19 June 2020

Re: ZA-1989-17683-PA2; ENV-2020-1328-EAF

Dear Mr./Ms. ________________, (If hearing is not yet noticed, address to Chief ZA Mailian)

I am writing on behalf of the South Robertson Neighborhoods Council (“SORO NC”) to comment on the Review of Compliance for the West Pico Drill Site, located at 9101 & 9150 W. Pico Blvd, and to request specific changes to the ZA-assigned conditions of use that govern that Controlled Drill Site.

At a duly-noticed meeting of the General Board on June 18, 2020, SORO NC resolved by a vote of 00 yes / 00 no / 00 abstain to send you this letter.

1) Documented Evidence of Compliance Problems

As you are aware, multiple compliance problems have already been documented by cross-checking the West Pico Drill Site’s Planning Department case files against the 2001 Settlement Agreement and public documents available online from CalGEM (the State regulatory agency that oversees oil and gas wells), LADBS, LAFD, and SCAQMD.

From these public records, we know that:

- **Failure to hold required Five Year Reviews.** Five Year Reviews were not held in 2010-11 and 2015-16, as required by the 2001 Settlement Agreement, and have never been held until now.

- **Installation of microturbines without ZA reviews when expressly prohibited by ZA-assigned conditions.** Five 200 Kilowatt microturbine electric generators (1 Megawatt total) were installed in 2018-19 with no application to or approval from the ZA, despite the express prohibition of electric generation on site or anywhere in the larger Oil Drilling District that is mandated in ZA Condition 49 of the 2000 determination in ZA-1989-17683-PAD and in ZA Condition 1 (applying LAMC 13.01.F.43) in the 1965 “mother case” ZA-1965-17683. The operator acknowledges in its current PA Application for this review that it installed one microturbine, but it erroneously claims that microturbines are not prohibited, and the SCAQMD permit records for the drill site show that five 200 Kilowatt microturbines were installed.
  - SCAQMD permit records are here, under the “Equipment List” tab: https://xappprod.aqmd.gov/find//facility/AQMDSearch?facilityID=98158

- **Drilling of two new wells without ZA approvals required by LAMC 13.01.** Two new oil wells, West Pico Well #58 (API # 03726615) and Well #59 (API # 03727133), were drilled in 2005-06 and 2010, respectively, without application to or approval from the ZA, despite the express requirements of LAMC 13.01.H and 13.01.l for such approval.
  - LAMC 13.01:
    - **H. Drilling Site Requirements.** Any person desiring to drill, deepen or maintain an oil well in an oil drilling district that has been established by
ordinance, or to drill or deepen and subsequently maintain an oil well in the M3 Zone within 500 feet of a more restrictive zone shall file an application in the Department of City Planning on a form provided by the Department, requesting a determination of the conditions under which the operations may be conducted. (Para. Amended by Ord. No. 173,492, Eff. 10/10/00.)

- **I. Permits.** (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) No person shall drill, deepen or maintain an oil well or convert an oil well from one class to the other and no permits shall be issued for that use, until a determination has been made by the Zoning Administrator or Area Planning Commission pursuant to the procedure prescribed in Subsection H of this section.

  o CalGEM permit applications, permits, and work history records prove the wells were drilled. Documents available here, organized in reverse chronological order: 
    https://secure.conservation.ca.gov/WellRecord/037/03726615/03726615_2019-04-17_DATA.pdf and 
    https://secure.conservation.ca.gov/WellRecord/037/03727133/03727133_2018-12-07_DATA.pdf

- **Re-drilling of at least one existing well without ZA approvals required by LAMC 13.01.** At least one existing oil well (identified from a spot check of 10% of CalGEM’s well records for the drill site), HW Well #10 (API # 03721994) was re-drilled in 2004, without application to or approval from the ZA, despite the express requirements of LAMC 13.01.H and 13.01.l for such approval.

  o CalGEM permit applications, permits, and work history records prove the well was re-drilled. Documents available here, organized in reverse chronological order: 

- **Operator claims that 12 new wells have been drilled at the site since 2003.** PCEC’s offshoot, the Pacific Coast Royalty Trust, an SEC regulated entity that trades on the NYSE, claims that “Twelve new wells have been drilled from this location since 2003.” This appears to be an inaccurate statement, but it might imprecisely refer to the re-drilling of existing wells as well as the drilling of two new wells. A full review of CalGEM permit and work history records for all 59 wells that have existed at the drill site will reveal the actual total number of drilling projects since the last time the ZA approved a drilling project, which appears to have been June 29, 1979, when the ZA approved the drilling of one new well in ZV-79-137-0.

  o Document available here: https://royt.q4web.com/trust-overview/properties-overview/default.aspx

- **All projects undertaken without ZA review also, per force, violated CEQA since Planning is the lead agency for CEQA reviews of projects at the drill site.** Each of these projects, including at least one re-drilled well, two newly drilled wells, and the installation of five 200 Kilowatt microturbines required environmental clearance under CEQA, but the operator skirted CEQA review by not applying to the ZA for approval, and the operator wrongly told CalGEM that the local lead agency did not require any CEQA documents or clearance for drilling new wells.

