

**MINUTES OF A REGULAR MEETING OF
THE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION**

1. CALL TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:02 p.m. on Thursday, May 1, 2014 in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL:

Present: Commissioners Chim, Deemer, DeWitt,
Martin, Robbins, and Chairperson Gobble.

Absent: Commissioner Montgomery.

Also Present: Planning Manager Lodan,
Environmental Quality Officer Colclasure, and
Environmental Quality Officer Travers.

MOTION: Commissioner Chim moved to grant Commissioner Montgomery an excused absence for the May 1, 2014 Commission meeting. Commissioner Martin seconded the motion; a roll call vote reflected unanimous approval.

3. SALUTE TO THE FLAG

Commissioner Robbins led the Pledge of Allegiance.

4. POSTING OF THE AGENDA

MOTION: Commissioner Robbins, seconded by Commissioner DeWitt, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a roll call vote reflected unanimous approval.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

6. APPROVAL OF MINUTES

Minutes were not available.

7. OIL MATTERS

7A. OIL WELL HISTORY

Environmental Quality Officer Travers read and entered into record a May 1, 2014 letter from Senior Environmental Quality Officer Jones to the Commission regarding the City's oil well history. The letter stated that wells must obtain operation extensions every three years from the Commission in order to remain active and listed

the criteria that must be met for an extension to be granted. Senior Environmental Quality Officer Jones further described the seven active oil sites and oil companies operating within the City, containing a total of ten pumping units, and noted that six of the seven sites are non-conforming and will be brought before the Commission in August 2014 for review.

Environmental Quality Officer Travers provided a PowerPoint presentation regarding oil wells in the City and the Commission's duties that are coming up in a few months. He discussed the history of oil in the City--its discovery in 1921, establishment of five Oil Districts, decline of oil production in the 1950s, 1,261 existing wells, and assignment of Oil Board duties to the Commission.

In response to Commissioner Chim's inquiry, he explained that most of the existing wells have been capped or plugged due to lack of production or because it was no longer economically feasible to pump the oil.

With the aid of photographs, Environmental Quality Officer Travers described the five nonconforming operating oil sites owned by Power Run Oil: St. Francis #1 at 4903 White Court; St. Francis #2 at 4900 Del Amo Boulevard in the West High School parking lot; St. Francis #3 in the alley behind 20331 Anza Avenue; St. Francis #4 in the alley behind 20435 Anza Avenue; and Dominguez #1 and #2 at 20310 Madrona Avenue next to the City Yards. He noted that Power Run Oil is very responsive to the needs of the community. He showed photographs of FEE #3 located at 2425 West 228th Street and operated by S & C Oil Company, Inc. as well as three wells adjacent to Sur La Brea Park at 1910 236th Street and owned by Graner Oil. He pointed out that the three pumping units in Sur La Brea Park are exempt from the review process as a condition of the development of the park.

He discussed TMC 97.5.5 requiring all derricks and portable masts to be inspected annually, TMC 97.10.2 requiring site inspections prior to May 1 each year, and abandonment requirements prior to new construction. He noted that other regulatory agencies that include the State Division of Oil and Gas, Air Quality Management District, and County Sanitation District also review the sites. He reviewed site maintenance requirements included in TMC Article 9: enclosure of site, chain link fence, paint, abatement of dilapidated structures, freedom from debris, storage of equipment, and landscaping.

Chairperson Gobble expressed interest in learning how much revenue the City receives from the oil companies and received clarification from staff that the presence of an abandoned well should be disclosed in a property owner's grant deed.

Responding to Commissioner Deemer's inquiry, Environmental Quality Officer Travers explained that the five Oil Districts are still active even though they may not have any activity.

In response to an inquiry from Commissioner DeWitt, he stated that the Commission's decision to grant an extension would be based on staffs' reports and public input.

Chairperson Gobble stated that he would like a review of staffs' costs in time involving the oil sites in relation to what the City receives from the oil companies.

8. NEW BUSINESS

8A. Environmental Quality Officer Travers provided an update on plans for the June 7 Environmental Fair at the City Yard.

9. ORAL COMMUNICATION

9A. Chairperson Gobble stated that he is going on the MWD Water inspection tour to Northern California on May 31-June 1, 2014.

9B. Staff distributed fliers for the 2014 EPN South Bay Solar and Green Homes Tour on May 17, 2014.

10. ADJOURNMENT

MOTION: At 8:05 p.m., Commissioner Deemer moved to adjourn the meeting to June 5, 2014 at 7:00 p.m. in the West Annex meeting room. Commissioner Martin seconded the motion and, hearing no objection, Chairperson Gobble so ordered.

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Approved as submitted August 7, 2014 s/ Rebecca Poirier, City Clerk
