

Google Groups

Hillcrest Beverly Oil Corporation - Rancho Park Facility - City Council File No. 17-0149 - June 20, 2017 PLUM Meeting

Carlsen, Nicki

Jun 20, 2017 1:01 PM

Posted in group: **Clerk-PLUM-Committee**

Dear PLUM Clerk:

On behalf of Hillcrest Beverly Oil Corporation, attached please find a letter and attachments for the June 20, 2017 PLUM meeting. Please note that Attachment 4 has been intentionally omitted and hard copies will be provided at the meeting.

Dana Camacho

Legal Administrative Assistant to Nicki Carlsen

ALSTON & BIRD

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Hillcrest Beverly Oil Corporation

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“Domestic oil production for America’s energy independence!”

June 19, 2017

To: City Council for the City of Los Angeles
Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Subject: Hillcrest Beverly Oil Corporation – Rancho Park Facility – City Council File
No. 17-0149 – Planning and Land Use Management Committee (PLUM)– June 20, 2017
Meeting

Dear Chairman Huizar and Members of the Planning and Land Use Management Committee:

In February 2017, the City Council for the City of Los Angeles (City) directed the Department of City Planning, in coordination with the Petroleum Administrator, the Department of Building and Safety, the LA Fire Department and the Department of Recreation and Parks to investigate and report back on the Rancho Park facility owned by Hillcrest Beverly Oil Corporation (HBOC). As a demonstration of good faith and in the spirit of cooperation, HBOC offered to host a site visit of the facility, which occurred on March 8, 2017, where more than 20 officials attended from the City and other government agencies, including the California Division of Oil, Gas and Geothermal Resources (DOGGR) and South Coast Air Quality Management District (SCAQMD). The March 8, 2017 site visit resulted in the issuance by City Planning of a Report to the City Council, dated April 24, 2017 (City Report), which described the findings of the City’s departments and the Petroleum Administrator.

Since the issuance of the City Report, HBOC has been conducting its own investigation of its files and the City’s files to gather the relevant permits, plans and lease documents previously approved by the City’s departments over the past 50 years. Based on its investigation thus far, HBOC believes that the City Report is an inaccurate and incomplete record of the compliance history of the Rancho Park facility, as it fails to include or reference numerous approvals issued by the Department of Building and Safety, LA Fire Department, City Planning, and at least one lease document with Recreation and Parks. The facility has been operated in compliance with

applicable conditions and requirements, inspected regularly by LA Fire and DOGGR, and if any concerns were identified, they have been and will continue to be remedied immediately. All health and safety measures – which typically include redundancies – have been properly implemented and enforced by HBOC.

HBOC is in the process of preparing a Compliance Report to be submitted to City Planning by June 30, 2017 in order to provide a detailed explanation of the facility's compliance record. (See June 8, 2017 letter from Mr. Zylstra to Mr. Chiang, Attachment 1 to this letter, informing the City of HBOC's intent to submit the Compliance Report.) City Planning acknowledged HBOC's letter, stating: "At this time, the Department expects to receive the Rancho Park Drill Site compliance report from HBOC by June 30, 2017, for a further review." (See June 16, 2017 letter from Mr. Chiang to HBOC, Attachment 10 to this letter.) Accordingly, HBOC urges the Planning and Land Use Management Committee (PLUM) and the City Council to receive and file the City Report and to entrust the review of the Compliance Report to the discretion of the City's departments.

For the PLUM hearing to be held on June 20, 2017, we provide the following status summary with respect to the other items described in the City Report by agency, with attachments as appropriate:

California Division of Oil, Gas and Geothermal Resources (DOGGR)

On June 12, 2017, DOGGR issued a letter acknowledging that maintenance issues with respect to signs, fencing and an out-of-service vessel/tank had been resolved. (See June 12, 2017 letter from Mr. McCullough, DOGGR, to Mr. Blesener, HBOC, Attachment 2 to this letter.) On April 24, 2017, the mechanical integrity test was performed successfully and acknowledged by DOGGR (performed in 2017 instead of 2016 due to change in frequency of test from every two years to every year in 2016 – Attachment 3 to this letter). No other issues are outstanding.

Department of Public Work – Watershed Protection

The City's contentions of an "illicit connection" and storm drain catch basin are refuted with the "Plot Plan of Drillsite" dated October 21, 1958, which confirms that the catch basin connection comes from the City's property, the upper lot of the City's Recreation and Parks Department. (See May 29, 2017 letter from Mr. Zylstra, HBOC, to Mr. Pedersen, Watershed Protection, Attachment 4 to this letter.*) Other disproven contentions regarding storage of hazardous materials are refuted with a diagram showing that facility is self-contained and uses secondary containment and covers and with an explanation regarding removal of absorbent materials. (See May 29, 2017 letter from Mr. Zylstra, HBOC, to Mr. Pedersen, Watershed Protection, Attachment 5 to this letter.) No other issues are outstanding.

South Coast Air Quality Management District

No issues were identified by South Coast Air Quality Management District and no issues were reported in the City Report.

*Oversized attachment

Los Angeles Department of Building and Safety (LADBS)

The City Report overlooks numerous permits issued by the LADBS and LA Fire since 1958. Unfortunately, LADBS denied HBOC's request for an extension of time to review the City's files to obtain applicable facility documents, covering the past 50 years (appeal of decision pending). While HBOC's review of these files is ongoing and will be detailed in the Compliance Report, we attach LADBS site excavation and foundation permits, which indicate that the foundations in question were approved, and we also attach various tank permits and plans, which also indicate that the tanks were approved.

Since the City Report was issued, HBOC has also been in regular communications with LADBS to resolve other maintenance and technological issues, e.g., upgrades to electrical connections, and will provide a further explanation of these issues in the Compliance Report.

