

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

The Environmental Quality and Energy Conservation Commission is an advisory body to the City Council that meets on the first Thursday of each month at 6:00 p.m. All meetings are open to the public. Agendas, staff reports, and minutes are available for review on the City webpage at [www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes](http://www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes)

Direct questions or concerns to the Commission Liaison at (310) 618-5912, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to one minute per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. If presenting handout material to the Environmental Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to [EnvironmentalCommission@torranceca.gov](mailto:EnvironmentalCommission@torranceca.gov). Written comments may also be delivered by mail or submitted in-person to the Permit Center (Environmental Counter) in the Community Development Department located at the above referenced address, open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be included as a supplemental agenda item and will be posted on the City webpage no later than 5:00 p.m. on Thursday the day of the meeting. A copy of the supplemental agenda item will be available at the back of the Commission room. Comments that are submitted in writing after 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be filed with the public record.

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION  
COMMISSION AGENDA  
SEPTEMBER 04, 2025  
REGULAR MEETING  
6:00 P.M. IN WEST ANNEX COMMISSION MEETING ROOM  
AT 3031 TORRANCE BL.**

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

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Commission members: Ahmed, Berry, Hill, Love, Seferian, and Chair Jendrucko

**2. FLAG SALUTE:** Commissioner Berry

**3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA**

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard. and on the City's Website on Thursday, August 28, 2025.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**5. ORAL COMMUNICATIONS (Limited up to a 15-minute period)**

*This portion of the meeting is reserved for comments on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission cannot act on items raised during public comments but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. **No longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

**6. CONSENT CALENDAR**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.*

**6A. Approve Commission Minutes: August 7, 2025**

**7. ADMINISTRATIVE MATTERS**

**7A. Community Development - Accept an Overview of the Coastal Clean Up Day**

**7B. Community Development - Accept an Overview of the 3-Year Oil Well Operation Permit Extensions.**

**8. PUBLIC HEARINGS**

**9. COMMISSION ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, October 02, 2025, at 6:00 p.m. in the West Annex Commission Meeting Room.



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

**1. CALL MEETING TO ORDER**

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 6:06 p.m. on Thursday, August 7, 2025, in the West Annex Meeting Room 3031 Torrance Boulevard

**ROLL CALL**

Present: Commissioners Ahmed, Berry, Hill, Love, Seferian, and Chair Jendrucko.  
Absent: None.  
Also Present: Senior Environmental Quality Officer Nora Duncan, Neighborhood Services Manager Gregg Lodan, and Community Development Director Michelle Ramirez.

**2. FLAG SALUTE**

Commissioner Ahmed led the Pledge of Allegiance.

**3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA**

Senior Environmental Quality Officer Nora Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, July 31, 2025.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND / OR SUPPLEMENTAL ITEMS**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES: MAY 1, 2025 and JUNE 5, 2025**

**MOTION:** Commissioner Love moved to approve the May 1, 2025 and June 5, 2025 minutes. Commissioner Ahmed seconded the motion; a roll call vote reflected 6-0 approval.

**7. ADMINISTRATIVE MATTERS**

**7A. CONDUCT ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION ELECTIONS**

Senior Environmental Quality Officer Duncan recommended the Commission nominate a Chair and Vice Chair for the Term 2025-2026.

**MOTION:** Commissioner Ahmed moved to elect Commissioner Jendrucko as the Chair and Commissioner Love as the Vice Chair for the Term 2025-2026. Commissioner Hill seconded the motion; a roll call vote reflected 6-0 approval.

**7B. PRESENTATION BY LOS ANGELES COUNTY SANITATION**

Senior Environmental Quality Officer Duncan presented Item 7B, introducing Mr. Eric Estrada Oajaca, Project Engineer for the Los Angeles County Sanitation Districts.

Project Engineer Estrada Oajaca provided a presentation on the programs offered by the Los Angeles County Sanitation Districts.

Members of the Commission spoke.

**MOTION:** Commissioner Seferian moved to accept and file report on the programs offered by the Los Angeles County Sanitation Districts. Commissioner Hill seconded the motion; a roll call vote reflected 6-0 approval.

**8. PUBLIC HEARINGS**

None.

**9. COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner Love requested a presentation on how to properly sort waste into the correct bins.

Community Director Michelle Ramirez stated that staff could reach out to the Public Works Department for a future presentation.

Commissioner Ahmed inquired about inspections being done of trash bins.

Community Development Director Ramirez responded that the Public Works Department was conducting audits of trash bins to ensure residents were sorting properly as part of educational outreach with no enforcement currently taking place. Community Development Director Ramirez further stated that staff could request an overview of this effort be included in a future presentation by the Public Works Department.

Chair Jendrucko inquired about the timing of the SMART Awards program and the renaming of it, City solar initiatives, planting/removing of City street tree, and outcome of City Yard Open House event.

Neighborhood Services Manager Gregg Lodan responded to Chair Jendrucko questions regarding the timing of the SMART Awards program and outcome of City Yard Open House.

Community Development Director Ramirez responded to planting/removing of City street trees and stated that staff could reach out to the Public Works Department for a future presentation.

Neighborhood Services Manager Lodan announced that staff was now accepting applications for the Commercial Beautification Awards Program and encouraged the Commissioners to submit nominations.

