

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, Governor Newsom's Executive Order N-33-20 (Stay At Home Order issued March 19, 2020), Acting State Public Health Officer Erica Pan's Regional Stay at Home Order (issued December 3, 2020), and the County of Los Angeles Public Health Officer's Temporary Targeted Safer at Home Health Officer Order for Control of COVID-19: Tier 1 Substantial Surge Updated Response (revised Order issued December 6, 2020) that temporarily replaces and suspends the Public Health Officer's Temporary Targeted Safer at Home Health Officer Order for Control of COVID-19: Tier 1 Substantial Surge Updated Response (revised Order issued November 28, 2020) and the Public Health Officer's Reopening Safer at Work and in the Community for Control of COVID-19 Order Blueprint for a Safer Economy – Tier 1 Surge Response (revised Order issued November 25, 2020), members of the Torrance Environmental Quality Energy and Conservation Commission and staff will participate in this meeting via teleconference or other electronic means in our continuing effort to practice social distancing to reduce the spread of COVID-19.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at <https://zoom.us/join>

OR

To access the Zoom meeting, use the following credentials online (<https://zoom.us>) or via phone (Phone number: 669-900-9128)

Meeting ID: 991 4547 8767

Passcode: 324924

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by emailing EnvironmentalCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email, include the item number "7A" and/or title of this item with your comments. All comments emailed by 2:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/government/city-clerk/commissions-and-advisory-boards/environmental-quality-and-energy-conservation-commission> Comments received after 2:00 p.m. will be uploaded the following day to the previously noted web address.



The Environmental Quality and Energy Conservation Commission is an advisory body to the City Council on matters pertaining to oil, animal, energy conservation, and other environmental matters. Regular meetings are scheduled on the first Thursday of the month at 7:00 PM. All meetings are open to the public via teleconference.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Deputy Community Development Director, Linda Cessna at 310.618.5930. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

Decisions by the Environmental Quality and Energy Conservation Commission may be appealed to the City Council. Such appeals shall be in writing, accompanied by the filing fee, and shall be filed with the City Clerk within fifteen (15) calendar days following the decision of the Environmental Quality and Energy Conservation Commission.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-104 ADA Title II]

PUBLIC COUNTER HOURS OF OPERATION Monday through Friday from 8:00 a.m. to 5:00 p.m. Offices are closed alternate Fridays.

**City Hall will be closed:
Friday, January 15, 2021
*Monday, January 18, 2021
Friday, January 29, 2021**

***Denotes a Holiday**

**CITY OF TORRANCE
TORRANCE ENVIRONMENTAL QUALITY ENERGY AND
CONSERVATION COMMISSION**

**VIA TELECONFERENCE
OR OTHER ELECTRONIC MEANS**

THURSDAY, JANUARY 7, 2021

7:00 P.M.

*Happy New Year!
~CDD Staff~*

AGENDA

**TORRANCE ENVIRONMENTAL QUALITY ENERGY AND
CONSERVATION COMMISSION MAY TAKE ACTION ON ANY
ITEM LISTED ON THE AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL / MOTION FOR EXCUSED ABSENCE**
- 3. FLAG SALUTE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard.
- 5. APPROVAL OF MINUTES:** December 3, 2020
- 6. ORAL COMMUNICATIONS FROM THE PUBLIC #1 (Limited to a 30 minute period)**

This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Environmental Quality Energy and Conservation Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker. To participate, please register for the hearing via Zoom at <https://zoom.us/join> and use the "Raise Your Hand" feature when prompted. Your comments to the Environmental Quality Energy and Conservation Commission meeting will be recorded as part of the Environmental Quality Energy and Conservation Commission meeting. By staying online and making public comment during the Environmental Quality Energy and Conservation Commission meeting, you are agreeing to have your audio recorded.