Department of Recreation and Parks (RAP)

While the City Report refers to various provisions in the lease documents, HBOC has not received any correspondence from RAP regarding HBOC's performance or the lease documents. Further, HBOC has been attempting to meet with RAP to discuss the City Report for over a month, and recently, RAP indicated that they would not meet with HBOC until it completed a memo regarding alleged "deficiencies" with respect to the lease documents. Accordingly, HBOC sent RAP a letter renewing its request to meet and discuss the City Report, and urged RAP to defer the preparation of any such memo until HBOC has had an opportunity to present the Compliance Report to RAP and discuss its findings. (See June 16, 2017 letter from Mr. Zylstra, HBOC, to Mr. Michael Shull – Attachment 6 to this letter.)

With respect to the insurance issues raised in the City Report, HBOC had consistently complied with its obligations for insurance and there was no lapse in coverage, and the City's database has been updated.

Los Angeles Fire Department (LA Fire)

LA Fire has inspected the Rancho Park facility on a regular basis, generally on a quarterly basis. HBOC has a strong compliance record with LA Fire, and any issues identified by LA Fire are routinely addressed immediately.

Issues in the City Report with respect to labeling, signage and well cellar and secondary containment cleaning have already been resolved. (See Notice #1711355001 to Mr. Zylstra, HBOC, with compliance signature from Ms. Boscoe, LA Fire, Attachment 7 to this letter.)

Also, HBOC is in compliance with LA Fire Chief's Regulation 4, which governs the periodic testing and repair of fire protection systems and equipment, with most equipment being evaluated on an annual basis. Most recently, the facility "passed" the Fire Protection Equipment Performance tests for the Deluge System and Methane Gas Detection. (See Deluge System Report, Test Date of March 17, 2017, and Methane Gas Detection Report, Test Date of April 11, 2017, Attachment 8 to this letter.)

The Hazardous Materials and Business Emergency Plan has also been updated and accepted by the City on May 12, 2017. (See May 12, 2017 CERS Automated Messaging Email to Ms. Brady, HBOC, Attachment 9 to this letter.)

City Planning

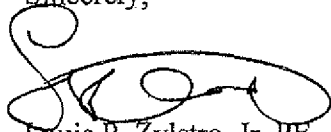
HBOC sent a letter to City Planning regarding its intent to submit the Compliance Report by June 30, 2017. HBOC also notified City Planning that the CEB-1200 enclosed gas burner (permitted by South Coast Air Quality Management District) has been dismantled and is not presently operational. HBOC believes that the Compliance Report will demonstrate that a Plan Approval is not required for the Rancho Park facility.

HBOC urges PLUM and the City Council to receive and file the City Report and allow the City's departments to exercise their discretion in their review of the Compliance Report. We believe that the complete record, informed by the Compliance Report, will appropriately demonstrate HBOC's strong compliance record in the City.

HBOC will be in attendance at the June 20, 2017 PLUM meeting and will be available to answer any questions regarding this letter or the attachments.

I am available to discuss these issues. I can be contract at 714-968-4770.

Sincerely;



Louis P. Zylstra, Jr. PE
Vice President

Cc:

Mr. Uduak-Joe Ntuk
Petroleum Administrator
Office of Petroleum and Natural Gas Administrator
City of Los Angeles
200 N. Spring Street
Room 361 (MS 465)
Los Angeles, CA 90012

Ms. Nicki Carlson
Alston & Bird LLP
333 South Hope Street
Sixteenth Floor
Los Angeles, CA 90071

Mr. Steve Layton
E&B Natural Resources Management
1600 Norris Road
Bakersfield, CA 93308

Attachments: 9 total

Hillcrest Beverly Oil Corporation

Board of Directors
Steve Layton – President

10000 West Pico Ave
Los Angeles, California
90064

Secretary
Gary Richardson

Senior Vice President
(Finance & Midwest Division)
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92648

Vice President - LA Basin
Louis P. Zylstra, Jr. P.E.
Vice President/G.M.

"Domestic oil production for America's energy independence!"

June 8, 2017

To: Jack Chiang
Associate Zoning Administrator
City of Los Angeles, Department of City Planning,
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012-2601

Re: Case No. ZA 14560 Communication – Plan Approval Review of Compliance

Dear Mr. Chiang:

We have received your May 15, 2017 letter, on May 31, 2017, which states that Hillcrest Beverly Oil Corporation ("HBOC") is required to file an application for a Plan Approval for a review of compliance of conditions for its oil and gas operations located at 10460 W. Pico Boulevard ("Rancho Park") imposed under Case No. ZA 14560. The letter identifies two reasons for requiring the Plan Approval: 1) the installation of a CEB-1200 enclosed gas burner (permitted by the South Coast Air Quality Management District); and 2) issues described in Council File No. 17-0149 Report for the Rancho Park site ("City Report"). The CEB-1200 has been dismantled and is not operational, and the issues identified in the City Report were related either to permitted activities or to maintenance activities (technological and/or health and safety upgrades) that have been addressed or will be resolved in the next several weeks. Thus, the requirement for a Plan Approval does not seem to be warranted.

HBOC is in the process of preparing a Compliance Report that will respond to each of the issues raised in the City Report, and we expect to submit that Compliance Report to the City by June 30, 2017. Most of the issues raised in the City Report are described as violations, but in actuality, many of the purported "violations" relate to activities that have been authorized under ZA approvals, permitted by the City's Department of Building and Safety ("LADBS") or authorized by plans approved by the City's Fire Department ("LA Fire"), many of which date back to the late 1950s and early 1960s. For example, the City Report states that foundations for the site were not permitted, but HBOC located nine LADBS permits for site excavations (2) and foundations (7). Similarly, tanks at the site were described as not being approved, but again,

Attachment 1

these tanks were identified in permits from LADBS and were depicted in plans approved by LA Fire. While it has been challenging to locate copies of City permits and approved plans covering the past several decades (since 1958), when the site was owned by another operator, HBOC believes that it will be able to provide a comprehensive history of the approvals for the site and demonstrate HBOC's strong compliance record.

