A) Call to Order: Terri Tippit, WNC Chair, 7:08 PM

Attendance:
Jae Wu (Seat 1)
Lisa Morocco (Seat 2)
Jeff Hronek (Seat 3)
Kim Christensen (Seat 4)
Giuliana Gonnella (Seat 6-alt)
Barbara Broide (Seat 7)
Terri Tippit (Seat 8)
Sean McMillan (Seat 9)
Stacey Antler (Seat 10)
Mary Kusnic (Seat 11)
Shannon Burns (Seat 14)
Wendy Dox (Seat 16)
Aaron Rosenfield (Seat 17)

Seated After Start:
Jane Wishon (Seat 13)
Eric Shabsis (Seat 15)

Not In Attendance:
Brendan Kotler (Seat 5)
Colleen Mason-Heller (Seat 12)

B) Approval of the minutes:

Motion by Mr. Rosenfield to approve the April 12, 2018 minutes as corrected. Corrections: Ira added a Thomas Jefferson quote that was not included. Kim found three typos: “fully” instead “full”, “descendant” instead of “decadent” and the word “since” needed to be omitted.
Second: Mr. McMillan
Votes in Favor: 2,3,4,7,8,9,10,11,16,17
Abstentions: 1,6,14
Not in attendance: 5,12,13,15
10-0-3
Passed

C) Stephanie Cohen, District Director for Supervisor Sheila Kuehl, scohen@bos.lacounty.gov, 310-231-1170 – (1) Shannon Lewis is our new field deputy. Shannon will attend your meetings and she will be handling your field stuff. I am available if you need anything. (2) The Hollywood Bowl season has started, so I am going to pass out calendars and Hollywood Bowl guides. If you ride the Metro to the Bowl, the shuttles are free. (3) On homeless issues, I will remind you Measure H funding was not for a full year because of when tax monies started being collecting. 3,000 homeless people countywide were
put in permanent supportive housing. $72 million is being spent on affordable housing. We have a dedicated team to this service planning area (SPA 5). The lead agency for this area is the Saint Joseph’s Center. The team consists of a mental health worker, physical health worker, and advocates. LAHSA should be coming online in the next 3-4 weeks. The public will be able to send in their own outreach requests directly on homeless issues. You can put in a description which goes directly to the appropriate outreach team. (4) We are working on a storm water treatment plan. The County is divided into area districts. Multi-benefit projects have been submitted to and approved by the State. To fund the work, the decision is to place a parcel tax on the November Ballot, which will probably be 2-3% on impermeable surfaces. We are working out the specifics of the program soon, but the Board of Supervisors will be authorizing that measure in June. Ms. Cohen presented the following:
D) LAPD Report, Officer Brian Espin – I am the acting Senior Lead Officer (SLO) for the area. We appreciate the pictures that are coming in. Evidence backs things up in court. We especially want vehicle license plates; email them to me. The detectives use software to our advantage. The biggest problem we are having is thefts. People are leaving their garages open, or leaving stuff out. Knock-knock burglaries are the easiest way to see if you are home. Burglaries are down 16% this year. We are at 56 for the month instead of 67 like last year. I think we talked about the sliders previously. We are not seeing it here yet, but it is also happening in the grocery store, where thieves take things out of the cart while shoppers are browsing. They take a purse or whatever they can grab. I have also seen people taking nice wheels off of cars. So, park in well lit places. I will be there at Pick Pico. The canine unit will be there. The horses will be there.
E) Jack Sripoona, Council District 5 (CD5) Field Representative – (1) The street vending ordinance passed and the Council took out the business veto. Now it’s an appeals process that can be on health and safety grounds. There will still be a cap of two per block and it goes into effect next year. More info: [link](http://www.latimes.com/local/lanow/la-me-ln-vending-rules-20180416-story.html). (2) The short term rentals also passed. There will be a 120 day cap, and there will be taxes on the income. More info: [link](http://www.latimes.com/local/lanow/la-me-ln-rental-rules-20180406-story.html). (3) There will be a department evaluation on the affordable housing project at Glendon and Santa Monica. We are looking at different areas that would be a potential place for the projects.

Ms. Tippit – I suggest you look near Cotner where it’s industrial, if it has to be in our area.

Mr. Sripoona – We are also looking at Beverly towards La Brea at an old yeshiva. The only other thing is June 9 is the AIDS Life Cycle and it will just be using the curb lane. More info: [link](https://www.aidslifecycle.org/).

F) Bernard Dory, Bernard.dory@asm.ca.gov – I am from Assemblywoman Sydney Kamlager-Dove’s office. Greetings from your newly elected representative. She was going to come tonight, but was sick. She wants to hear lots of feedback. She wants to do a spin cycling with Sydney class. She wants to be organically a part of the community. She is on the committees: Aging and Public Safety.

G) Motion by Ms. Christensen: To Support Council Member Paul Koretz’s motion that the City Attorney and Chief Legislative Analyst be instructed to review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods and communities, including a thorough review of such efforts undertaken in other jurisdictions, and to report back to the City Council within 120 days with analysis, options and recommendations. And for WNC to file a CIS for CF 17-1426.

Second: Ms. Morocco
Votes in Favor: 1,2,3,4,6,8,9,10,11,14,15,16,17
Abstentions: 7
Not in attendance: 5,12,13
13-0-1
Passed

Ms. Wishon is seated.