ROLL CALL: Deemer Dewitt Endo-Roberts Martin _____ Stecker _____ Wright _____ Chairperson Montgomery _____

7. RESOLUTIONS:

- A. Adoption of Resolution 20-068, for a three (3) year extension for the continued operation of an existing oil facility at 2422 W. 227th St. [(2425 W. 228th St.) (R-1) (Torrance Fee #3)], S&C Oil Co. Inc., OIL20-00005, reflecting decision of 12-03-2020 meeting.
- B. Adoption of Resolution 20-072 for a three (3) year extension for the continued operation of an existing oil facility at 20310 Madrona Ave. [(M-2)(Dominguez #1)] Power Run Oil, LLC, OIL20-00004, reflecting decision of 12-03-2020 meeting.
- C. Adoption of Resolution 20-070 for a three (3) year extension for the continued operation of an existing oil facility at 20435 Anza Ave. [(R-3) (St. Francis #4)] Power Run Oil, LLC, OIL20-00002, reflecting decision of 12-03-2020 meeting.
- D. Adoption of Resolution 20-071 for a three (3) year extension for the continued operation of an existing oil facility at 20331 Anza Ave. [(R-3) (St. Francis #3)] Power Run Oil, LLC, OIL20-00003, reflecting decision of 12-03-2020 meeting.
- E. Adoption of Resolution 20-069 for a three (3) year extension for the continued operation of an existing oil facility at 4900 Del Amo Blvd. [(P-U) (St. Francis #2)] Power Run Oil, LLC, OIL20-00001, reflecting decision of 12-03-2020 meeting.

8. ENVIRONMENTAL MATTERS:

- A. Upcoming Items
- B. Elections

9. ORAL COMMUNICATIONS FROM THE PUBLIC #2

10. ADJOURNMENT: Tentatively February 4, 2021

**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 7:06 p.m. on Thursday, December 3, 2020 via teleconference or other electronic means.

2. ROLL CALL:

Present: Commissioners Deemer, DeWitt, Endo-Roberts, Martin, Stecker, Wright*, and Chairperson Montgomery.

Absent: None.

Also Present: Senior Environmental Quality Officer Duncan.

*Commissioner Wright arrived at 7:35 p.m.

3. SALUTE TO THE FLAG

Commissioner Stecker led the Pledge of Allegiance.

4. POSTING OF THE AGENDA

Senior Environmental Quality Officer Duncan reported the agenda for this meeting was properly posted.

5. APPROVAL OF MINUTES

5A. MINUTES OF MARCH 5, 2020 COMMISSION MEETING

MOTION: Commissioner Stecker moved to approve the Commission meeting minutes of March 5, 2020 as presented. Commissioner Endo-Roberts seconded the motion; the motion passed on a 6-0 roll call vote (absent Commissioner Wright).

7. ORAL COMMUNICATIONS FROM THE PUBLIC - None.

7. FORMAL HEARINGS

7A. CASE: OIL20-00005 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 2422 W. 227TH STREET (2425 W. 228TH) STREET), S&C OIL CO., INC.

Senior Environmental Quality Officer Duncan introduced the request for a three year extension and reviewed site photographs. She presented staff recommendation of approval with conditions listed in the material of record. She noted there was one noise complaint received regarding this site on June 29, 2020; however, following inspection, it was determined the site was in compliance with the Torrance Municipal Code as it pertains to noise.

Doug Williams, applicant, introduced himself and offered to answer any questions.

In response to an inquiry from Commissioner Deemer, Senior Environmental Quality Officer Duncan explained the extension would be slightly less than three years due to the State and local emergency.

Scott Simpson commended S&C Oil for trying to respond to neighbors' concerns. He stated their biggest challenge is how the oil leaves the property on tanker trucks.

Senior Environmental Quality Officer Duncan noted this has been the method of removal for quite some time.

Mr. Williams stated removal by truck is the only option available since the Chevron pipeline became inoperable. He added oil is removed one day per week, coinciding with the street sweeping day when there are fewer cars on the street.

Jaime Pina, pumper, noted there are still cars parked close to the driveway on trucking days.