The May 15, 2017 letter also quotes Condition 22 from the Case No. ZA 14560 approval which refers to the ZA's ability to impose additional conditions if such conditions "are necessary to afford greater protection to surrounding residential property" based on "actual observation or experience with drilling one or more of the wells . . . on the subject Rancho Park" As noted above, HBOC intends to provide a Compliance Report to respond to the City Report, but it is worth noting that the Rancho Park site is located in a recreational area and there has been no indication in the City Report or elsewhere that "surrounding residential property" has been affected in any way. And, none of the operations described in the City Report relates to "drilling" operations, nor could they, because no drilling at the Rancho Park site has occurred for years.

Nonetheless, HBOC takes the City Report seriously and has been diligently working to refute or resolve each of the items set forth in that report. After HBOC has submitted the Compliance Report to the City, we would appreciate the opportunity to meet with the Office of Zoning Administration to confirm that the City Report issues have been addressed to its satisfaction. Operations at the Rancho Park site remain fundamentally the same as that authorized by the ZA, and we believe that the resolution of the City Report issues will demonstrate that the ZA's requirement for a Plan Approval is not justified.

If you should have any questions regarding this letter or HBOC's approach to the City Report, please contact me at 714-968-4770.

Sincerely,



Louis P. Zylstra, Jr. PE
Vice President
Hillcrest Beverly Oil Corporation

Cc:

Mr. Uduak-Joe Ntuk - Petroleum Administrator
Office of Petroleum and Natural Gas Administrator
City of Los Angeles
200 N. Spring Street
Room 361 (MS 465)
Los Angeles, CA 90012

Attachment 1

Nicki Carlson
Alston & Bird LLP
333 South Hope Street
Los Angeles, California 90071

Mr. Steve Layton
E&B Natural Resources Management Company --
1600 Norris Road
Bakersfield, CA 93308

File



State of California Department of Conservation
 Division of Oil, Gas, and Geothermal Resources - District 1
 2801 California Avenue, Suite 100
 Bakersfield, CA 93308
 Tel: 805.833.6271 Fax: 805.833.6272

Edmund G. Brown Jr., Governor

NOTICE OF VIOLATION

June 12, 2017

Reports #V117-0041 to #V117-0048

VIA CERTIFIED MAIL AND EMAIL

Mr. Jeffrey Blesener, Agent
 Hillcrest Beverly Oil Corporation
 1600 Norris Road
 Bakersfield, CA 93308

REC 6-13-17
 2 PM

Dear Mr. Blesener:

LEASE INSPECTION AND SAFETY SYSTEMS INSPECTION OF HILLCREST BEVERLY OIL CORPORATION LEASES IN THE CHEVIOT HILLS FIELD

On March 8, 2017, Division of Oil, Gas, and Geothermal Resources (Division) Environmental and Facilities Unit supervisor Chris McCullough and engineer Daniel Torn conducted a lease inspection at Hillcrest Beverly Oil Corporation's (Hillcrest Beverly's) Rancho Park drill site in the Cheviot Hills oil field. On April 13, 2017, Daniel Torn and Division Associate Oil and Gas engineer Kathleen Andrews conducted an inspection of Hillcrest Beverly's safety systems. This letter itemizes violations of California's Public Resources Code (PRC) and California Code of Regulations (CCR) based upon observations made during the lease and safety systems inspections.

Well Signs: California Code of Regulations (CCR) section 1722.1 1(a) states "Each well location shall have posted in a conspicuous place a clearly visible, legible, permanently affixed sign with the name of the operator, name or number of the lease, and number of the well. These signs shall be maintained on the premises from the time drilling operations cease until the well is plugged and abandoned "

Well Number	API Number	Violation Description	Violation Number
"Rancho Park" 4	037-17587	Lease name not on sign.	V117-0041
"Rancho Park" 5	037-17588	Lease name not on sign	V117-0042
"Rancho Park" 6	037-17589	Lease name not on sign.	V117-0043
"Rancho Park" 7-1	037-17590	Lease name not on sign	V117-0044
"Rancho Park" 12	037-17599	Well sign missing	V117-0045

On June 7, 2017, Division engineer Daniel Torn observed the above violations have been corrected

Lease Enclosures: CCR section 1778 states in part for chain link fences "(a) All chain link fences shall be constructed to meet the following specifications: (1) Fences shall be not less than 5-feet high and mounted on 1 ¼" diameter steel posts with at least three strands of barbed wire mounted at 45-degree angle from the top of the fence. (2) The fence shall be constructed of chain link or other industrial-type fencing of not less than 11-gauge wire and of not greater than 2-inch nominal mesh. (3) Supporting posts shall be securely anchored to the surface, spaced no more than 14 feet apart. (4) Tension wires of at least No. 9-gauge coil spring wire, or equivalent, shall be stretched at the top and bottom of the fence fabric and shall be fastened to the fabric at 24-inch intervals. There shall be no aperture below the fence large enough to permit any child to crawl under."

June 12, 2017
 Mr. Jeffrey Blesener, Agent
 Hillcrest Beverly Oil Corporation
 Page 2

Reports #V117-0041 to #V117-0048

Lease	Violation Description	Violation Number
Rancho Park	The north perimeter of the lease enclosure has loose or missing barbed wire strands, damaged fence posts, lose or missing tension wire at the top of fence segments, missing barbed wire brackets, and loose and/or damaged fence fabric.	V117-0046
Rancho Park	The south perimeter of the lease enclosure has loose or missing barbed wire strands, damaged fence posts, lose or missing tension wire at the top of fence segments, missing barbed wire brackets, loose and/or damaged fence fabric, and an aperture large enough for a child to crawl under.	V117-0047

On June 7, 2017, Division engineer Daniel Torn observed the above violations have been corrected.

Production Facility Maintenance and Decommissioning: CCR section 1773.3(a) states "All tanks shall be properly identified with the operator's tank identification number, tank type (production, stock, water, etc.), and with appropriate materials hazard placards or labels."