- **Repeated LAFD Notices of Violation for leaving spilled or leaked Petroleum on surfaces, which also violated of Conditions 46 (“Avoidance of Nuisance”), 47 (“Waste Disposal”), 57 (“Odor...
Control”), and 61 (“Leak Detection and Odor Control”) of the 2000 determination in ZA-1989-17683-PAD and Condition 1 (applying LAMC 13.01.F.18 and F.37) of the 1965 “mother case” ZA-1965-17683. The LAFD resumed doing long lapsed annual inspections of drill sites to monitor compliance with the Fire Code in or about 2017. In September 2017 and October 2018, the LAFD issued Notices of “Fire/Life Safety Violation” at the West Pico Drill Site for the violation of “L.A.M.C. 57.5706.3.2.2 Discharge and Combustible Materials on Ground.” In 2017, the citation specified “You are hereby ordered to remove any waste petroleum, petroleum refuse or waste matter from the surface of the ground, and walls of the cellars.” In 2018, the citation specified “You are hereby ordered to remove any waste petroleum, petroleum refuse or waste matter from the surface of the ground, around or near any oil well, derrick, pump, cellar, tank, oil pump, or combustible structure.” These specifications are not quotations of the code, so they would seem to be possible descriptions of places where LAFD found spilled or leaked petroleum.

- Copies of LAFD Notices of Violation are attached to this letter.

- **Odor Problems as reported in first person testimony of Council Member Paul Koretz in City Council Committee on October 15, 2019.** Numerous neighbors have complained of petroleum odors around the drill site over the past several years, but Council Member Paul Koretz’s personal testimony presented at the City Council’s Energy, Climate Change and Environmental Justice Committee’s meeting of October 15, 2019 stands out as recorded testimony by an Officer of the City. *Mr. Koretz said, “You can smell the oil. You can taste the oil.”*
  - Audio recording of the committee meeting, with Mr. Koretz’s testimony at the 2 hour 23 minute mark: [https://lacity.granicus.com/MediaPlayer.php?view_id=46&clip_id=19441](https://lacity.granicus.com/MediaPlayer.php?view_id=46&clip_id=19441).

- **Spilled or leaked petroleum that is not cleaned up could cause odor problems, so the hard documented evidence of petroleum leaks or spills that were not cleaned up further substantiates the personal testimony of Council Member Paul Koretz and complaints from neighbors of the drill site.**

- **The Planning Department Case File on the Drill Site documents decades of complaints about odors from the drill site, from the 1960s to the present, which have been repeatedly noted and several times affirmed by Reviewing ZAs.**

2) **Need for New/Revised Conditions, ZA Findings, and ZA Orders to Monitor and Enforce Compliance, and to Protect the Environment, Public Health, and Public Safety**

There is a clear and long history of non-compliance and nuisance at the West Pico Drill Site (and across other drill sites in the City), which indicates the need for stronger enforcement mechanisms and stronger protections for the environment, public health, and public safety.

We request that the ZA to adopt the following new and modified Conditions of Use, Findings, and Orders to protect public health, safety, and the environment, and ensure future compliance with City law at the West Pico Drill Site.

- **New Condition: Require Annual Compliance Inspections Led by Petroleum Administrator:**
  Annual Compliance Inspection to be led by the Office of the Petroleum Administrator to
ascertain compliance with City Code and ZA-assigned conditions. Copies of the inspection report shall be delivered to the ZA and CD5 Council Office. This condition shall stay in force until such time as the City enacts an ordinance requiring Annual Compliance Inspections of all drill sites in the City.

- **Rationale:** Annual Inspections led by the Office of the Petroleum Administrator are critical to monitoring and enforcing compliance with City Code and ZA-assigned conditions. The City has never performed regular compliance inspections. As a consequence operators at several drill sites, including West Pico, have ignored ZA conditions and ignored City law requiring applications and approvals for new projects. This is a systemic problem known to the City since at least 2014, but the City has so far failed to fix it. Without regular inspections and enforcement, City Code and ZA-assigned conditions are meaningless.

- **Legal and Administrative Viability:** The need for compliance inspections was one of the reasons City Council and the Mayor revived the dormant Office of the Petroleum Administrator in 2016. Since 1958, City Administrative Code 19.48.a has given Officers, Offices, and Departments and Bureaus of the City the power to call upon the Petroleum Administrator to investigate and report on any matter related to oil and gas production in the City. In several cases, the ZA has ordered that operators must be inspected by other agencies, including even State agencies over which the City has no control. For example, Condition 40 of the 2000 determination for West Pico required the operator to arrange for regular inspections by the LAFD (a City agency) and DOGGR (the former name of the State’s agency that oversees wells and drilling operations). Similar provisions were included in the 2017 determination on the Jefferson Drill Site. Thus the ZA can require that inspections led by the Petroleum Administrator must be arranged. In 2017, City Council directed that the Petroleum Administrator (in concert with other City agencies) inspect and report on compliance at the Rancho Park Drill Site.