Amy Wagner thanked Mr. Williams for responding to questions she submitted. She expressed interest in another in-person tour when it is possible and suggested the company distribute stickers in the neighborhood listing emergency and non-emergency contact numbers.

Mr. Williams responded that he is in the process of putting together contact information for distribution.

MOTION: Commissioner Endo-Roberts moved to close the public hearing. Commissioner Stecker seconded the motion; a roll call vote reflected 6-0 approval (absent Commissioner Wright).

Commissioner DeWitt assured residents they do not have to wait three years for reaching out to staff and S&C Oil with any concerns.

MOTION: Commissioner Stecker moved to concur with staff recommendation to approve Case: OIL20-00005. Commissioner Martin seconded the motion; a roll call vote reflected 6-0 approval.

Commissioner Wright arrived at 7:35 p.m.

Senior Environmental Quality Officer Duncan read Environmental Quality and Energy Conservation Commission Resolution No. 20-068 for Case: OIL20-00005.

MOTION: Commissioner Martin moved and Commissioner Wright seconded to approve Environmental Quality and Energy Conservation Commission Resolution No. 20-068 for Case: OIL20-00005; a roll call vote reflected unanimous approval.

7B. CASE: OIL20-00004 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20310 MADRONA AVENUE, POWER RUN OIL COMPANY

Senior Environmental Quality Officer Duncan reviewed the request and discussed staff's analysis and recommendation for approval with conditions included in the material of record. She stated there are two pumping units and storage tanks on site and no complaints have been received.

Responding to Commissioner Wright's inquiry, Stuart Irvine, representing the applicant, explained the oil is taken from this site to another facility where it is heated and the water disposed.

In response to an inquiry from Chairperson Montgomery, Mr. Irvine stated they transfer approximately 300 to 360 barrels per month.

Senior Environmental Quality Officer Duncan explained to Commissioner Deemer that actual numbers can be found on the Division of Oil and Gas website.

Mr. Irvine assured Commissioner DeWitt that he did not see a reason they would fall out of compliance in the next three years.

Hanif Haji asked where the oil is transferred to, and Mr. Irvine stated it is transferred to a property on 120th Street and Normandie Avenue.

MOTION: At 7:50 p.m., Commissioner Stecker moved to close the public hearing. Commissioner Wright seconded the motion; a roll call vote reflected unanimous approval.

MOTION: Commissioner Stecker moved to concur with staff's recommendation to approve Case: OIL20-00004. Commissioner Martin seconded the motion; a roll call vote reflected unanimous approval.

Senior Environmental Quality Officer Duncan read Environmental Quality and Energy Conservation Commission Resolution No. 20-072 for Case: OIL20-00004.

MOTION: Commissioner Martin moved to adopt Environmental Quality and Energy Conservation Commission Resolution No. 20-072 for Case: OIL20-00004. Commissioner Endo-Roberts seconded the motion; a roll call vote reflected unanimous approval.

7C. CASE: OIL20-00002 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20435 ANZA AVENUE, POWER RUN OIL COMPANY

~~Senior Environmental Quality Officer Duncan presented the request and discussed staff's analysis and recommendation for approval of St. Francis #4 with conditions included in the material of record. She stated no complaints have been received and added that Power Run Oil (PRO) sends a field agent to this site several times per week to check for and remove any items that have been dumped into the alley way.~~

Commissioner Wright stated he has observed the cleanliness of the site.

Commissioner Martin pointed out a typographical error on the resolution for this case.

In response to Chairperson Montgomery's inquiry, Mr. Irvine stated that 300 barrels of oil are produced from all three sites on a monthly basis, approximately 100 barrels from each, and they are all pumped into the same location at West High School.

MOTION: Commissioner Stecker, seconded by Commissioner Wright, moved to close the public hearing; a roll call vote reflected unanimous approval.

MOTION: Commissioner Wright moved to concur with staff's recommendation to approve Case: OIL20-00002. Commissioner DeWitt seconded the motion; a roll call vote reflected unanimous approval.