H) Scott Silver, Wigtown Rd, stakeholder, scpttslv@gmail.com – Mr. Silver read from the following statement: My name is Scott Silver. I’m a real estate attorney and investor of 20 years. My family and I live on Wigtown Road, 2 blocks South of Rancho Park. We’ve lived in Rancho Park for 16 years, my daughters go to Windward school on Palms and Sawtelle. My wife’s 2 sisters and their families live nearby in Rancho Park. We love to call this area of the city home.

Like many of you, until the November 2017 mercaptan spill adversely affected several square miles of the Westside, I paid no attention to this Drill Site. See the map on page 2 of the handout. Its location was purposefully chosen in 1957 to avoid being visible from the outside. It’s the oldest urban oil drill site in LA. When it was being approved by the City in 1957 and 1958, hundreds of area residents expressed concerns. In response, the Mayor promised the public that “rigid controls must be enacted to protect
adjacent property owners” and that “our homes and our parks come first.” On the eve of the City Council’s vote to allow drilling the City Zoning Administrator expressed regret about permitting drilling and production at this site and other urban areas, but he assured the public that it would be done under strict City control with no relaxation of City vigilance to fully protect the surrounding neighborhood. The Rancho Park Drill Site and its sister site in the Hillcrest Golf Course are both operated by Hillcrest Beverly Oil Corporation (“HBOC”). The oil is the desired and valuable product - the natural gas is just a byproduct of little value and especially so in the last 8 years as natural gas prices have plummeted 75% from a 20-year high.

For 60 years, two methods have been used at the Rancho Park drill site to the natural gas produced there and also the gas piped there from the Hillcrest Golf Course site and the Pico/Doheny Drill Site: (1) most of the gas is sold to consumers through SoCal Gas’s distribution system, and (2) the rest is burned some of the natural gas as fuel in microturbine and gas engine generators to make electricity for the lights and machinery on site using unapproved equipment and methods that violate existing zoning conditions.

In late 2011, HBOC applied to the South Coast Air Quality Management District (“AQMD”) to install a gas burning flare at Rancho Park for the first time in 53 years. They applied to AQMD for a Permit to Construct. The equipment was described as an “Enclosed Flare – CEB1200.” Please see Pages 3 and 4 of the handout for the manufacturer’s brochure. The CEB 1200 gas flare has a 24-foot-high chimney, burns gas at 2000 degrees Fahrenheit, and is the largest model flare of its type on the market. It is touted as a very low emissions gas burner. No flame can be seen as the gas burning takes place internally, but it is still a gas flare, and that is what the oil company called it in their application to AQMD.

In 2013 or 2014 HBOC built the CEB 1200 flare at the site. In November 2016 they received an AQMD permit to operate and began using the flare – all without ever applying to the City ZA, LAFD, and LADBS for the approvals and permits required by City law.

From an emissions standpoint, flaring is better only than venting gas straight into the atmosphere, but that’s not saying much. Purposefully venting gas to the atmosphere is strictly prohibited by law. Gas flaring is a waste of a natural energy resource. Due to the needless greenhouse gas emissions and pollution it creates, the UN Secretary General and the World Bank lead a a “Zero Routine Flaring by 2030” initiative to eliminate all routine flaring at well sites and to replace flaring with beneficial use of gas to produce electricity and fuels instead. A great many technologies are available to achieve that goal.

At the 2015 Paris Accords, Governor Jerry Brown announced he had signed onto the” Zero Routine Flaring” initiative, pledging that the State of California would not approve new routine flaring and would eliminate legacy routine flaring by 2030.

The AQMD Permit to operate the flare states that “This flare shall burn no more than 12 million cubic feet of gas per month. If used to create electricity in turbines or fuel cells, this gas would provide enough electricity for a couple thousand homes.

While the AQMD Permit restricts burning of gas by the CEB1200 flare to 12 million cubic feet of gas per month, or an average of 400,000 cubic feet per day, the CEB1200’s capacity is more than double that – it can burn 936,000 cubic feet per day. The Rancho Park and Hillcrest Oil Drill Sites are actually the smallest drill sites in the city and collectively produce no more than 80,000 cubic feet per day of natural gas, while AQMD’s permits allows burning of up to 5 times that amount and the gas flare’s capacity is 10 times that amount. But the Rancho Park site also processes gas from the much larger Pico/Doheny Drill Site which has more than 50 active wells (compared to just 20 at RP & Hillcrest), but even then, the CEB 1200 appears to be significantly oversized.

At the Public Hearing held on April 26, 2018, and in their application to Planning, Hillcrest Beverly Oil Corporation’s representatives called the flare an “Emissions Control Device.” They never used the word
flare. They take the public position that it will be used only for backup purposes. But their AQMD application and permit do not support that. The documents state that the CEB1200 gas flare can burn 24/7, 365 days per year, as long as monthly totals do not exceed 12 million cubic feet. There are no other restrictions.

In addition to potential routine daily use year-round, the flare will also be used to burn all the gas when the SoCal Gas’ pipeline and/or the gas engine and microturbine generators are being serviced or are broken.

If the gas flare had been in service at the time of the November 2017 mercaptan natural gas odorant spill then for the past 5 months it would have been burning all of the natural gas that couldn’t go into SoCal Gas’ pipeline which has been down for repairs. Instead, while the gas pipeline was down, the oil pumps had to stop pumping up oil because doing so would produce natural gas that could not be disposed of fast enough in the microturbine generators alone.