CCR section 1773.5 states requirements for out-of-service production facilities, including the removal and cleanup of tank contents, replacement of clean-out doors or hatches with heavy gauge steel mesh, labeling specific to out-of-service production facilities, removal of valves, fittings, and associated piping

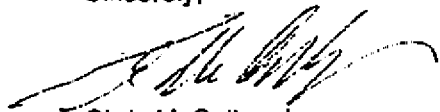
Lease	Violation Description	Violation Number
Rancho Park	The out-of-service vessel west of the free water knockout tank has not been properly removed from service, including tank identification and Out-of-Service labeling, tank clean-out, pipeline disconnection, and replacement of cleanout doors and hatches with steel mesh	V117-0048

On June 7, 2017, Division engineer Daniel Torn observed the above violations have been corrected.

Failure to comply with the laws of California and this Division may result in enforcement action including, but not limited to, issuance of a civil penalty and/or order pursuant to Public Resources Code Sections 3106, 3224, 3235 and 3236.5.

Thank you for your prompt attention to the issues listed above. If you have any questions, please contact Kathleen Andrews at (714) 816-6847 or kathleen.andrews@conservation.ca.gov.

Sincerely,



Chris McCullough
 Environmental and Facilities Unit Supervisor

cc: Lou Zylstra, E & B Natural Resources Management Corporation - Email
 Uduak Joe-Ntuk, City of Los Angeles Petroleum Administrator - Email
 Los Angeles Fire Department, Station 92
 Daniel J. Dudak, District Deputy - Email
 Lease Inspection File
 Well Files

Certified Mail Number: 7013 1710 0001 9440 9245

MAR 25 2016

Edmund G. Brown Jr., Governor



State of California Department of Conservation
 Department of Conservation
 Division of Oil, Gas, and Geothermal Resources – District 1
 801 Thompson Avenue, Suite 200
 Bakersfield, CA 93308
 (805) 833-7700 • (805) 833-7701

March 25, 2016

Mr. Jeffrey Blesener, Agent
 Hillcrest Beverly Oil Corp.
 1600 Norris Road
 Bakersfield, CA 93308

WATER DISPOSAL PROJECT #: 054-06-003
 Field: Beverly Hills
 Area: Onshore
 Zone: Hauser and Ogden Zones (Miocene)

Project Approval Letter

Dear Mr. Blesener:

This revised project approval letter supersedes any and all previous project approval letters for the existing water disposal project originally approved by the Division on July 8, 1996. The project designated above is approved provided that all field operations pertaining to this project must conform to Division statutes and regulations referenced in the California Public Resources Code, Division 3, Chapters 1- 3 and 5 and the California Code of Regulations, Title 14, Division 2, Chapters 2 and 4, including any subsequent additions or amendments to those statutes and regulations.

The injection project currently consists of one active water injection well: "Olympic Community" 2 (037-01055).

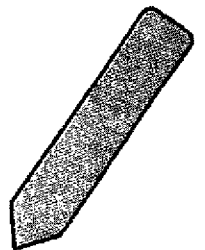
The Division's approval is strictly limited to injection operations conducted in accordance with the following conditions:

1. Notices of Intention (NOIs) are completed on current Division of Oil, Gas, & Geothermal Resources (Division) forms (OG105 and OG107) and submitted to the Division for prior approval whenever a new well is to be drilled for use as an injection well or whenever an existing injection well is to be deepened, redrilled, plugged, or reworked in any manner that permanently alters the casing of a well.
2. The Division is notified whenever the injection well is to be reworked which involves the repositioning, resetting, or replacement of downhole equipment, even if the work does not permanently alter the casing of the well. Prior to recommencing injection operations, the injection well shall meet the requirements set forth in item 13 below.
3. The Division is notified whenever an existing well is to be converted to an injection well, or whenever an injection well, shut-in for two or more years, is returned to injection, even if no work is required on the well. No such changes are carried out without prior Division approval.
4. The Division is notified of any anticipated changes in the project that will alter any of the conditions as originally approved, such as: expansion of the project area, change of injection interval, change in injection fluid constituents, significant increase in injection

Mr. Jeffrey Blesener
March 25, 2016
Page 2

volume, or increase in injection pressure. No such changes are carried out without prior Division approval.

5. A monthly injection report is filed with the Division on Form OG110B, or by electronic or magnetic media approved by the Division, on or before the last day of each month, for the preceding month, showing the amount of fluid injected, highest surface injection pressure recorded, and source of fluid, for the injection well.
6. A chemical analysis of the injection fluid is made and filed with the Division prior to injection, whenever the source of injection fluid is changed, or as requested by the Division. The types of fluids permitted to be injected in a Class II well may be found at the Division's website under the topic **Injection/UIC**.
7. All fluid sampling and analysis required by the Division is performed in accordance with the provisions of the Division's Quality Assurance Program. Please refer to the Division's "Notice to Operators" dated May 18, 2015 (amended June 8, 2015), which can be found at the Division's website under the topic **For Operators**, for proper fluid sampling, handling, and testing.
8. Accurate, appropriately ranged, operating pressure gauges or pressure recording devices are maintained at the injection wellhead at all times (tubing and annulus). The gauges or devices are permanently affixed to the wellhead and are calibrated at least every six (6) months. Evidence of such calibration is made available to the Division upon request.
9. All injection wells are completed with tubing and packer set in cemented casing immediately above the approved zone of injection, unless a variance to this requirement has been granted by the Division.
10. All injection piping, valves, and facilities meet or exceed design standards for the maximum anticipated injection pressure and are maintained in a safe and leak-free condition.
11. Precautions are to be taken to prevent corrosion in meter runs, wellheads, wellhead valves, casing, tubing, packers, and related facilities. The Division is furnished with a report detailing what measures will be taken to prevent corrosion.
12. Injection profile surveys of all injection wells are conducted and the results are filed with the Division within three (3) months of commencing injection, once every year thereafter, after any significant anomalous rate or pressure change, or as requested by the Division, to confirm that the injection fluid is confined to the proper zone. The one-year injection survey schedule may be modified by the Division. The Division is notified prior to running of any such injection surveys, as the surveys may be witnessed by the Division. The results of any and all injection surveys run by the operator are submitted in a timely manner to the Division for review.