Senior Environmental Quality Officer Duncan read Environmental Quality and Energy Conservation Commission Resolution No. 20-070 for Case: OIL20-00002.

MOTION: Commissioner Stecker moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 20-070 for Case: OIL20-00002 as amended. Commissioner Wright seconded the motion; a roll call vote reflected unanimous approval.

7D. CASE: OIL20-00003 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20331 ANZA AVENUE. POWER RUN OIL COMPANY

Senior Environmental Quality Officer Duncan reviewed the request and recommended approval of the extension of continued operations of one oil well, St. Francis #3, as listed in the material of record. She noted that PRO sends a field agent to this site several times per week to check for and remove any items that have been dumped into the alley. She stated that the site passed inspection for compliance in November 2020 and no complaints have been received.

Hanif Haji asked PRO to consider making the fencing more appealing to the eye, and Mr. Irvine stated he would speak with the applicants to see what they can come up with.

MOTION: Commissioner Martin, with a second by Commissioner Endo-Roberts, moved to close the public hearing; a roll call vote reflected unanimous approval.

Commissioner DeWitt commented there are benefits of keeping the fencing open, and Commissioner Endo-Roberts added that chain link fencing deters graffiti.

MOTION: Commissioner Stecker moved and Commissioner Martin seconded to concur with staff recommendation to approve Case: OIL20-00003. A roll call vote reflected unanimous approval.

Senior Environmental Quality Officer Duncan read Environmental Quality and Energy Conservation Commission Resolution No. 20-071 for Case: OIL20-00003.

MOTION: Commissioner DeWitt moved to adopt Environmental Quality and Energy Conservation Commission Resolution No. 20-071 for Case: OIL20-00003. Commissioner Martin seconded the motion; roll call vote reflected unanimous approval.

7E. CASE: OIL20-00001- REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 4900 DEL AMO BOULEVARD, POWER RUN OIL COMPANY

Senior Environmental Quality Officer Duncan provided background on the request and recommended approval of the extension of continued operations of St. Francis #2 with conditions listed in the material of record. She stated there was one odor complaint for this well in October 2020, noting residents worked with PRO to resolve the issue.

Commissioner Wright inquired about the OOS signage in the site photograph, and Mr. Irvine explained it means Out of Service and is for an oil and gas separator that is not used anymore.

In response to an inquiry from Chairperson Montgomery, Mr. Irvine described the vapor recovery system hooked up to the tanker, and he explained that vapors may escape for a few seconds when the oil level is checked.

Hanif Haji expressed appreciation to PRO for making improvements over the past five years. He stated Air Quality Management District cited PRO approximately 12 months from their monitor in the West High School parking lot. He strongly recommended installation of a fence monitoring system on the site, noting the AQMD monitor, installed because of Torrance Refinery Company, is located in the northwest corner of the parking lot. He stated the monitor is too far away and, because prevailing winds blow west-southwest, vapors in the neighborhood are not detected.

Regarding the AQMD citation, Mr. Irvine stated the hatch needed oiling and the issue was resolved in a few minutes. He noted the site is looked at every quarter and his pumper visits the site on a daily basis and has a portable device that senses escaping gas.

Brian Dalziel stated the day-to-day operations at the site have been fantastic and asked PRO to continue its due diligence. He requested adding verbiage to include 72- hour notification prior to the tanking of oil.

Carol, Power Run Oil, stated the 2017 resolution stated PRO would make a good faith effort to give neighboring properties at least 24 hours advance notice of shipment of product.

Chairperson Montgomery pointed out that the verbiage exists in item 10 in the resolution for this case.

In response to Mr. Dalziel's inquiry, Mr. Irvine described the locations of the St. Francis well locations, and added they do not ship on weekends.

Commissioner DeWitt stated the AQMD could possibly relocate their monitor.