HBOC’s request to AQMD to issue the Permit to Operate in November 2016 came just 4 months after the LA Times reported the June 2016 denial by then Associate Zoning Administrator Charlie Rausch of another oil company’s application to install a smaller version of the same gas flare, a CEB800, at the Murphy Drill Site in the West Adams neighborhood of Los Angeles. Mr. Rausch is now the City’s Chief ZA.

Professor Michael Salman of UCLA lives in the West Adams neighborhood and played a key role in the Murphy Drill Site case. I asked him to attend and he is here tonight. Michael will also be available to answer questions and discuss that experience, if time allows after my presentation and also after the meeting.

In the Murphy case, the Zoning Administrator listened to the concerned community members, the Council District, and studied the facts in a 20 page determination letter that denied the gas flare application stating (i) that the gas flare should not have received exemption from CEQA environmental review, (ii) that the CEB800 flare belongs only in an industrial zone, not in a residential area, and (iii) that he had major concerns with the level of emissions and fire safety near residences and a convalescent home and a health care center. The AQMD application for the CEB1200 flare states that the Le Lycée Kindergarten and 1st Grade and Temple Isaiah Preschool and Synagogue are 900 feet of the CEB1200 and St. Timothy K thru 8th grade is just a few doors away. As such, the ZA’s denial of a CEB800 at the Murphy Site should serve as the precedent for the ZA to deny HBOC’s application for a CEB1200 in Rancho Park.

In early 2017 our CD5 Councilman Paul Koretz and City Council initiated an investigation that led to 100 page multi-agency report on dozens of City Code violations and violations of Conditions of Use. That report was issued in April 2017. In May, the ZA ordered HBOC to submit a blank application to initiate a Review of Compliance. HBOC repeatedly refused to follow the ZA’s order and refused to comply until March 1, 2018, when HBOC decided to request ZA approval to install the CEB 1200 flare and to get permission for its existing microturbines and other generators, which have been operated for years without ZA approval. The ZA held a public hearing for this matter on April 26, 2018.

Only a small number of area residents attended that important public hearing. The Hearing Notice stated that HBOC was seeking approval from the City for “an emissions control device,” and while the Notice mentioned “compliance” it made no reference to the 100-page City report itemized dozens of violations over 20 years. Like many of you, I thought that an “emissions control device” sounded harmless or even beneficial, so I paid little attention to that part of their application. Only a week after the hearing, one week ago, did I discover that what HBOC calls an “emissions control device” is actually the CEB 1200 gas flare. Calling a gas flare an “emissions control device” is as misleading as calling a filtered cigarette
an emissions control device: with either device, if you don’t light it on fire, there are no emissions to control. The phrase “emissions control device” is not even used on the manufacturer’s website or product sheet.

The Rancho Park Drill Site does not have a flawless safety record. In addition to the long history of violations, there have been a few major incidents: in 1977 a liquid natural gas tank exploded into flames due to equipment malfunction and lack of a failsafe; in 1993 during a rainstorm the oil well cellar overflowed and 3 to 5 acres of the golf course were fouled with oil and required extensive remediation, for which the City Attorney sued; and in November 2017 4 square miles of our region was adversely affected by the mercaptan spill.

Consequently, I request that the Westside Neighborhood Counsel write a letter to Councilman Koretz and his staff and to the Zoning Administrator and that all of you join me in signing a petition to request the following:

1. That a supplemental Public Hearing on HBOC’s Plan Approval application be held to compensate for the insufficient notice of hearing and misrepresentation of the case.
2. That the Zoning Administrator should deny HBOC’s plan approval application so that the CEB1200 gas flare will not be turned on and will be removed.
3. That the City should now require the following safety measures at the Rancho Park Drill Site and all Drill Sites:
   (i) 24/7 emissions monitoring using up-to-date laser-based detection systems that record data, trigger operator alarms at specified release levels, and pinpoint the source of leaks;
   (ii) annual compliance inspections by the City’s Zoning Administrator and Petroleum Administrator;
   (iii) mandatory periodic Reviews of Conditions by the Zoning Administrator on a 5-year cycle to ensure conditions of use are modernized with improving science and technology to protect public health and safety;
   (iv) creation and implementation of an emergency/accident reporting plan that requires the operating oil company to report emergencies/accidents immediately to LAFD, LAPD, the Petroleum Administrator, and the Council Office for the affected community(s).

I am making publicly available all of the documents that provide the information that I will share with you tonight. You can view and download the documents at the DropBox website link which appears on the first page of the handout that I’ve brought this evening. Also, I invite you to sign the petition on Change.org entitled “SAY NO TO A GAS FLARE IN RANCHO PARK AND YES TO MODERN SAFETY EQUIPMENT” or simply google #NOGASFLAREINRP and the petition will result (and to spread the word, please add that hashtag on Twitter, Instagram and Facebook).

Thank you all. Do we have time for questions?