Mr. Jeffrey Blesener
March 25, 2016
Page 3


13. Pressure tests of the casing-tubing annulus of all injection wells are conducted prior to initiation of injection, prior to recommencing injection for injection wells shut-in for two (2) or more years, prior to recommencing injection following the repositioning, resetting, or replacement of downhole equipment, once every five (5) years thereafter, and as requested by the Division. The minimum test pressure shall be the Maximum Allowable Surface Pressure (MASP) or 500 psi, whichever is higher. The five-year pressure test schedule may be modified by the Division. The Division is notified prior to the running of any such pressure tests, as the tests may be witnessed by the Division. The results of any and all pressure tests run by the operator are submitted to the Division in a timely manner for review.
14. The maximum allowable injection pressure gradient is **0.65 psi per foot of true vertical depth**, as measured at the top perforation in cemented casing, or at the cemented casing shoe in landed-liner completion. Higher injection pressure gradients may be approved for individual injection wells within this project provided step rate tests are run on the individual wells and the test data warrant a higher injection pressure gradient. A higher surface injection pressure will not be allowed to account for friction loss. The Division is notified prior to the running of any such step rate tests, as the tests may be witnessed by the Division. The results of any and all step rate tests run by the operator are submitted in a timely manner to the Division for review. Step-rate tests may be required for any new injection wells (new drills or conversions).
15. Data are maintained to demonstrate project performance and to establish that no damage is occurring to life, health, property, or natural resources by reason of this project. Graphs of continuous surface tubing pressure, casing pressure, and injection rate for the injection well shall be available for inspection by the Division. Additional data demonstrating project performance and safety may be requested by the Division.
16. The Division is notified within 24 hours if there is any evidence that the injection well has lost mechanical integrity.
17. Any remedial work needed as a result of this project to repair active, idle, abandoned, deeper-zone wells, or any well penetrating the project injection zone, to protect oil, gas, and/or freshwater zones or to correct observed problems will be the responsibility of the project operator.
18. The injection fluid is held in impervious containers prior to injection and is not permitted to flow upon the surface or enter water courses or ditches.
19. The lease and injection facility are maintained in a safe manner, consistent with established oilfield practices and Division facilities regulations, and available for periodic inspection by Division personnel.
20. Injection is discontinued if there is evidence of damage to life, health, property, or natural resources, or upon written notice from the Division.

Mr. Jeffrey Blesener
March 25, 2016
Page 4

21. An annual project review meeting is held with Division personnel. Information which may be discussed and reviewed include: (1) project & individual well injection graphs; (2) tubing & annular pressures; (3) Rate Increase or drops; (4) Project Expansion Plans including facilities, new wells & reworks; (5) Recent fluid analysis; (6) Status & results on MIT and monitoring data;(7) Any problems, complaints, or other aspects of the project.
22. The Division is notified immediately in the event that the project is terminated. Should the project be terminated, the injection status of all associated injection wells shall be rescinded.
23. The conditions specified in this project approval letter may be subsequently modified by the Division in response to surface and well conditions.

Issuance of this project approval letter does not relieve the operator's responsibility to comply with other applicable state, federal, and local laws, regulations, and ordinances.

Sincerely,



FOR Dan Dudak
District Deputy

cc: Los Angeles Regional Water Quality Control Board
Project file 054-06-003

Hillcrest Beverly Oil Corporation

Board of Directors
Steve Layton – President

10000 West Pico Ave
Los Angeles, California
90064

Secretary
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Senior Vice President
(Finance & Midwest Division)
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Vice President - LA Basin
Louis P. Zylstra, Jr. P.E.
Vice President/G.M.

“Domestic oil production for America’s energy independence!”

May 29, 2017

To: Steve Pedersen
Chief Environmental Compliance Inspector
City of Los Angeles
Watershed Protection Division
2714 Media Center Drive
Los Angeles, CA 90065
(323) 342-1571

Re: Notice of Violation No A1058421 – 10460 West Pico Blvd, Los Angeles, CA 90064

Dear Chief Environmental Compliance Inspector Steve Pedersen,

I am writing on behalf of Hillcrest Beverly Oil Corporation (HBOC), Rancho Lease, located at 10460 West Pico Boulevard, Los Angeles, CA 90006. In working with the City of Los Angeles, HBOC voluntarily invited various departments including the Department of Public Works / Bureau of Sanitation / Watershed Protection Division to visit our site on March 8, 2017. From that visit, we received a letter “Notice of Violation No. A1058421”. The notice requests that we submit a written explanation as to the cause of the issue, corrective actions taken and a schedule to obtain compliance. Below we address each of the items.

1. Los Angeles Municipal Code (LAMC) – 64.70.02.C.1. The following prohibitions apply to all persons within the City of Los Angeles and any violation of this subdivision shall be punishable as a misdemeanor: (e) No person shall store fuels, chemicals, fuel, and chemical wastes, animal wastes, garbage, batteries and any toxic or hazardous materials in a manner that causes or potentially could cause the runoff of pollutants from these materials or wastes into the storm drain system.

HBOC is a self-contained facility with no run off potential into the storm drain system. Please see our Rancho Park SWPPP diagram enclosed.

Attachment 5

2. LAMC – 64.70.02.D Hazardous materials (8x55gal Methanol) not in covered /secondary containment.

HBOC follows best management practices using covers and secondary containment. We are not aware of any material being stored uncovered or not in secondary containment. However, we would invite you back out for a re-inspection to clarify. Please let us know when you are available to come out.

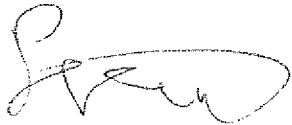
3. LAMC - 64.70.02.D Oil with absorbent on the ground not removed.