MOTION: Commissioner Endo-Roberts moved to close the public hearing. Commissioner Wright seconded the motion; a roll call vote reflected unanimous approval.

Commissioners Stecker and Endo-Roberts praised PRO for the improvements they have made.

MOTION: Commissioner Stecker moved to concur with staff recommendation to approve Case: OIL20-00001. Commissioner Martin seconded the motion; a roll call vote reflected

7E. ~~CASE ON 20-00001- REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE~~
unanimous approval

Senior Environmental Quality Officer Duncan read Environmental Quality and Energy Conservation Commission Resolution No. 20-069 for Case: OIL20-00001.

MOTION: Commissioner DeWitt moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 20-069 for Case: OIL20-00001. Commissioner Martin seconded the motion; roll call vote reflected unanimous approval.

8. **ORAL COMMUNICATIONS FROM THE PUBLIC #2**

Members of the Commission and Senior Environmental Quality Officer Duncan spoke.

9. **ADJOURNMENT**

MOTION: At 8:53 p.m., Commissioner Endo-Roberts moved to adjourn the meeting to January 7, 2021 at 7:00 p.m. Commissioner Stecker seconded the motion; a roll call vote reflected unanimous approval.

###

Subject to Approval

AGENDA ITEMS 7A THRU 7E

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION**

January 7, 2021

To: Chairperson Montgomery and Members
of the Torrance Environmental Quality and Energy Conservation
Commission

Subject: Adoption of Non-conforming Oil Well Resolutions

Attached are the Resolutions approved at the December 3, 2020 TEQECC meeting. Because they were approved and not adopted and because the Resolution titles did not appear on the Agenda, they will need to be adopted at the January 7, 2021 meeting. The Resolutions and conditions remain the same as those approved at the December 3, 2020 meeting.

Prepared by,

Nora Duncan
Senior Environmental Quality Officer

Respectfully Submitted,

Linda Cessna
Deputy Community Development Director

ATTACHMENTS:
Resolutions

AGENDA ITEM 7A

ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 20-068

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1. OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE BEYOND THE JANUARY 1, 2020, ABATEMENT DATE IN THE R-1 ZONE ON PROPERTY LOCATED AT 2422 227TH STREET(2425 W. 228TH STREET)

OIL20-00005: S & C OIL CO., INC.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 3, 2020 to consider a request to extend the operation of a non-conforming oil site beyond the January 1, 2020, abatement date on property located within the R-1 zone at 2425 W. 228th Street, Torrance.

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond January 1, 2020, subject to certain conditions:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code; and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-45 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from January 1, 2020, subject to the following conditions.

1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) months immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That conditions required in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved and adopted this 7th day of January 2021.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

AGENDA ITEM 7B

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 20-072**

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH THE PROVISIONS OF DIVISION 9, CHAPTER 7, SECTION 97.14.1. OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE BEYOND THE JANUARY 1, 2020, ABATEMENT DATE IN THE M-2 ZONE ON PROPERTY LOCATED AT 20310 MADRONA AVENUE

OIL20-00004: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 3, 2020 to consider a request to extend the operation of a non-conforming oil site beyond January 1, 2020, abatement date on property located in the M-2 zone at 20310 Madrona Avenue, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond January 1, 2020, subject to certain conditions:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-56 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from January 1, 2020, subject to the following conditions.

1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved and adopted this 7th day of January 2021.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and

Energy Conservation Commission
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, LINDA CESSNA, Secretary to the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of January 2021, by the following roll call vote:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Secretary, Torrance Environmental Quality
and Energy Conservation Commission

AGENDA ITEM 7C

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 20-070**

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1. OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE BEYOND THE JANUARY 1, 2020, ABATEMENT DATE IN THE R-3 ZONE ON PROPERTY LOCATED AT 20435 ANZA AVENUE

OIL20-00002: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 3, 2020, to consider a request to extend the operation of a non-conforming oil site beyond January 1, 2020, abatement date on property located in the R-3 zone at 20435 Anza Avenue, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond January 1, 2020, subject to certain conditions:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Power Run Oil, has provided sufficient documentation to show why this well has not produced the required minimum amounts of product over the past twelve month period of time and has provided documentation to show good faith towards future production; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code; and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-55 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from January 1, 2020, subject to the following conditions.