Michael Salman – I am a history Professor at UCLA. I played a role in getting Governor Brown to signing onto the Zero Routine Flaring by 2030 initiative. AQMD is working on new rules for non-refinery flares. Earlier today, I went downtown to the planning department. The case file is missing the most crucial documents, including a 110 page interagency report detailing dozens of violations over a twenty year history. In November 2016, AQMD granted a permit to operate the flare. I brought it to the attention of the Petroleum Administrator (PA). There was not a PA for 25 years in the City. There were violations of omission by the company not applying to the ZA for major equipment on the site. There had not been Zoning Administrator (ZA) approval for anything at the site since the mid 1990s. Besides dozens of violations missing, there were unapproved projects undertaken. The conditions on the site in 1958 required the PA to remedy what has not been done. See CF 17-0149. More info: https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0149.
Mr. Silvers – The ZA should have another hearing because this is not an emissions control device. The company wants this flare so that it does not have to stop production if the natural gas pipeline goes down. It allows them to be more efficient.

Ted Cordova, HBOC – We are totally available to answer any questions. We encourage you to participate. Andy and CD5 have been great. If there are ways we can work better together, I am open to it. The ZA extended the comment process 45 days. I was here at the last NC meeting. We invite any agency and department in the City to come in and see our operations. We volunteered to go through this process. We are open to going through the process to clarify, and understand the rules and regulations. We have been going through the process about a year. The 110 report is public information. We have not always been the operator. We took over in 2011. We are modernizing the site. We don’t use the word burner because this does not have an open flame. We are happy to change the language, so it does not say we expect to operate it 24/7. Using the device is a last resort. We would take suggestions on limiting the use.

Ms. Tippit – What is before us tonight? What is being asked of us?

Mr. Shabsis – Prior to your company putting in the flare device, how was the natural gas being dealt with and why is that no longer viable?

Mr. Cordova – The primary use of the natural gas is to sell it to the utility and we use some for alternative energy onsite.

Mr. Shabsis – What has changed that this is now needed?

Mr. Shabsis – If you do not have a device like this, if there was some pipeline maintenance, then we cannot operate anymore.

Mr. Shabsis – Prior to having the device, if something like that were to have happened, you had to shut down operations?

Mr. Cordova – Yes, we had to shut down.

Mr. Shabsis – This is to allow you to remain operational should some problem arise not to allow you to use the natural gas pipeline?

Mr. Cordova – That is correct.

Mr. Shabsis – This device appears to be oversized. Is that the position the company takes?

Mr. Cordova – This is the best technology out there. That is something that could be looked at. We could limit the capacity further.

Mr. Shabsis – You have invested in this and a decision was made that this is a capacity you need.

Mr. Cordova – I do not know that.

Mr. Shabsis – Why did you ask for a machine with extra capacity in the first place?

Mr. Cordova – If that is an issue for folks, put it into the ZA.
Mr. Shabsis – You are willing to put in a condition that would minimize the allowed capacity of the machine?

Mr. Cardova – I am willing to look at that if that is a pathway for us.

Scott Silver – For sixty years when there was a problem, they could not pump oil. Now they want to pump oil when the natural gas line is down. That is why they want the device, to be more efficient. I am asking that you write a letter to the Councilmember and the ZA, that there be a supplemental hearing to compensate for insufficient notice due to misleading statements whether intentional or not, that the ZA should deny the application for the flare, new safety measures be recommended, and that there be a better communication system.

Ms. Wishon – We are going from a circumstance where there were no emissions when the project was shut down, to one in which there will now be emissions.

Mr. Shabsis – We have a responsibility to engender due process. Is it possible for the Council Office to have a community presentation on this at Rancho Park?

Andy Shrader, Director of Environmental Affairs, Water Policy & Sustainability, Council District 5 – We have tried that.

Ms. Tippit – A determination has not yet been made on this. We are at a point in the process where we can ask for something in a letter.

Motion by Mr. Rosenfield: WHEREAS industrial oil drilling operations at Rancho Park Public Golf Course are ongoing and in close proximity to thousands of residents, and

WHEREAS there is an extensive history at this Drilling site of City Code violations, Conditions-of-Use violations, and repeated industrial accidents, and

WHEREAS considerable and widespread concern regarding potential jeopardy to human health and safety from extractive oil and gas operations in close proximity to dense residential areas is demonstrable from the widely reported physical symptoms and complains about communications following the odorant spill of November 29, 2017, reminiscent of the 2015 natural gas leak further north at Aliso Canyon,

THEREFORE be it resolved to exhort that the Zoning Administrator (ZA) follow precedent and deny Drillsite approval of CEB industrial equipment within the residentially zoned Rancho Park Public Golf Course, and

FURTHER mandate the following safety conditions:
(i) 24/7 emissions monitoring using up-to-date laser-based equipment,
(ii) Annual compliance inspections by the ZA’s office and Petroleum Administrator,
(iii) Mandatory periodic Reviews of Conditions by the ZA on a 5 year cycle to allow for updating of ZA assigned conditions of use,
(iv) A clear emergency and accidental reporting plan by which the oil company must notify LAFD, LAPD, the Petroleum Administrator, and Council District 5.

Second: Ms. Dox

Votes in Favor: 1,2,3,4,6,7,8,9,10,11,13,14,15,16,17
Not in attendance: 5,12
15-0-0
Passed

Additional materials presented by Mr. Silver:

Spread the word: #NOGASFLAREINRP (add that hashtag on Twitter, Instagram and Facebook)
Updates: https://nextdoor.com/news_feed/?post=81982411

TABLE OF CONTENTS
Page 2: Aerial Of Drill Site from Google Maps
Pages 3 – 4: Enclosed Flare – CEB1200 Picture and Product Specifications
Pages 5 – 7: July 2013, SCAQMD Permit to Construct CEB1200
Pages 8 – 10: Notice of April 26, 2018 Public Hearing with 2014 equipment plot plan and addressee mailer map
Description

AEREON’s Certified Ultra-low Emissions Burner (CEB®) technology is a device unlike any other in the market. The CEB® utilizes a proprietary premixed surface combustion technology to turn VOC-laden waste gases.