To maintain and keep the site clean, HBOC utilizes best management practices on site. During the March 8, 2017 site visit, HBOC had just put down absorbent materials. It is best practice to use wood chips, let the wood chips absorb any crude oil for 24-48 hours, then clean it up and follow up with a steam clean if need be. This is the practice we followed. Please advise if we should be doing anything differently.

It is our intent to abide by the law and use best management practices. We believe we have done so. If you have any further questions, please do not hesitate to call me.

I am available to discuss these issues. I can be contract at 714-968-4770.

Sincerely;



Louis P. Zylstra, Jr. PE
Vice President HBOC

Cc:
File

Mr. Uduak-Joe Ntuk
Petroleum Administrator
Office of Petroleum and Natural Gas Administrator
City of Los Angeles
200 N. Spring Street
Room 361 (MS 465)
Los Angeles, CA 90012

Mr. Ted Cordova
E&B Natural Resources

Ms. Nicki Carlson
Alston & Bird LLP
333 South Hope Street
Sixteenth Floor
Los Angeles, CA 90071

Hillcrest Beverly Oil Corporation

Board of Directors
Steve Layton – President

10000 West Pico Ave
Los Angeles, California
90064

Secretary
Gary Richardson

Senior Vice President
(Finance & Midwest Division)
Jeff Blesener P.E.

1901 California Street
Huntington Beach, California
92648

Vice President - LA Basin
Louis P. Zylstra, Jr. P.E.
Vice President/G.M.

"Domestic oil production for America's energy independence!"

June 14, 2017

To: Mr. Michael Shull
Director of Parks and Recreation
City of Los Angeles
221 N. Figueroa Street
Los Angeles, CA 90012-4801

Re: Council File No. 17-0149 – April 24, 2017 Report – Rancho Park

Dear Mr. Shull:

Hillcrest Beverly Oil Corporation ("HBOC") has reviewed the April 24, 2017 Report for the Rancho Park site (Council File No. 17-0149, "City Report"), which includes a section from the Department of Recreation and Parks ("RAP"). The RAP section of the City Report describes several provisions in the lease documents, but HBOC has not received any correspondence or communication from RAP regarding HBOC's performance or the lease documents. HBOC believes that it is in full compliance with the lease documents, and accordingly, HBOC has been attempting to meet with the RAP management to discuss the City Report for over a month. We recently learned this past week that the RAP intends on issuing a memo regarding some alleged "deficiencies" with respect to the lease documents, and would not meet with HBOC until that memo was completed. We suspect that this memorandum is based on the City Report, without the benefit of any response or input from HBOC.

As you may know, HBOC is in the process of preparing a Compliance Report that will respond to each of the issues raised in the City Report, and we expect to submit that Compliance Report to the City by June 30, 2017. Most of the issues raised in the City Report are described as violations, but in actuality, many of the purported "violations" relate to activities that have been authorized under ZA approvals, permitted by the City's Department of Building and Safety ("LADBS") or authorized by plans approved by the City's Fire Department ("LA Fire"), many of which date back to the late 1950s and early 1960s. For example, the City Report states that foundations for the site were not permitted, but HBOC located eight LADBS permits for site excavations and foundations. Similarly, tanks at the site were described as not being approved,

Attachment 6

but again, these tanks were identified in permits from LADBS and were depicted in plans approved by LA Fire. Other issues identified in the City Report were related either to permitted activities or to maintenance activities (technological and/or health and safety upgrades) that have been addressed or will be resolved in the next several weeks.

While it has been challenging to locate copies of City permits and approved plans covering the past several decades (since 1958), when the site was owned by another operator, HBOC believes that it will be able to provide a comprehensive history of the approvals for the site and demonstrate HBOC's strong compliance record. For example, the City Report does not reference the January 6, 1966 Lease and Agreement between the City and the HBOC's predecessor, which relates to gas processed at the Rancho Park site.

We did want to address one of the comments by RAP in the City Report, where RAP states that it did not find a record from HBOC "requesting RAP permission for the installation and use of an enclosed flare and Model CEB-1200 enclosed burner at the subject site." The City Report then quotes a "Notice of Work" section from the May 29, 1957 lease. We believe that RAP is misreading this section, as it is not consistent with how RAP and the operator have implemented the lease documents over the past fifty years, and in any case, this provision seems to relate to consultation, not approval. Perhaps more pertinent, the Model CEB-1200 burner has been dismantled and is not operational, and thus, this should not be an issue at all.

We hope that RAP would be willing to defer the preparation of any memo on the lease documents until after HBOC has submitted the Compliance Report to the City and after HBOC has had an opportunity to meet with RAP management to discuss its compliance record. We believe that the resolution of the City Report issues will demonstrate that HBOC has been, and continues to be, in compliance with the lease documents.

If you should have any questions regarding this letter or HBOC's approach to the City Report, please contact me at 714-968-4770.

Sincerely,



Louis P. Zylstra, Jr. PE
Vice President
Hillcrest Beverly Oil Corporation

Cc: File

Mr. Uduak-Joe Ntuk
Petroleum Administrator
Office of Petroleum and Natural Gas Administrator
City of Los Angeles
200 N. Spring Street

Attachment 6

Room 361 (MS 465)
Los Angeles, CA 90012

Ms. Nicki Carlson
Alston & Bird LLP
333 South Hope Street
Sixteenth Floor
Los Angeles, CA 90071

Mr. Steve Layton
E&B Natural Resources Management
1600 Norris Road
Bakersfield, CA 93308



City of Los Angeles
DEPARTMENT OF FIRE
FIRE/LIFE SAFETY VIOLATION

From: FPBMRU/Inspector # 145 To: E+B NATURAL RESOURCES LOU ZYLSTRA 1901 California Street Huntington Beach, CA 92648	Notice # 1711355001 Property ID 11355/001/001 Notice Date 02/28/2017 Insp. Date 02/21/2017 Due Date 03/30/2017 Fire Station 092 District Inspector # 145 Council District 05
DBA: E&BNATURAL RESOURCES (RANCHO PARK)	
Address of Violation: 2459 MOTOR AV, LOS ANGELES, CA 90064	
Responsible Party: _____ Emergency Phone: _____	

COMPLY WITH REQUIREMENT AS NOTED

A fire and life safety inspection was made of your facility. The following condition(s) shall be corrected:

1. L.A.M.C. 57.903.3.11

Provide labeling to the Fire Department Foam System. (OK)

Labeling shall be securely attached and indicate which direction Foam System levers shall be turned in order to activate the foam system.