- **Economic Viability:** There are several ways that an inspection led by the Petroleum Administrator can be made cost neutral to the City until such time as City Council might pass an Annual Compliance Inspection Ordinance of Oil Drill Sites. An inspection by the Petroleum Administrator could be funded by making the inspection part of an annual Plan Approval process. OR an inspection led by the Petroleum Administrator could be funded by requiring the drill site operator to hire a professional engineering or environmental firm to produce an annual compliance report, with the firm to be approved by the Petroleum Administrator and the report to be reviewed and approved by the Petroleum Administrator with the power to order corrections to the report.

**New Condition: Require Permanent 24/7 Emissions Monitoring:** Installation and continuous operation of 24/7 Emissions Monitoring using up-to-date equipment that records data and has a central alarm connection to an office that is staffed 24/7. The monitoring system equipment must be approved by the Office of the Petroleum Administrator, either by listing the system on a pre-approved list or by review of individual application. Emissions data shall be reported quarterly to the Office of the Petroleum Administrator and the ZA, and both offices shall promptly forward copies of the quarterly data to the CD5 Council Office. This Condition will sunset if and when the City enacts an ordinance that requires 24/7 permanent emissions monitoring at all drill sites.
o **Rationale:** Emissions Monitoring will produce long term and continuous data about emissions, so as to document whether there are intermittent or long term emission problems that need rectification, AND it is also a safety alarm system that will spot the emergence of a problem (e.g., gas leaks and other emissions due to accidents or maintenance problems) instantly at the moment of emergence. The data record will also be evidence demonstrating compliance or non-compliance problems. Requiring Emissions Monitoring at drill sites throughout the City has been recommended by former Petroleum Administrator Uduak Ntuk (now Supervisor of CalGEM), LA County Public Health, and several City Council Members who have introduced and passed motions in Council calling for action on Emissions Monitoring. But the City has taken no steps toward requiring Emissions Monitoring at drill sites.

o **Existing Conditions Should Already Require Emissions Monitoring:** Condition 46 of the 2000 determination already mandates that proven technological improvements that reduce nuisance, odors, emissions, etc, shall be employed. Condition 1 of the 1965 “mother case” approving the Controlled Drill Site contained this same provision by applying LAMC 13.01.18. Condition 61 of the 2000 determination mandates ineffective measures of “Leak Detection and Odor Control,” and does not require public reporting of records. This has proven to be inadequate.

- **Modify Condition 78: Require Recurring Five Year Reviews of Compliance and Conditions by the ZA, as Mandated by the City’s 2001 Settlement Agreement:** Amend Condition 78 of the 2000 ZA determination to include the terms of the Settlement Agreement that require recurring Five Year Reviews of Conditions.
  o **Rationale:** This will help prevent the requirement from being ignored again in the future. Required reviews were not performed in 2010-11 and 2015-16.

  o **Required by State Law as Part of the CEQA Process:** The 2001 Settlement Agreement ended a lawsuit over the implementation of CEQA and mandated new/revised mitigation measures and also a new/revised mitigation monitoring and reporting program (MMRP). State law required (and still requires) that the final approval of a project with mitigation measures and MMRP that have been modified from those itemized in an EIR or MND must produce an Addendum or other revision of the EIR or MND, and an Addendum or other revision of the MMRP associated with that environmental clearance. No such Addendum or other revision to the 1999 EIR or 2000 ZA determination was ever made, and the Five Year Reviews were never performed.

- **Finding & Order:** Find that the 5 Microturbines Installed in 2018 were Installed Contrary to Express Prohibition; and Order that Within 6 Months they Must Either be Removed or Made the Subject of a Full Application for ZA Review, Including Review Under CEQA. Failure to Comply Shall Prompt Revocation Proceedings Under LAMC 12.27.1.
  o **Rationale:** Condition 49 of the 2000 determination prohibits electric generation in the drilling district, as did Condition 1 of the 1965 “mother case.” The microturbines were installed in the “production facility” half of the Controlled Drill Site, located at 9151 W Pico Blvd. Although the 2000 determination applies only to the portion of the drill site housing the well heads located at 9101 W Pico Blvd, it still prohibits the generation of electricity anywhere in the Oil Drilling District to provide power to the portion of the site containing the wells, well pumps, and derrick. The 5 microturbines have a
generating capacity of 1 Megawatt, and the only part of the Controlled Drill Site using that much power is the section containing the well pumps. In addition, the 1965 “mother case” applies to the entire Controlled Drill Site, including the so-called “production facility” located at 9151 W Pico Blvd. The expansion in size of the “production facility” at 9151 W Pico was approved in 1967 (ZA 18893) as an “extension of the controlled drill site” approved in the 1965 mother case, and all of the conditions assigned in the mother case were expressly carried over to this new portion of the drill site.

