Mrs. Hardison that had she known about the possible presence of methane gas, or of dynamite, the Fire Department most assuredly would have been contacted. It was then indicated by Mr. Ingram, according to Mrs. Hardison, that, now, with knowledge of the exact location of the well in question, he would check the records as to the exact cause of the December 21st noise, and reassured her that the Department of Oil and Gas was concerned and informed about Southeast Torrance.

Continuing, Mrs. Hardison reported that Mr. Ingram returned on April 12th to confirm the December 21st date of the incident, and advised that dynamite had been used on that date -- a fact which had escaped her father who is knowledgeable in such matters. Subsequent conversations with neighbors regarding this matter (Mr. and Mrs. Walter Warner, 2021 West 236th Street) confirmed the loud noise, hissing, and running -- further, that there was a lesser explosion on the following day.

The following questions were then posed by Mrs. Hardison: if this was a dynamite explosion, as claimed by Mr. Ingram and DOG, why did the men run after the loud explosion and not before? -- Why the long delay, and the unsafe conditions created by the well at 235th and Cabrillo (which, according to Mr. Ingram, was merely being cleaned, not abandoned). Mrs. Hardison advised that she has since learned via the April 7th Department of Oil and Gas Weekly Summary Bulletin the well at 235th and Cabrillo was one listed to be abandoned -- why then five days after the report from his own department, was she advised by Mr. Ingram that that well was being cleaned?

In conclusion, Mrs. Hardison stated that, somehow, she does not have much faith in the Department of Oil and Gas and their so-called concern and supervision of oil matters in Southeast Torrance -- specifically noted by her was the fact that there are two abandoned oil wells located next to each other on her own property -- does DOG consider this a good oil field procedure to drill holes so close together?-- Mrs. Hardison expressed her feeling that, as a homeowner in Southeast Torrance, she has a right to know when and how the two wells under her property were abandoned -- if the wells under her property are included in DOG's list of possible problem wells, she does not feel safe with the Division of Oil and Gas doing the monitoring; she has seen examples of their supervision the last four months.

Mrs. Arnold S. Johnson, 2278 West 232nd Street, an officially designated representative of SETHA, stated that, once more, SETHA is requesting the abatement of the waterflood of Southeast Torrance by the Superior Oil Company Joughin Unit wells 11A, 12A, and 13A, on the grounds of illegality and lack of due process of the law. According to Mrs. Johnson, application for the drilling of three producing oil wells, to be drilled from a surface location in the City of Los Angeles, Oil Well Drilling District No. 114, Joughin Unit drill site No. 3-A, south of Sepulveda Boulevard and southerly of the Santa Fe railway right-of-way, 500 ft. east of Western Avenue, and with bottom hole locations in the City of Torrance, were filed with the City of Los Angeles Bureau of Fire Prevention on June 5, 1970. On June 8, 1970 the office of the City of Los Angeles Zoning Administrator gave its approval for the issuance of the necessary permits for the wells in three letters which were sent to the Los Angeles Fire Department, Fire Prevention Engineer, per Mrs. Johnson -- each letter stated that the City of Torrance, in a letter dated April 13, 1970, indicated that this x-territorial drilling would not be in conflict with regulations in the City of Torrance -- copies of these three letters were sent to the Zoning Enforcement Officer of the City of Torrance.

Continuing, Mrs. Johnson stated that Sr. Fire Inspector Fred B. Seavey of the Wilmington office of the Los Angeles Fire Department, Bureau of Fire Prevention, issued permits for the drilling of these three wells on June 19, 1970 -- Fire Department records show that these wells were converted to "oil well operation" status on January of 1971. According to the Division of Oil and Gas, approval of the Joughin waterflood of Southeast Torrance was given in May of 1971, and Superior's waterflood well in Southeast Torrance was begun in December, 1971.

It was the expressed opinion of Mrs. Johnson that the City of Los Angeles Zoning Administration office in issuing approval was under the impression that these three wells were "Class A" (producing) wells, and it was not known that Superior intended them to be injection wells.

Further reported by Mrs. Johnson was the feeling of SETHA that an Environmental Impact Study should have been undertaken in connection with Superior's intent to waterflood Southeast Torrance -- notice should have been given to the City of Torrance and the homeowners group.

In conclusion, it was pointed out by Mrs. Johnson that the State of California has not pre-empted the City of Torrance in this matter -- Torrance's City Attorney is responsible for the inclusion of a statement to this effect in the 1971 State Compulsory Unitization Law. The illegal waterflood of Southeast Torrance must be stopped; Environmental Impact Studies should be made prior to any future approval of secondary recovery/operations in the City -- it is not enough to merely start monitoring bottom hole pressures in their area. Mrs. Johnson then requested that the Council again direct the City Attorney to get the Los Angeles City Council to take action in this matter which will direct the Superior Oil Company to cease its illegal waterflood of Southeast Torrance. Further, conversion of the Joughin injectors 11A, 12A, and 13A to producers, according to

Mrs. Johnson, is acceptable to SETHA; injections in Superior's first line injectors must cease pending zone change or variance in connection with SETHA membership area; EIR studies required by law must be a part of any decision regarding any future waterflooding of Southeast Torrance.

Next to speak was Mr. Henry Nowicki, 2535 West 232nd Street, who indicated his concurrence with the findings of SETHA -- there is a need for additional information regarding the problem wells, the measurements in Torrance oil fields, etc., as well as clarification regarding the effect of increased pressures underneath residences.

Mr. Bob Philpott, 2062 West 233rd Street, stated that the proposed monitoring does not seem adequate in light of the potential hazards -- methane gas, static flow, and ground movement.

Mrs. Gloria Teal, 2004 West 238th Street, noted recent problems involving considerable black smoke in the air; while deemed a minor incident at the time, there is no assurance for the future that there will not be major problems in this area.