2. L.A.M.C 508.1.1.1

Provide and securely attach to the entrance door of the Office/ Fire Control Panel room, a sign not less than 8 inches in length and 4 inches in width and have the following inscription: FIRE CONTROL PANEL INSIDE (OK)

3. L.A.M.C. 57.5706.3.2.2

Remove and safely dispose any petroleum and water waste matter from the cellar. No person shall cause or permit any hazardous waste to remain around wells located in the cellar. (OK)

4. L.A.M.C 6003.1.4 & 57.600.1.4.1 & 57.6003.1.4.2

Remove and safely dispose of waste water from all secondary containers which store hazardous material drums. (OK)

NOTE: L.A.M.C 57.107.2, 57.107.2.2, 57.107.6, 57.107.6.2

Our records indicate the following fire protection systems Reg. 4 Test are due:

1. Fire Alarm Methane System
2. Sprinkler System / Deluge System (OK)

Please bring your systems and equipment into compliance.

3/30/2017 Reinspected. ITEMS #1, #2, #4 were in compliance. Items #3 and "Note" were not in compliance. Stated I would return 4/20/2017 to reinspect #3 and status of Reg 4 test.
4/20/2017 ALL VIOLATIONS HAVE BEEN CORRECTED.

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 03/30/2017 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 \$356.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY: _____

For additional information
Phone:

(310)732-4580

By order of the Fire Chief
JENNIFER BOSCOE
Inspector

ICS-HARBOR IND
Assignment

J. Boscoe
Signature

Fire Department Use

I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH Gilbert Alvarez ON 2.21.2017
Date

J. Boscoe
Member's Signature

I DELIVERED THIS NOTICE ON: _____ TO _____
Date Responsible Party

J. Boscoe
Member's Signature

I MAILED THIS NOTICE VIA U.S. MAIL ON: 3.1.2017
Date

J. Boscoe
Member's Signature

I E-MAILED THIS NOTICE ON: _____
Date

COMPLIANCE ON: 4/20/2017
Date

FORWARDED TO LEGAL LIASON ON: _____
Date

Member's Signature



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT
Methane Gas Detection - Initial Test**

Attachment 8
377333

TEST SITE INFORMATION

TEST SITE ADDRESS (STREET) 10460 Pico Boulevard		(CITY) Los Angeles	(STATE) CA	(ZIP) 90064	TEST SITE PHONE (310) 286-9115
OCCUPANCY TYPE: H - 3	NUMBER OF STORES 1	YEAR BUILT 1964	CONSTRUCTION TYPE Type I		SQUARE FOOTAGE 120000

RESPONSIBLE PARTY

NAME (LAST, FIRST, MI) Zylstra, Lou	TITLE RESPONSIBLE PERSON	FIRM OR D.B.A. E&B Natural Resources and HBOC.
MAILING ADDRESS (STREET) 10000 Pico Blvd Los Angeles	(CITY) Los Angeles	(STATE) (ZIP) CA 90064
		PHONE (714) 968-4770

TEST INFORMATION

INITIAL TEST DATE 04/11/2017	TESTING AGENCY EFS West	PHONE (818) 235-6263
MAILING ADDRESS (STREET) 26472 Constellation Road	(CITY) Valencia	(STATE) (ZIP) CA 91355

TEST RESULTS

PASS FAIL

All sections below shall be found in the following pages of this report.

SECTIONS:

- I. BUILDING DESCRIPTION
- II. SYSTEM DESCRIPTION
- III. FINDINGS
- IV. TESTING PROCEDURES/WORKSHEETS

I HEREBY CERTIFY THAT THE FIRE PROTECTION EQUIPMENT LISTED ABOVE HAS BEEN FULLY TESTED IN ACCORDANCE WITH THE CHIEF'S REGULATION NO. 4 OF THE LOS ANGELES FIRE CODE AND THAT THE RESULTS ARE ACCURATELY LISTED ABOVE AND THE EQUIPMENT IS FULLY OPERABLE EXCEPT AS NOTED.

TESTER'S NAME Persaud, Jagesh	CERTIFICATE # R4284	EXPIRATION DATE 02/28/2019	SIGNATURE
----------------------------------	------------------------	-------------------------------	-----------

REPAIR AND RETEST: IF DEFECTS ARE FOUND IN EQUIPMENT TESTED CORRECTION OF SUCH DEFECTS SHALL COMMENCE FORTHWITH AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT IN EVERY CASE WITHIN 30 DAYS OF INITIAL TEST THE F-340RT SHALL BE USED TO DOCUMENT THE RETEST OF DEFECTS FOUND IN SECTION III. A COPY OF SECTION III OF THIS REPORT SHALL BE ATTACHED TO THE F-340RT PRIOR TO SUBMITTING TO THE FIRE DEPARTMENT.

REPORT SUBMITTAL INFORMATION:

ALL REPORTS ARE REQUIRED TO BE SUBMITTED TO THE LOS ANGELES CITY FIRE DEPARTMENT VIA THE COMPLIANCE ENGINE WITHIN 7 DAYS OF TEST COMPLETION.