- Finding & Order: Find that Wells Drilled or Re-Drilled since 2003 were Drilled Without Application and ZA Approval Required by LAMC 13.01.H and 13.01.I; and Order that Within 6 Months All Such Wells Must be Made the Subject of a Full Application for ZA Review, Including Review Under CEQA. Failure to Comply Shall Prompt Revocation Proceedings Under LAMC 12.27.1.
  - Rationale: PCEC’s offshoot, the Pacific Coast Royalty Trust, publicly claims to investors that PCEC has drilled 12 new wells at the site since 2003. The claim of 12 new wells does not seem likely to be accurate, based on State records of well permits and drilling work history publicly available from CalGEM. Those records show that two new wells have been drilled since 2003, but there have also been projects that re-drilled existing wells.
  - Required by City and State (CEQA) Laws: LAMC 13.01.H and 13.01.I clearly require approval by the ZA for well drilling operations. Well drilling also requires CEQA clearance by the Department of City Planning, which is the lead agency for CEQA on these cases in LA City – therefore compliance with State law is at issue, too.

3) Concerns about Process and Thoroughness in this Review

In February 2020, SORO NC wrote to Chief ZA Maillian to request that the Petroleum Administrator be tasked to conduct a comprehensive compliance inspection and report the results before this Review of Compliance is sent forward to Public Hearing. SORO NC has not received a response, and it appears the case is moving forward without a comprehensive compliance inspection.

We remain concerned that, without a comprehensive compliance inspection before the Public Hearing, the ZA and the public will deprived of necessary and critical information. And we remain concerned that any later report from the Petroleum Administrator to the ZA after the Public Hearing would impinge on the due process rights of all parties.

We are also now deeply concerned about what the lack of Comprehensive Compliance Inspection means for the implementation of CEQA in a Review of Compliance case. The scope of the required CEQA review must in large part be determined by the extent and nature of non-compliance, and the Planning Department cannot know what that scope is if it does not obtain a comprehensive compliance inspection first.

The evidence presented above demonstrates that in addition to non-compliance with specific mitigation measures imposed by ZA conditions, the operator of the site has conducted multiple major projects without ZA review and therefore without CEQA clearance.

It is also evident that the 1999 EIR and 2000 ZA determination contained multiple errors, including but not limited to a failure to update the EIR and the ZA determination after the 2001 Settlement
Agreement mandated additional mitigation measures as well as a modified Mitigation Monitoring and Reporting Program (MMRP). Such an update was and is required by State law.

CEQA’s legal protections seem already compromised and afflicted in this case, going back to 2001. In addition, there were multiple new projects constructed without CEQA clearance that were never part of the project proposal reviewed in the 1999 EIR.

A fresh and new and proper environmental review is needed in this case. The nature of the case (non-compliance and projects undertaken without application) necessitates a comprehensive compliance inspection as the predicate to define the scope of review under CEQA.

Please do not hesitate to contact me if you have any questions about this letter.

Sincerely,

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Andy Shrader, Office of Council Member Paul Koretz
Edber Macedo, Office of Chief Zoning Administrator Estineh Mailian
**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

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Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. **PROJECT LOCATION**

   Street Address 1
   9101 W Pico BLVD, Los Angeles, CA 90035-1347

   Unit/Space Number

   Legal Description
   (Lot, Block, Tract)
   LOTS 884-887; LOTS 1035-39 OF TRACT 6380

   Assessor Parcel Number
   Total Lot Area

2. **PROJECT DESCRIPTION**

   Present Use
   Oil/gas extraction site

   Proposed Use
   Oil/gas extraction site

   Project Name (if applicable)
   West Pico Drill Site Review of Compliance with Conditions

   Describe in detail the characteristics, scope and/or operation of the proposed project:

   Review of compliance with the conditions imposed under ZA 17693-PAD

Additional information attached

☐ YES  ☑ NO

Complete and check all that apply:

**Existing Site Conditions**

☐ Site is undeveloped or unimproved (i.e. vacant)

☐ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

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1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

2 Legal Description must include all continuously owned properties (even if they are not a part of the proposed project site)
☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

☐ Demolition of existing buildings/structures

☐ Removal of protected trees on site or in the public right of way

☐ Relocation of existing buildings/structures

☐ New construction: ______________square feet

☐ Interior tenant improvement

☐ Accessory use (fence, sign, wireless, carport, etc.)

☐ Additions to existing buildings

☐ Exterior renovation or alteration

☐ Grading

☐ Change of use and/or hours of operation

☐ Removal of any on-site tree

☐ Haul Route

☐ Removal of any street tree

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ = Demolish(ed) 3 _____ + Adding _____ = Total _____

Number of Affordable Units 4

Number of Market Rate Units

Mixed Use Projects, Amount of Non-Residential Floor Area: ______________square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? ___________ ft.

If you have dedication requirements on multiple streets, please indicate: ________________________________

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section LAMC Section 13.01

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Review of compliance with the conditions imposed under ZA 17683-PAD

Authorizing Code Section

Code Section from which relief is requested (if any):

Action Requested, Narrative:

Additional Requests Attached ☐ YES ☒ NO

3 Number of units to be demolished and/or which have been demolished within the last five (5) years.

4 As determined by the Housing and Community Investment Department
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? ☑ YES ☐ NO
If YES, list all case number(s) Case No. ZA-17683-PAD