There being no one else who wished to speak, Mayor Miller invited Council discussion. Such discussion encompassed: the need for further research by the City Attorney as to Mrs. Johnson's earlier reference to possible misrepresentation in the Class A application; the merits of studies regarding oil well revenues by way of amendment of barrel tax; a request for confirmation that companies drilling outside the City have the right to drill under private residential property; that there be consideration of an EIR requirement, etc. It was the consensus of the Council that the subject matter is most involved and complex -- there are many unanswered questions; further, there is a need for homeowners, DOG representatives, and all interested parties to get together to the end that there is clarity and understanding, prior to any final Council determination. It was the request of Mayor Miller that each SETHA homeowner be provided with a copy of the official reports in this matter, along with a transcript of the minutes of this meeting -- there were no objections, and it was so ordered.

The following formal action resulted:

MOTION: Councilman Sciarrotta moved to concur with the above request of Mayor Miller re: material for SETHA homeowners, with a date to be established for a joint meeting of interested parties for discussion of this matter, after having read the material, and to permit answers to the questions raised at this meeting -- the results of same to be returned to the Council. The motion was seconded by Councilman Wilson. Roll call vote was unanimously favorable.

It was the direction of Mayor Miller that the City Manager's office be charged with setting up the above meeting and with the furnishing of the material to every member of SETHA. It was the specific request of Councilman Brewster that City Attorney Remelmeyer follow through on the status of the Class A permit issued, as well as a possible amendment re: the barrel tax. There was further direction to Mr. Remelmeyer with the request that he check into related court cases and possible precedents which have been established.

Mr. Orin Johnson returned to point out that the Torrance ordinance lifting the "O" zone became effective in September, 1970, and yet Superior did not receive their approval until 1971 -- therefore, it is a non-conforming use. Had Superior made application in Torrance at that time to drill a hole from a Torrance base that would bottom in the exact same location, they would have fallen under City law, per Mr. Johnson; it is hoped that the City will require Superior to stop the injection operation and have them go through the Torrance process to obtain the proper permit, which will represent due process. Councilman Brewster deemed this an interesting legal question -- does surface zoning control sub-surface use or aerial use?-- investigation by the City Attorney was requested.

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ORAL COMMUNICATIONS:

32. The reappointment of Councilman Brewster as vice president of the Intercity Highway Committee was reported, with pride, by City Manager Ferraro.

33. The absence of any smog violations by Torrance industries in a recent check was commended by Councilman Surber.

34. It was the request of Councilman Surber that Staff research the feasibility of recycling solid waste for fuel usage, based on experiences in other cities.

35. Councilman Surber requested the appeal of recent Environmental Review Board action, in view of 10 letters of protest at hand -- the case being EA 73-3, Don Wilson Builders. It was so ordered.

36. Councilman Uerkwitz requested that the following petition received by him be furnished the Airport Commission for their April 26th meeting pertaining to the Airport Master Plan:  
"We, the undersigned, are against the use of jets at Torrance Airport. We take pride in our community, and will fight to keep a beautiful and safe area in which to live. Even the smallest jets create noise levels which are harmful, if not dangerous, to us all."

It was the direction of Councilman Uerkwitz that there be representation from the City Attorney's office at the above referred to April 26th meeting.

37. Appropriate recognition of the Del Amo Optimist Club for their substantial financial contribution toward the landscaping of Pueblo Park was requested by Councilman Wilson. There were no objections, and it was so ordered.

38. Mayor Miller referred to the present vacancy on the Coastal Commission, and reviewed the past generally anti-Proposition 20 appointments, with resultant citizen reaction -- there is now an opportunity for the City of Torrance to again become involved, and Mayor Miller recommended that this Council support the appointment

of Councilman Wilson to the Coastal Commission, deeming him highly qualified to so serve. Councilman Sciarrotta MOVED to concur with the Mayor's recommendation, and the motion was seconded by Councilman Armstrong. There were no objections, and it was so ordered.

Councilman Surber clarified that his position against Proposition 20 was based on the "additional layer of government" aspect -- his concern regarding environmental problems is a matter of record; the proposition is now in existence so "let's make it work".

A similar observation was made by Councilman Brewster -- it was his opinion that Councilman Wilson would reflect the views of the entire Council, since any opposition to Proposition 20 was not based on its objectives and the environmental goals and standards which all hope will be achieved but, rather, on the improper structure of the legislation.

Councilman Uerkwitz echoed the above stated sentiments -- since it is now an established fact, it is vital that Torrance be a part of the decision-making process, hence his support of the Mayor's recommendation.

39. Mr. Frank Leichleter was present to protest Airport rental policies and procedures and recent problems involving his lease and Land Management Team findings.

The established procedure regarding complaints against a department was pointed out by City Manager Ferraro. Mayor Miller referred the matter back to Staff, with the request that it appear as a regular agenda item on May 1st.

40. A resident (name unintelligible) at 2451 West 235th Street protested earlier Council action regarding the construction of gutter, sidewalks, and driveways on 235th Street (Item #24) -- it was her opinion that gas taxes are supposed to pay for such improvements, in light of this heavily trafficked street.

City Engineer Weaver advised that City policy eliminating such responsibility for property owners was terminated in 1970 -- in the subject case, the right-of-way was not given during the time such policy was in effect.

Mayor Miller entertained a motion for reconsideration; none was forthcoming.

The meeting was regularly adjourned at 10:10 P.M.

APPROVED:

*Ken Miller*

Mayor of the City of Torrance

# # #

*Vernon W. Coil*  
Vernon W. Coil, Clerk of the  
City of Torrance, California

Ava Cripe  
Minute Secretary

17.

City Council  
April 24, 1973