**10. ADJOURNMENT**

**MOTION:** At 6:42 p.m., Commissioner Seferian moved to adjourn the meeting to Thursday, September 4, 2025, at 6:00 p.m. in the West Annex Meeting Room. Commissioner Ahmed seconded the motion; a roll call vote reflected 6-0 approval.



Date: September 4, 2025

To: Members of the Environmental Quality and Energy Conservation Commission

From: Gregg Lodan, Neighborhood Services Manager

By: Nora Duncan, Senior Environmental Quality Officer | [NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)

Subject: Accept an Overview of Coastal Clean Up Day

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Coastal Cleanup Day is an international day of action to protect our oceans, watersheds, and wildlife from debris and plastic pollution. The event is held each September and mobilizes community volunteers to clean beaches, parks, and waterways. Torrance participates annually in this statewide event coordinated by the California Coastal Commission in partnership with Heal the Bay with a focus on [Torrance Beach](#). The annual cleanup helps to keep the environment healthy and provides valuable data on litter. To provide more information on this year's event taking place on Saturday, September 20, 2025, Administrative Analyst Leslie Cortez, will be presenting an overview of it and how the public can get involved.



Date: September 4, 2025

To: Members of the Environmental Quality and Energy Conservation Commission

From: Gregg Lodan, Neighborhood Services Manager  
By: Nora Duncan, Senior Environmental Quality Officer | [NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)

Subject: Accept an Overview of 3-Year Oil Well Operation Permit Extensions

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## RECOMMENDATION

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission (TEQECC) accept staff presentation of an overview of the 3-year Oil Well Operation Permit Extensions.

## DISCUSSION

Pursuant to Torrance Municipal Code (TMC), 13.16.7 Powers and Duties of the Commission, and TMC 97.1.6 Substitution of Environmental Quality Commission for Oil Board, the TEQECC advises the City Council on matters of oil production, including the 3-year Oil Well Operation Permit Extensions.

The City currently has six operational oil well sites that require extensions to the operation permits every three years. At the TEQECC meeting date of December 7, 2023, the Commission voted to extend and approve resolutions for all six sites. In December of 2026, these sites will come before the TEQECC for the next 3-year extension review. As such, staff is bringing an overview presentation to assist new commissioners and returning commissioners in understanding what the role of TEQECC is in this process.

Tonight's presentation will cover the below items.

- Overview of Torrance oil site history
- Location of operational oil well sites
- Annual inspections of oil well sites
- TEQECCs role

## ATTACHMENT

1. Overview of 3-Year Oil Well Operation Permit Extensions

# 3-Year Operating Extension for Existing Oil Wells in Torrance

Torrance Environmental Quality Commission  
September 04, 2025

# Torrance Oil Wells

- ▶ The discovery of oil brought the initial development of Torrance
- ▶ As a major oil-producing region, Torrance was once dotted over one thousand oil wells and oil derricks. But over time wells were abandoned and the oil fields were developed.
- ▶ Some oil well sites remained outside of the Oil Combining District.

1310:—Oil Derricks on Torrance-Lomita Road, Calif.



## Existing Operating Wells: Power Run Oil

- ▶ 4900 Del Amo Blvd. St. Francis #2
- ▶ 20331 Anza Ave. St. Francis #3
- ▶ 20435 Anza Ave. St. Francis #4
- ▶ 20310 Madrona Ave Dominguez #1 & #2



# Existing Operating Wells: *Signal Hill Petroleum-2425 W. 228th St.*



- ▶ Torrance FEE #3 is located in a residential area just east of Crenshaw and is surrounded by single and multi family residential units

# Annual Inspections and Three-Year Renewals



# Annual Inspections

- ▶ **TMC 97.10.2**
- ▶ **PERIODIC SITE INSPECTION REQUIRED**
- ▶ One such inspection shall be made each year.



- ▶ **TMC ARTICLE 9 - SITE MAINTENANCE**
- ▶ **97.9.3 ENCLOSURE OF SITE**
- ▶ **97.9.6 CHAIN LINK FENCE REQUIREMENTS**
- ▶ **97.9.12 PAINT**
- ▶ **97.9.14 ABATEMENT OF DILAPIDATED STRUCTURES**
- ▶ **97.9.15 FREEDOM FROM DEBRIS**
- ▶ **97.9.17 STORAGE OF EQUIPMENT**
- ▶ **97.9.20 LANDSCAPING REQUIRED**

# Environmental Commission and the 3 Year Operation Permit Extension

- ▶ Over time many of the oil well sites that were outside of the Oil Combining district were abandoned, leaving the City with 6, operating, oil well sites, run by 2 Oil Companies. These sites require an Operation Extension permit every 3 years.
- ▶ The Environmental division reviews the oil well sites for 3-year extensions and present findings to the TEQECC for approval or denial.
- ▶ In 1978, the TEQECC assumed the duties of the Oil Board.
- ▶ This is in compliance with Article 14 of the Torrance Oil Code that requires all nonconforming oil wells to be abandoned or obtain operating extensions every third year.



# Environmental Quality Commission and the 3 Year Operation Permit Extension

- ▶ **REVIEW EACH LOCATION**
  - ▶ **PUBLIC HEARING**
    - ▶ NOTICE TO RESIDENTS & BUSINESSES
    - ▶ PUBLISH IN DAILY BREEZE
  - ▶ **STAFF REPORT**
- ▶ **RESOLUTION ADOPTION BY THE COMMISSION**





QUESTIONS?