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.  Case No. ZA-17683-PAD  Ordinance No.:
☐ Condition compliance review  ☐ Clarification of Q (Qualified) classification
☐ Modification of conditions  ☐ Clarification of D (Development Limitations) classification
☐ Revision of approved plans  ☐ Amendment to T (Tentative) classification
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☑ NO
Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☑ NO
If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form ____________________________
b. Geographic Project Planning Referral ____________________________
c. Citywide Design Guidelines Compliance Review Form ____________________________
d. Affordable Housing Referral Form ____________________________
e. Mello Form ____________________________
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form ____________________________
g. HPOZ Authorization Form ____________________________
h. Management Team Authorization ____________________________
i. Expedite Fee Agreement ____________________________
j. Department of Transportation (DOT) Referral Form ____________________________
k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) ____________________________
l. Order to Comply ____________________________
m. Building Permits and Certificates of Occupancy ____________________________
n. Hillside Referral Form ____________________________
o. Low Impact Development (LID) Referral Form (Storm water Mitigation) ____________________________
p. Proof of Filing with the Housing and Community Investment Department ____________________________
q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO
PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant\(^5\) name  Phil Brown

Company/Firm  Pacific Coast Energy Company

Address:  1555 Orcutt Hill Road  Unit/Space Number

City  Orcutt  State_CA  Zip Code:  93455

Telephone  (805) 937-2576  E-mail: philip.brown@pceclip.com

Are you in escrow to purchase the subject property?  □ YES  □ NO

Property Owner of Record  □ Same as applicant  □ Different from applicant

Name (if different from applicant)  

Address  

City  

Telephone  

Agent/Representative name  

Company/Firm  

Address:  

City  

Telephone  

Other (Specify Architect, Engineer, CEQA Consultant etc.)  

Name  

Company/Firm  

Address:  

City  

Telephone  

Primary Contact for Project Information  (select only one)  □ Owner  □ Applicant

□ Agent/Representative  □ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

\(^5\) An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
7. **Property Owner Affidavit.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted providing the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

  a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

  b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

  c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

  d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on following page.*

Signature ___________________________ Date ___________________________  
Print Name ___________________________  
Signature ___________________________ Date ___________________________  
Print Name ___________________________

CP-7771.1 DCP Application Form (11/1/2019)
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of __________

On __________________ before me, ____________________________, notary public, (Insert Name of Notary Public and Title)

personally appeared ________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

__________________________ (Seal)

Signature
8. **Applicant Declaration.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"); from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

   The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

   **Signature:** ________________ **Date:** 12/20/2019

   **Print Name:** ________________

   CP-7771.1 DCP Application Form (11/1/2019)
9. **Signatures** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

<table>
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<th>NAME (PRINT)</th>
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**Review** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).
APPLICATIONS:

DEPARTMENT OF CITY PLANNING
LAND USE APPLICATION FOR OIL & GAS PROJECT CONDITIONAL APPROVAL
LAMC 13.01

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name) __________________________ Date Filed __________

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Due to the limited space available under each question, separate statements may need to be attached by the applicant to fully answer each item. These accompanying statements should be formatted in a way that allows the reader to associate each answer with the corresponding question on this application.

Additional Required Documents. In addition to the applicable required documents and/or statements required under each particular section of this application, additional documents may be required before the application is considered to be complete.

1. PROJECT LOCATION

   Street Address1  9101 W Pico Blvd, Los Angeles, CA 90035-1347  Unit/Space Number __________

   Legal Description2 (Lot, Block, Tract) LOTS 884-887; LOTS 1035-39 OF TRACT 6380

   Assessor Parcel Number __________________________ Total Lot Area ______________________

   Please identify the Oil Drilling District Number and the Ordinance Number establishing the District.

   Oil Drilling District No. U-131 established by Ordinance No. 130,340

   __________________________

2. PROJECT DESCRIPTION

   Present Use  Oil/gas extraction site

   Proposed Use  Oil/gas extraction site

   Project Name (if applicable)  West Pico Drill Site Review of Compliance with Conditions

   Describe in detail the characteristics, scope and/or operation of the proposed project __________________________

   Review of compliance with the conditions imposed under ZA 17683-PAD __________________________

__________________________

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)
Complete and check all that apply:

- □ Demolition of existing buildings/structures
- □ Relocation of existing buildings/structures
- □ Additions to existing buildings
- □ Grading
- □ Removal of any on-site tree
- □ Removal of any street tree
- □ New construction: ____________ square feet
- □ Accessory use (fence, sign, wireless, carport, etc.)
- □ Exterior renovation or alteration
- □ Change of use and/or hours of operation
- □ Uses or structures in public right-of-way
- □ Phased project

If the application involves oil drilling, re-drilling, deepening or well conversion:

State the number of wells involved in the request.

N/A

Identify each well involved in the request by its name (if applicable) and API well number. State whether each well is a Class A well or a Class B well, as defined by Los Angeles Municipal Code section 13.01.
Project is a review of compliance with the conditions imposed under ZA 17683-PAD, no new activities proposed.


Is there intent to further expand or develop this project in the future? □ YES  □ NO

If Yes, describe the other parts of the project or the larger project below, whether or not currently filed with the City:
Project is a review of compliance with the conditions imposed under ZA 17683-PAD, no new activities proposed.