The primary advantages of the CEB® products versus conventional flares or open flares are ultra-low emissions and very high VOC destruction efficiencies (99.99%). This coupled with the compact footprint and no smoke, soot, or visible flame; make it a very attractive solution for vapor combustion requirements.

The compact footprint, simple installation, easy maintenance and very low life cycle/operational costs make the CEB® suitable for every type of application from continuous and discontinuous operation to emergency backup of other equipment.

Advantages

Keep the environment clean when combusting your waste gases

- No luminous flame
- No odor
- No heat radiation
- No smoke
- Low height
- Small footprint
- Heat recovery available
Specifications

<table>
<thead>
<tr>
<th>Capacity*</th>
<th>898,000 SCFD or 898 MSCFD 25,500 (Nm³/day)</th>
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</thead>
<tbody>
<tr>
<td>Maximum thermal capacity*</td>
<td>40 MMBTU/hr. (12.0 MWth)</td>
</tr>
<tr>
<td>Turndown ratio**</td>
<td>10:1</td>
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<tr>
<td>Footprint and height***</td>
<td>5' 10&quot; x 6' 3&quot; x 24' (178 x 191 x 731 cm)</td>
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<tr>
<td>Approximate weight</td>
<td>8,300 lbs. (3,770 kg)</td>
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<td>10 – 80&quot; WC (25 – 200 mbar(g))</td>
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<tr>
<td>Fan motor size</td>
<td>40 hp (30 kWe)</td>
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<tr>
<td>Waste gas connection</td>
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<tr>
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<td>1,800 to 2,200°F (682 – 1204 °C)</td>
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<td>Ground temperature</td>
<td>Ambient during operation</td>
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*Capacity is based on natural gas with gross heating value of 1,030 BTU/scf (30.8 MJ/Nm³) |
** Turndown ratio can be increased for specific projects with customized units |
*** Stack height is based on minimum height that meets EPA's protocol for position of the testing ports |

Principal Applications

Petrochemical and chemical industries
- Vent gas flare
- Reactor, dryers and other process vents
- Tank loading
- Tank or pipeline degassing

Biogas and Synthetic Gas applications
- Pipeline Purification
- Siloxane Removal Systems
- Low calorific value biogas streams

Onshore upstream and midstream oil and gas

Design Features

Achievable emissions levels at 3% Oxygen*:
- NOx ≤ 15 ppmv; ≤ 0.018 lbs/MMBTU (31.7 Mg/Nm³)
- CO ≤ 10 ppmv; ≤ 0.01 lbs/MMBTU (12.5 Mg/Nm³)
- CxHy ≤ 10 ppmv; ≤ 0.005 lbs/MMBTU (7.06 Mg/Nm³)

Combustion efficiency:
- Up to 99.99% DRE over full operating range.

*Emissions based on reference gas methane.
EVALUATION REPORT FOR PERMIT TO CONSTRUCT
New Installation

APPLICANT'S NAME: Hillcrest Beverly Oil, Corp. (Fac. ID 013627)

MAILING ADDRESS: 27241 Burbank
Foothill Ranch, CA 92610

EQUIPMENT LOCATION: 10460 W. Pico Blvd.
Los Angeles, CA 90064

CONTACT: Scott Faulkenberg
Consultant
Tel: (661) 345-8263

EQUIPMENT DESCRIPTION

ENCLOSED FLARE GROUND, 5'-7" W. X 6'-5" L. X 23'-13" H., FLARE INDUSTRIES CLEAN ENCLOSED BURNER, MODEL CEB 1200, PROCESS GAS-FIRED, CONTINUOUS PILOT, WITH A FUEL/AIR PREMIX CHAMBER, EQUIPPED WITH NIT MESH KNITTED METAL FIBERS BURNER, COMBUSTION AIR BLOWER, 50 H.P., MAXIMUM 41 MMBTU PER HOUR RATED BURNER, AND WITH AN AUTOMATIC PREMIX AND COMBUSTION TEMPERATURE CONTROLLER.

BACKGROUND/SUMMARY

Hillcrest Beverly Oil Corporation is an oilfield production facility that is located in the Hillcrest Country Club. The company owns two leases at this site right across from each other. This location is the Rancho Lease which is located inside Rancho Park Municipal Golf Course. The second lease, Hillcrest Lease (facility id 003061) is inside Hillcrest Country Club. The facility has five active wells producing 30-36 bbls/day of 21 gravity oil. The facility produces 75-80 mcf of natural gas of which 57% is used to power their three microturbines. The rest of the natural gas is sold to Sempra Energy dba The Gas Company. Hillcrest Beverly Oil Corporation operates a test tank, a free water knockout tank, a heater treater, a wastewater tank, a tank for run-off water, two stock tanks, a natural gas liquid tank, a gas dehydrating refrigeration and processing unit, a lease automatic custody tank unit, gas scrubbers and an emergency vent stack system. All the tanks are connected to a vapor recovery system. The Hillcrest Lease location sends the gas to the Rancho Lease. Hillcrest Beverly Oil Corporation recently merged with E & B Natural Resources, a Bakersfield California-based independent oil and gas company.
The applicant is proposing to install the referenced flare at their Rancho Lease. The facility sells most of their gas through the pipeline or use it to operate three microturbines. The rest of the gas will be fed to the flare. The flare will be also used when the microturbines and/or the gas sales line is down. Thus, during operation, the rate to the flare will depend on equipment not being in service and may vary from 4 to 41 MMbtu/hr. The applicant requests that the amount of produced gas burned in the flare be limited to 400 Mcf/day. This limit will provide an adequate capacity to cover equipment breakdowns or maintenance on the facility that will not force a shut-down of the oilfield. The flare is expected to operate 24 hrs/day, 7 days/wk, 52 wks/year.