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Introduced, approved and adopted this 7th day of January 2021.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, LINDA CESSNA, Secretary to the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of January, 2021, by the following roll call vote:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Secretary, Torrance Environmental Quality
and Energy Conservation Commission

AGENDA ITEM 7D

ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 20-071

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1. OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE BEYOND THE JANUARY 1, 2020, ABATEMENT DATE IN THE R-3 ZONE ON PROPERTY LOCATED AT 20331 ANZA AVENUE

OIL20-00003: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 3, 2020 to consider a request to extend the operation of a non-conforming oil site beyond the January 1, 2020, abatement date on property located in the R-3 zone at 20331 Anza Avenue, Torrance, and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond January 1, 2020, subject to certain conditions:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-54 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from January 1, 2020, subject to the following conditions.

1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved and adopted this 7th day of January 2021.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, LINDA CESSNA, Secretary to the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of January, 2021, by the following roll call vote:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Secretary, Torrance Environmental Quality
and Energy Conservation Commission

AGENDA ITEM 7E

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 20-069**

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1. OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE BEYOND THE JANUARY 1, 2020, ABATEMENT DATE IN THE P-U ZONE ON PROPERTY LOCATED AT 4900 DEL AMO BOULEVARD

OIL20-00001: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 3, 2020, to consider a request to extend the operation of a non-conforming oil site beyond January 1, 2020, abatement date on property located in the P-U zone at 4900 Del Amo Boulevard, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond January 1, 2020, subject to certain conditions:

AYES: COMMISSIONERS: DEEMER, DEWITT, ENDO-ROBERTS, MARTIN,
STECKER, WRIGHT, CHAIRPERSON MONTGOMERY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and Oil20-00001; and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-53 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from January 1, 2020, subject to the following conditions.

1. At least 365 barrels of oil or 3, 650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

6. Tankers shall be restricted from moving onto the property earlier than 8:00 a.m. on the weekends.
7. Landscape on the oil site must be maintained and replaced as needed.
8. Operation hours shall be from 8am to 8 pm, 7 days a week.
9. Neighbors shall be notified 72 hrs prior to any major maintenance at the site.
10. That Power Run Oil will make a good faith effort to provide owners of the neighboring properties a minimum 24 hour notice prior to any shipments of product from this site.

Introduced, approved and adopted this 7th day of January 2021.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission

AGENDA ITEM NO. 8A

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION**

January 7, 2021

To: Chairperson Montgomery and Members
of the Torrance Environmental Quality Commission

Subject: Upcoming Items

There are several items that the Commission will be working on over the next several months, including Adaptation Planning as part of the Climate Action Plan, leaf blowers and possibly a survey of idle oil wells in the City.

Staff is planning to bring the Adaption Planning information to the Commission in February. This will include a review of the work already completed as well as a preview of the work anticipated over the next several months. As the work progresses, this information will return to the Commission for additional discussion prior to adoption of the plan.

A plan was set up with Public Works and Community Services regarding leaf blowers, in which they would replace their gas blowers with electric models as they came due for replacement and report back as to how successfully the various models were in performing the heavy duty tasks required throughout the City. This information will be brought back to the Commission for discussion and review prior to an item going before the City Council.

Staff recently sat in on a presentation regarding idle wells throughout the State. There is a listing of wells in Torrance, which will be researched by staff prior to bringing this information to the Commission for review.

The proposed recognition program that was previously discussed will also be revisited in hopes of setting up a more formal recognition program.

Should there be other items the Commission would be interested in addressing, they can be discussed and placed on a tentative agenda for the year.

Respectfully Submitted,

Linda Cessna
Deputy Community Development Director