Additional information attached □ YES  □ NO

3. Existing Site Conditions
Total wells on site currently: 59
Number of active wells: 43
Number of inactive wells: 16

☐ Site is undeveloped or unimproved (i.e. vacant)
☐ Site has existing buildings (provide copies of building permits)
☐ Site is/was developed with use that could release hazardous materials on soil, in groundwater, or into the air

☐ Site is located within 500 feet of a freeway or railroad
☐ Site has special designation (e.g. National Historic Register, Survey LA)

How is applicant’s property now zoned and what kind, if any, of improvements are located thereon?

Zoning C4-1VL-O, Use Code 3700 (Industrial)

How is adjacent property now zoned and what kind, if any, of improvements are located thereon?

North - R3-1-O (residential improvements)
East - C4-1VL-O (commercial improvements)
South - C4-1VL-O (commercial improvements)
West - C4-1VL-O (commercial improvements)

4. RELATED DEPARTMENT OF CITY PLANNING CASES

List all previous or pending cases/decisions/environmental clearances for the drill site.
ZA 17683-PAD

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  ☐ YES (provide copy)  ☑ NO
Are there any recorded Covenants, affidavits or easements on this property?  ☐ YES (provide copy)  ☐ NO

☐ Building and Safety Referral/Case No.
☐ Bureau of Engineering Referral/Case No.
☐ Fire Department Referral/Case No.
☐ Department of Transportation Referral/Case No.
6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant\(^2\) name  Phil Brown

Company/Firm  Pacific Coast Energy Company

Address:  1555 Orcutt Hill Road  Unit/Space Number

City  Orcutt  State  CA  Zip Code:  93455

Telephone  (805) 937-2576  E-mail:  philip.brown@poenlp.com

Are you in escrow to purchase the subject property?  ☐ YES  ☐ NO

Property Owner of Record  ☑ Same as applicant  ☐ Different from applicant

Name (if different from applicant)  

Address  

City  

State  

Zip Code:  

Telephone  

E-mail:  

Agent/Representative name  

Company/Firm  

Address:  

City  

State  

Zip:  

Telephone  

E-mail:  

Other (Specify Architect, Engineer, CEQA Consultant etc.)  

Name  

Company/Firm  

Address:  

City  

State  

Zip Code:  

Telephone  

E-mail:  

Primary Contact for Project Information (select only one)  ☑ Owner  ☐ Applicant  ☐ Agent/Representative  ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the 1,500-Foot Notification List and the Abutting Property Owners List.  ""

\(2\) An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  
  A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  
  B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  
  C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  
  D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

---

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on following page.*

Signature: [Signatures]

Print Name: [Philip Brown]

Date: 12/20/2019

---

Signature: [Signatures]

Print Name: [Print Name]

Date: [Date]
State of California

County of Santa Barbara

On December 20, 2019 before me, Jason Lisco Espinoza, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Phillip Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)
10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

G. I understand that if this application is denied, there is no refund of fees paid.

H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"); from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

**Signature:** [Signature]

**Date:** 12/20/2019

**Print Name:** [Print Name]
City of Los Angeles
Fire Department
FIRE/LIFE SAFETY VIOLATION

From: FPB/HU/Inspector # 145
To: PAT VIGEANT
09151 W PICO BL
LOS ANGELES, CA 90035
Notice # 1711275001
Property ID 11275/001/001
Notice Date 09/21/2017
Insp. Date 09/19/2017
Due Date 10/21/2017
Fire Station 058
District
Inspector # 145
Council District 05
DBA: PACIFIC COAST ENERGY CC, LP
Address of Violation: 9151 W PICC BL, LOS ANGELES, CA 90035
Responsible Party: (213)225-5900
Emergency Phone: (310)301-2916

COMPLY WITH REQUIREMENT AS NOTED

A Fire and Life Safety Inspection has revealed that the property listed above is in violation of the sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

L.A.M.C 109.4.2 Violation Penalties.
Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor of this code in accordance with the mandatory minimums fines identified in Table 109.4 of this code, punishable by a fine of not more than $1000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day, or portion thereof, during which a violation of any provision of this section is committed, continued, or permitted by such person and shall be punishable accordingly.

104.12.1 Authority to Collect a Noncompliance Fee.
If in the course of enforcing any federal, state, or local law or ordinance, the Department issues a Fire/Life Safety Order to a person or persons and the person fails to comply with that order, the Department shall collect a noncompliance fee as set forth in Sections 104.12.1 through 104.12.3

1. L.A.M.C. 57.5706.3.2.2 Discharge and Combustible Materials on Ground.
You are hereby ordered to remove any waste petroleum, petroleum refuse or waste matter from the surface of the ground, and walls of the cellars.

Thank you for your immediate attention to our mutual problem concerning fire prevention and life safety.
**WARNING**

Section 17299 and 24436.5 of the State Revenue and Taxation Code provide, in part, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and back and corporation income tax deduction for interest, depreciation, taxes or amortization attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. **THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX MONTH PERIOD.** This Department is required by law to notify the Franchise Tax Board of failure to comply with these Code sections.