The applicant paid the following fees for this application:

<table>
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<th>Eqpt. Description</th>
<th>C-Cat No.</th>
<th>Fee Schedule</th>
<th>Processing Fees</th>
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<tbody>
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<td>08</td>
<td>C</td>
<td>$3,599.43</td>
<td>$3,599.43</td>
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In November, 2012, the facility applied for and obtained an operating permit for a 250-kw microturbine (AN 529208, PTO 021705). This permit application for the flare was filed around the same time as the microturbine. The applicant, however, requested that the permit for the microturbine be processed first.

The equipment will be located within 1,000 feet of a k-12 school. A public notification will be completed prior to the issuance of the permit to construct.

**PROCESS DESCRIPTION**

Oil and gas are produced from the wells and go to a separator. The oil/water mixture goes to production tanks. The gas stream is directed to the gas plant and processed through the compressors before being sent to the low temperature separator. The natural gas liquid goes to the natural gas liquid storage tanks and the resulting process gas is fed to the microturbines which produce power for the lease and to a third party sales gas line. The rest of the gas goes to the flare which will also be used when this gas sales line is down or the microturbines are not in operation. The applicant provided a flowchart for the operation.

Based on the emission guarantees provided by Flare Industries, Inc., the following are the emission limits that will be required on this flare:

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Limit in ppmvd @ 3% O2</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOx</td>
<td>15</td>
</tr>
<tr>
<td>ROG</td>
<td>10</td>
</tr>
<tr>
<td>CO</td>
<td>10</td>
</tr>
</tbody>
</table>

Warren E & P (AQMD ID No. 144681) has a Bekaert CEB flare that was issued a Permit to Construct (475760) with these emission limits. Warren E & P source-tested this flare and found it compliant.
COMPLIANCE REVIEW

Compliance staff conducted the most recent facility inspection on June 14, 2011. The equipment list report is included in the file. Compliance staff issued Notice of Violation P56966 for Rules 1173 and 203 non-compliance. The facility has resolved the non-compliance issues since then.

EMISSION CALCULATIONS

The applicant provided the emission calculations for the flare. These calculations are in the evaluation file. The calculations were reviewed and found to be reasonably accurate. The flare will be limited to burn a maximum of 400 Mcf/day of process gas and will run 24/7. A summary of the emissions that will be entered in the NSR database is provided below:

Table 1. Summary of Emissions

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>lb/hr(0)</th>
<th>lb/hr(0)</th>
<th>lb/hr(0)</th>
<th>lb/hr(0)</th>
<th>lb/hr(0)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOC</td>
<td>0.68</td>
<td>2.01</td>
<td>61.12</td>
<td>733.4</td>
<td>2</td>
</tr>
<tr>
<td>NOx</td>
<td>0.36</td>
<td>8.67</td>
<td>267.5</td>
<td>3163</td>
<td>9</td>
</tr>
<tr>
<td>SOx</td>
<td>0.61</td>
<td>1.9</td>
<td>57.8</td>
<td>69.3</td>
<td>0</td>
</tr>
<tr>
<td>CO</td>
<td>0.15</td>
<td>0.52</td>
<td>106.96</td>
<td>1283.5</td>
<td>4</td>
</tr>
<tr>
<td>PM</td>
<td>0.14</td>
<td>0.37</td>
<td>102.51</td>
<td>1230.1</td>
<td>3</td>
</tr>
<tr>
<td>PM10</td>
<td>0.14</td>
<td>0.37</td>
<td>102.51</td>
<td>1230.1</td>
<td>3</td>
</tr>
</tbody>
</table>

(0) Daily Emissions / 24 hr/day

(0) Annual Emissions / 12

(0) Daily Emissions x 365 days/yr.

(0) Monthly Emissions / 30

Table 2. Facility Emissions, lbs/day 30-day avg.

<table>
<thead>
<tr>
<th></th>
<th>VOC</th>
<th>NOx</th>
<th>SOx</th>
<th>CO</th>
<th>PM10</th>
</tr>
</thead>
<tbody>
<tr>
<td>PREMOD</td>
<td>81</td>
<td>11</td>
<td>0</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>PROJECT</td>
<td>2.01</td>
<td>8.67</td>
<td>0.19</td>
<td>3.52</td>
<td>3.37</td>
</tr>
<tr>
<td>POSTMOD</td>
<td>83.01</td>
<td>19.67</td>
<td>0.19</td>
<td>17.52</td>
<td>3.37</td>
</tr>
<tr>
<td>THRESHOLD</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>159</td>
<td>22</td>
</tr>
<tr>
<td>TO OFFSET</td>
<td>2.01</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ERC'S REQ'D*</td>
<td>2.41</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

(0) The PREMOD emissions are taken from the District database.