PLEASE BE ADVISED THAT THE ABOVE WARNING IS FOR PURPOSES OF COMPLIANCE WITH THE STATE REVENUE AND TAXATION CODE ONLY. COMPLIANCE WITH OTHER LAWS AS NOTED ON THIS INSPECTION REPORT OR NOTICE OF VIOLATION MUST BE MADE WITHIN THE TIME SPECIFIED ON THE REPORT OR NOTICE.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE 10/21/2017 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY ORDINANCE. A REINSPECTION OF THE PREMISES WILL BE MADE FOR FULL COMPLIANCE. NONCOMPLIANCE WITH THIS ORDER SHALL RESULT IN A NONCOMPLIANCE FEE BASED UPON A FIRE INSPECTOR’S TOTAL HOURLY RATE, TWO HOUR MINIMUM CHARGE. FOR EACH REINSPECTION REQUIRED. CURRENT MINIMUM CHARGE IS $432.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY: ________________________________

For additional information: By order of the Fire Chief

Phone: 43336

__________ Inspector ____________ Assignment ____________ Signature

---

**Fire Department Use**

I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH ______________________________ ON ______________________________.

Date: ______________________________ Signature: ______________________________

I DELIVERED THIS NOTICE ON ______________________________ TO ______________________________.

Date: ______________________________ Signature: ______________________________

I MAILED THIS NOTICE VIA U S MAIL ON ______________________________.

Date: ______________________________ Signature: ______________________________

I E-MAILED THIS NOTICE ON ______________________________.

Date: ______________________________ Signature: ______________________________

COMPLIANCE ON ______________________________.

Date: ______________________________ Signature: ______________________________

FORWARDED TO LEGAL LIASON ON ______________________________.

Date: ______________________________ Signature: ______________________________
COMPLY WITH REQUIREMENT AS NOTED

A Fire and Life Safety Inspection has revealed that the property listed above is in violation of the sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate issued under provisions of this code, shall be guilty of a misdemeanor of this code in accordance with the mandatory minimums fines identified in Table 109.4 of this code, punishable by a fine of not more than $1000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day, or portion thereof, during which a violation of any provision of this section is committed, continued, or permitted by such person and shall be punishable accordingly.

104.12.1 Authority to Collect a Noncompliance Fee.
If in the course of enforcing any federal, state, or local law or ordinance, the Department issues a Fire/Life Safety Order to a person or persons and the person fails to comply with that order, the Department shall collect a noncompliance fee as set forth in Sections 104.12.1 through 104.12.3.

1. L.A.M.C. 57.5706.3.2.2 Discharge and Combustible Materials on Ground.
You are hereby ordered to remove any waste petroleum, petroleum refuse or waste matter from the surface of the ground, around or near any oil well, derrick, pump, cellar, tank, oil pump, or combustible structure. This section does not prohibit the use of petroleum in the control of erosion, weeds or as road surfacing.

2. L.A.M.C. 57.5706.3.16.1 Nonoperating Oil Wells.
You are hereby ordered to abandon or reactivate oil well. Any oil well which has not been safeguarded, or which, for a continuous period of one year has not been in operation or has ceased to produce petroleum or natural gas shall be abandoned or reactivated in 30 days after notice has been given by the Chief. ***WELL # 2825(LW 11), WELL.
Thank you for your immediate attention to our mutual problem concerning fire prevention and life safety. Any questions concerning violations noted, contact:

Los Angeles Fire Department
Harbor Industrial Unit
(310) 732-4580 - Office
(310) 732-4579 - Fax
Richard.puels@lacity.org
WARNING

Section 17299 and 24456.5 of the State Revenue and Taxation Code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and back and corporation income tax deduction for interest, depreciation, taxes or amortization attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX MONTH PERIOD. This Department is required by law to notify the Franchise Tax Board of failure to comply with these Code sections.

PLEASE BE ADVISED THAT THE ABOVE WARNING IS FOR PURPOSES OF COMPLIANCE WITH THE STATE REVENUE AND TAXATION CODE ONLY. COMPLIANCE WITH OTHER LAWS AS NOTED ON THIS INSPECTION REPORT OR NOTICE OF VIOLATION MUST BE MADE WITHIN THE TIME SPECIFIED ON THE REPORT OR NOTICE.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE 11/23/2018 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY ORDINANCE. A REINSPECTION OF THE PREMISES WILL BE MADE FOR FULL COMPLIANCE. NONCOMPLIANCE WITH THIS ORDER SHALL RESULT IN A NONCOMPLIANCE FEE BASED UPON A FIRE INSPECTOR'S TOTAL HOURLY RATE. TWO HOUR MINIMUM CHARGE, FOR EACH REINSPECTION REQUIRED. CURRENT MINIMUM CHARGE IS $432.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY:

For additional information

Phone: (213) 978-3630

By order of the Fire Chief

RICHARD PUELS

Inspector

ICS-CENTRAL IND

Assignment

Signature

Fire Department Use

I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH ___________________________ ON ___________________________ Date