(0) ERC's required to offset.

Hillcrest Beverley Oil Corp. must provide the amount of Emission Reduction Credits (ERC) provided in Table 2 to offset the emissions resulting from the installation of the flare. The company previously provided five lbs/day of ERC's for VOC for the microturbine installation under A/N 529208.

Hillcrest Beverley Oil Corporation filed an application to obtain ERC's under A/N 548678 in the amount of two lbs/day. ERC Certificate No. AQ01 3014 was issued to the facility.
NOTICE OF PUBLIC HEARING

To Owners:  □ Within a 100-Foot Radius  □ Abutting a Proposed Development Site

And Occupants:  □ Within a 100-Foot Radius  □ Within a 500-Foot Radius

And:  □ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. Please note that your attendance at the hearing is optional.

Project Site:  10460 West Pico Boulevard
Case No.:  ZA-1958-14560-PA1
CEQA No.:  ENV-2018-1127-CE
Hearing Held By:  Office of Zoning Administration
Date:  April 26, 2018
Time:  9:00 a.m.
Place:  West Los Angeles Municipal Building
        Second Floor Hearing Room
        1645 Corinth Avenue
        Los Angeles, CA 90025
Staff Contact:  Connie Chauw, City Planning Associate
                200 N. Spring St, Room 720/721
                Los Angeles, CA 90012
                connie.chauw@acty.org
                (213) 978-0016

Council No:  5 – Koretz
Related Cases:  ZA-14560
               ZA-14560-PA1
               ZV-1982-426
Plan Area:  West Los Angeles
Zone:  OS-1XL-O
Plan Overlay:  West Los Angeles Transportation Improvement and Mitigation
Land Use:  Open Space
Applicant:  Hillcrest Beverly Oil Corporation
Representative:  E&B Natural Resources
Management Corporation

PROPOSED PROJECT:

A Plan Approval to review the applicant's compliance with and effectiveness of the conditions imposed under ZA-14560 for the existing 1.93-acre Rancho Park Drill Site, including the installation and operation of an emissions control device, and continued operation of generators and microturbines.

REQUESTED ACTION(S): The Zoning Administrator shall consider:

1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Sections 15301 (Class 1), 15303 (Class 3), 15306 (Class 6), 15311 (Class 11), and 15321 (Class 21), and City CEQA Guidelines, Article III, Section 1, Class 1-Category 1, Class 1-Category 2, Class 3-Category 4, Class 11-Category 6, Class 21-Category 2, and that there is no substantial evidence demonstrating than an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to the provisions of Section 13.01-H of the Los Angeles Municipal Code and Condition No. 22 of ZA-14560:
   a. A Plan Approval to review the applicant's compliance with and the effectiveness of the conditions imposed under ZA-14560 for the continued operation of the drill site; and
   b. A Plan Approval to permit the installation and operation of an emissions control device, and modification of Condition No. 43 to permit the operation of existing generators and microturbines.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding the operation of the facility pursuant to the conditions imposed under ZA-14560. The action to hold the hearing and review the applicant's compliance is exempt from CEQA pursuant to CEQA Guidelines Section 15321 (Class 21). The environmental clearance for any Plan Approval will be among the matters considered at the hearing, and the status of the operations relative to existing environmental and land use regulations and the conditions established in the grant ZA-14560.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300
I) Connie Boukidis, Westwood Neighborhood Council Stakeholder – UCLA students started a subdivision process. There are not hearings or input. There is only one HOA position on this new council. The election is on May 22 from 2-8 pm at Westwood Recreation Center and the John Wooden Center. If you are stakeholders in Westwood, you can go and vote that day. To vote by mail, you have to request the ballot by Tuesday May 15. I am hoping to elicit support from this Council. The Westwood Neighborhood Council was against the bike lanes on Westwood and its one of the big reasons why UCLA wants to split. We have been trying to work with the students for a stronger voice from them, but then behind the scenes students set up the subdivision process.

Ms. Antler leaves the meeting.

Ms. Christensen – What are the proposed boundaries?

Ms. Boukidis reviewed the boundaries. The boundaries can be found at: http://empowerla.org/nwwnc/.

Mr. McMillan leaves the room.

J) Ms. Burns – Monthly Treasurer’s report including WNC’s Funding Program account, review and approval of Purchase Card’s monthly statement—MER.
Ms. Burns presented the April 2018 MER is as follows:

Motion by Ms. Burns to approve the Purchase Card’s Monthly Statement MER for April 2018.
Second: Ms. Morocco
Votes in Favor: 1,2,3,4,7,8,11,13,14,15,16,17
Can’t Vote: 6
Not in attendance: 5,9,10,12
12-0-0
Passed

Mr. McMillan is seated.

K) Vanessa Serrano, Department of Neighborhood Empowerment (DONE) – There is a border correction dispute on Anchor Ave in Cheviot being discussed. We are checking to see if it can be submitted as a bylaw change or if it has to go to BONC. DONE is in the process of reviewing shared areas and areas not covered by a Neighborhood Council like Palms Park/Palms Recreation Center and the area north to the tracks.