I DELIVERED THIS NOTICE ON ___________________________ TO ___________________________ Date

Responsible Party

Member's Signature

I MAILED THIS NOTICE VIA U.S. MAIL ON ___________________________ Date

Member's Signature

I E-MAILED THIS NOTICE ON ___________________________ Date

Member's Signature

COMPLIANCE ON: ___________________________ Date

Member's Signature

FORWARDED TO LEGAL LIASON ON: ___________________________ Date

Member's Signature
November 19, 2019

Ben Oakley (A)
EH&S Senior Manager
Pacific Coast Energy Company
1555 Orcutt Hill Road
Orcutt, CA 93455

CASE NO. ZA-17683-PAD; ZA-17683-PAD-PA1
COMMUNICATION – PLAN APPROVAL REVIEW OF COMPLIANCE
9101 West Pico Boulevard
Plan Area: West Los Angeles
Zone: C4-1VL-O
D. M.: 132B169
C. D.: 5
CEQA: EIR-98-0149 PA;
ENV-2005-2245-CE
Legal Description: Fr Lots 1-3, 4 & 5;
Tract 3845

Review of Conditions – Notice to File Plan Approval

The Department of City Planning is requiring the filing of a Plan Approval application for a review of compliance with the conditions imposed under ZA 17683-PAD for the property located at 9101 West Pico Boulevard, the purpose of which will be to review the applicant’s compliance with, and the effectiveness of, the conditions established in the subject grant.

Background

On April 5, 2000, the Office of Zoning Administration pursuant to Section 13.01 of the Los Angeles Municipal Code (LAMC) authorized a modernization of an existing oil/gas extraction site under Case No. ZA-17683-PAD. The site, known as the West Pico Drill
Site, part of the Beverly Hills Oil Field, is located within Urbanized Oil Drilling District No. U-131 as established by Ordinance No. 130,340. The subject property has an approved maximum of 69 wells located on Lot Nos. 883 – 888 at 9101 West Pico Boulevard.

On May 15, 2003, the Office of Zoning Administration released a communication that discussed the implementation of the Conditions of Approval outlined in previous cases for the oil/gas operation of the aforementioned project site. As stipulated in Condition 78 of ZA-17683-PAD, the operator provided documentation showing compliance with the conditions of approval.

Then, on March 13, 2006, the Office of Zoning Administration approved a Plan Approval and determined that the operator was complying with all conditions of approval outlined in the 2000 action.

In addition to these entitlements, the site is also governed by a settlement agreement. On June 8, 2001, the City of Los Angeles, the operator, and concerned parties entered into an agreement where all parties mutually agreed to thirteen clauses in order to settle the litigation filed challenging the EIR certified in connection with the modernization approval, *Neighbors For A Safe Environment v. City of Los Angeles*, LASC Case No. BC240760.

One specific point of agreement under the subject theme, “Enforcement”, was that the operator would provide proof of compliance with all of the conditions outlined in ZA-17683-PAD.

In the agreement, clause 4b, the language reflects that the operator is required to submit proof of compliance as it corresponds to the conditions of approval. This specific clause invokes Condition 78 that discusses compliance review. Condition No. 78 in ZA-17683-PAD discusses how the applicant will file a Plan Approval application wherein the Zoning Administrator will evaluate the effectiveness of the conditions of approval. Clause 4b further elaborates that the operator will submit proof of compliance on each five-year anniversary of the latest review. The last review was completed in 2006 and therefore, the operator is due for a compliance review.

The conditions of approval in ZA-17683-PAD highlight that the Zoning Administrator remain a relevant role in the monitoring and review of the operator’s activities, specifically as outlined in Condition 77: “A Zoning Administrator may impose additional conditions or require corrective measures to be taken if they find, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property”.

Per clause 10, the agreement is binding upon the operator’s respective successors and assigns.
Explanation of Procedure and Instructions to Applicant/Property Owner

Based on the authority provided to the Zoning Administrator in LAMC Section 13.01, and as further agreed upon per the settlement agreement referenced above, the Department of City Planning is requiring the filing of a Plan Approval application for review of compliance with the conditions imposed under ZA 17683-PAD.

No later than January 3, 2020, the Plan Approval application and any associated environmental clearance application shall be filed by the applicant on the appropriate forms, accompanied by the payment of all requisite fees, as governed by Section 19.01 of the LAMC.

The Office of Zoning Administration will conduct a public hearing before a zoning administrator; legal notification of hearing pursuant to the LAMC will be issued under separate cover. Please note that any separate actions taken by other City agencies or responsible agencies does not relieve the applicant of the requirement to fulfill the terms of the subject grant, nor the settlement agreement.

If you have any questions regarding this matter, and for further instructions on making an appointment to file the Plan Approval application, please contact the Office of Zoning Administration. Initial communication should be directed to Edber Macedo at (213) 978-1198 or at edber.macedo@lacity.org.

ESTINEH MAILIAN
Chief Zoning Administrator

EM:vs:ecm

Cc: Councilmember Paul Koretz, Fifth District
    Uduak-Joe Ntuk, Office of Petroleum and Natural Gas Administration
    Frank Bush, Los Angeles Department of Building and Safety
    Captain Diana Igawa, Los Angeles Fire Department
    Jennifer Tobkin, Office of the Los Angeles City Attorney

Attachments: ZA-19683-PAD; ZA-17683-PAD-PA1; Settlement Agreement