Ms. Tippit – I did not know we are sharing Palms Park with Palms NC? Area on Overland to the train tracks? That is not correct. Not the area to the train tracks, that has not been in dispute.
Mr. Shabsis – A long time ago, there was a parcel on Motor south of the tracks. The WNC took in that area until Palms was mature and then they said it belonged to us. I was in the Mayor’s Office when the NC’s were created. The boundaries of this NC were never in dispute with respect to Palms Park.

Mr. Rosenfield – When did this come up?

Ms. Serrano – They are looking at orphaned and shared areas.

Mr. Rosenfield - Those areas have never been orphans or shared, so I am wondering why they came up as such?

Ms. Serrano – I will have to check.

Mr. Shabsis – Palms NC has never coveted that area.

Ms. Tippit – We do the NPGs for them, not Palms.

L) Ms. Broide – If you have questions about street furniture, let me know. Jane, Eric and I are on a subcommittee on this.

M) Motion by Ms. Broide: WRAC member councils resolve to Press the California Governor and Legislature to allocate the necessary funding to the CA Department of Fish and Wild Life (CDFW) for preserving, protecting and maintaining the Ballona Wetlands Ecological Reserve, this important ecological reserve and public resource; and urge CDFW to:

☐ Fund maintenance, ongoing Ranger presence and management oversight to support the BWER and the volunteer efforts from stakeholder groups who stand ready to help maintain this admirable natural CA resource,

☐ Restore, not reconstruct, this already fragile mosaic of ecosystems to facilitate recovery of threatened species within this natural and unique urban ecological reserve,

☐ Guard against any new construction that entails soil displacement detrimental to the delicate ecological balance of this natural public resource,

☐ Work to remove (without disturbing imperiled habitat) the vulnerable methane gas storage facility contained beneath the site,

☐ Support ALL of the current stakeholders that are working hard to maintain and preserve the BWER, and strengthen its natural habitat, its availability as a public resource and its place as an educational resource for local schools and students to learn about and experience nature - from elementary ages to college students and open up sensitively placed trails to the public, with appropriate docents and oversight.

WRAC member councils simultaneously oppose:

☐ The destructive project currently contemplated by CDFW, which threatens to excavate land, endanger the species that live at BWER, harm the eight endangered species persisting at the BWER, WRAC joins more than two-dozen local groups and organizations that stand in opposition to the current project, as proposed by a coalition of unidentified private developers and misinformed officials.

Second: Mr. Rosenfield

Votes in Favor: 1,2,3,4,6,7,8,9,11,13,14,15,16,17
Not in attendance: 5,10,12
14-0-0
Passed
N) Funding:

Motion by Ms. Morocco for: Funding for Fender Passport EVENT 375W Portable PA System up to $800.00.
Second: Ms. Wu
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Broide for: Funding for Gemini UHF-6200M Dual Handheld Wireless System for up to $260.00.
Second: Ms. Burns
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Broide for: Funding for Musician's Gear Die-Cast Mic Stand Black for up to $20.00.
Second: Ms. Burns
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Wishon for: Funding for Clown/Balloon Maker for Pick Pico $500.00.
Second: Ms. Kusnic
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Morocco for: Funding for (2) Face Painters for Pick Pico for $600.00.
Second: Mr. Rosenfield
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Morocco for: Funding for Insignia™ Reverb - Premium Audio Pico WVGA DLP Projector - up to $275.00.
Second: Ms. Christensen
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Motion by Mr. Rosenfield for: Funding for WNC Administrative supplies for $750.00.
Second: Ms. Wishon
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Kusnic for: Funding for FOWLA for Palms Park movie Rights for “Summer 2018 Movies in the Park” and refreshments up to $1500.00.
Second: Ms. Morocco
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Morocco for: Funding for Post Pick Pico meeting up to $200.00.
Second: Ms. Wu
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

Motion by Ms. Morocco for: Funding for WNC Swag for Outreach for $1,500.
Second: Ms. Wu
Votes in Favor: 1,2,3,4,7,8,9,11,13,14,15,16,17
Cant vote: 6
Not in attendance: 5,10,12
13-0-0
Passed

O) Announcements:

Ms. Broide – I have an announcement. People need to know there is someone knocking on doors from the Department of Food and Agriculture. They are looking for a bug that carries a deadly disease effecting citrus.

Ms. Broide presented the following:
Mr. Shabsis – Temple Isaiah is celebrating its 70th anniversary Saturday. They have been in the neighborhood 70 years. More info: http://templeisaiah.com/70th-Anniversary. At the end of this meeting, I will be resigning and Caryn Friedman my alternate is interested and I think would be great.

Ms. Morocco – Pick Pico is here! Take a look at the map. We have 121 vendors, although two have dropped out. We have full entertainment. We have more food than ever. To name a few: Aloha Poke, Grom and Tucson Sun. We need volunteers. I have a sign up sheet and all you have to do is mark an “X” on when you can help.

Ms. Morocco presented the following:
Ms. Wishon – June 5th is an election. Vote.


Motion to Adjourn by Ms. Morocco, 9:26 PM:
Second: Mary Kusnic
Unanimous

Submitted: By Aaron Rosenfield, Secretary

Voting note regarding how abstentions are counted: Section 3 of the WNCs By-Laws state: “Except as otherwise specifically provided, an affirmative vote of a majority of those voting, not including abstentions, shall be required to pass motions.” http://wncla.org/wp-content/uploads/2015/09/Westside-nc-approved-bylaws-amendments-2014.pdf.