ENTERED BY Persaud, Jagesh	ENTERED DATE 04/11/2017	ENTERED TIME 6:13 PM
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LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT
 THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT

Attachment 8
377333

INITIAL TEST DATE 04/11/2017	TEST SITE ADDRESS (STREET NUMBER AND STREET NAME) 10460 Pico Boulevard																				
EQUIPMENT TESTED: Methane Gas Detection - Initial Test																					
Section I - Building Description:																					
CHARACTERISTICS																					
PRIMARY OCCUPANCY TYPE <u>H - 3</u> SECONDARY OCCUPANCY TYPE <u>H - 4</u> TYPE OF BUSINESS CONDUCTED	FIRE CONTROL ROOM: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ELEVATOR INFORMATION: <u>CARS</u> <u>BANKS</u> PASSENGER FREIGHT PARKING NUMBER OF STAIRWAYS: <u>2</u> FIRE PUMP(S): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO LOCATION: EMERGENCY GENERATOR(S): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO LOCATION: PARKING STRUCTURE: <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> DETACHED <input type="checkbox"/> ATTACHED NUMBER OF LEVELS BELOW GROUND: <u>1</u>																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Apartment/Condo</td> <td style="width:50%; border: none;"><input type="checkbox"/> Museum</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Bar/Restaurant</td> <td style="border: none;"><input type="checkbox"/> Parking Structure</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Church</td> <td style="border: none;"><input type="checkbox"/> Office Space</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> College/University</td> <td style="border: none;"><input type="checkbox"/> Repair Garage</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Day Care</td> <td style="border: none;"><input type="checkbox"/> Retail</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Detention Facility</td> <td style="border: none;"><input type="checkbox"/> Skilled Nursing</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Group Home</td> <td style="border: none;"><input type="checkbox"/> Telecommunications</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Hospital</td> <td style="border: none;"><input type="checkbox"/> Theatre</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Hotel/Motel</td> <td style="border: none;"><input type="checkbox"/> Warehouse</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Medical Office/Clinic</td> <td style="border: none;"><input checked="" type="checkbox"/> Other: OIL AND GAS EXTRACTION FACILITY</td> </tr> </table>	<input type="checkbox"/> Apartment/Condo	<input type="checkbox"/> Museum	<input type="checkbox"/> Bar/Restaurant	<input type="checkbox"/> Parking Structure	<input type="checkbox"/> Church	<input type="checkbox"/> Office Space	<input type="checkbox"/> College/University	<input type="checkbox"/> Repair Garage	<input type="checkbox"/> Day Care	<input type="checkbox"/> Retail	<input type="checkbox"/> Detention Facility	<input type="checkbox"/> Skilled Nursing	<input type="checkbox"/> Group Home	<input type="checkbox"/> Telecommunications	<input type="checkbox"/> Hospital	<input type="checkbox"/> Theatre	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Medical Office/Clinic	<input checked="" type="checkbox"/> Other: OIL AND GAS EXTRACTION FACILITY	UNIQUE PROPERTY FEATURES: <u>OIL AND GAS DRILL SITE, CONSISTING OF STORAGE VESSELS, CONTROL ROOM, COMPRESSOR ROOM AND PRODUCTION PIT. THIS FACILITY IS MANNED 24/7</u>
<input type="checkbox"/> Apartment/Condo	<input type="checkbox"/> Museum																				
<input type="checkbox"/> Bar/Restaurant	<input type="checkbox"/> Parking Structure																				
<input type="checkbox"/> Church	<input type="checkbox"/> Office Space																				
<input type="checkbox"/> College/University	<input type="checkbox"/> Repair Garage																				
<input type="checkbox"/> Day Care	<input type="checkbox"/> Retail																				
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<input type="checkbox"/> Hospital	<input type="checkbox"/> Theatre																				
<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Warehouse																				
<input type="checkbox"/> Medical Office/Clinic	<input checked="" type="checkbox"/> Other: OIL AND GAS EXTRACTION FACILITY																				
TYPES OF OCCUPANCIES BELOW GROUND: <u>Cellar</u>																					



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT**
THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT

INITIAL TEST DATE: 04/11/2017		TEST SITE ADDRESS: (STREET NUMBER AND STREET NAME) 10460 Pico Boulevard			
EQUIPMENT TESTED: Methane Gas Detection - Initial Test					
The owner/owner(s) representative shall ensure that the appropriate permits have been secured prior to any repairs being performed. A copy of this section shall accompany the F-340RT in all cases.					
Section III - Findings:		<input type="checkbox"/> SYSTEM DEFECTS FOUND		<input checked="" type="checkbox"/> NO SYSTEM DEFECTS FOUND	
GRAY AREAS SHALL BE FILLED OUT BY CERTIFIED TESTER PERFORMING RETEST					
DEFECT #	ITEM # <small>(SECTION #)</small>	DESCRIPTION	LOCATION	RETEST ONLY	
INITIAL TEST PERFORMED BY					
TESTER'S NAME Persaud, Jagesh		CERTIFICATE # R4284	EXPIRATION DATE 02/28/2019	SIGNATURE	
PHONE NUMBER OF TESTING AGENCY (818) 235-6263		TESTING AGENCY EFS West		STATE CA	ZIP 91355
RETEST PERFORMED BY					
RE-TESTER'S NAME		CERTIFICATE #	EXPIRATION DATE	RE-TESTER'S SIGNATURE	



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT
THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT**

**Attachment 8
377333**

INITIAL TEST DATE: 04/11/2017		TEST SITE ADDRESS: (STREET NUMBER AND STREET NAME) 10460 Pico Boulevard	
EQUIPMENT TESTED: Methane Gas Detection - Initial Test			
All testing procedures below were performed in accordance with the Los Angeles Fire Department Chief's Regulation No. 4 requirements, applicable sections of N.F.P.A. and other approved publications.			
ITEM #	DESCRIPTION		
SECTION II - SYSTEM DESCRIPTION			
Give a complete and thorough description of the system/equipment. The information in this section shall include the following information (as applicable); Date of system Installation. Name of Manufacturer, Model Number, Panel Location(s), Type of Devices/Components/Valves and their Locations.			
<p><u>(16) General Monitor catalytic bead methane sensors and a methane General Monitor controller Model FS4802A, located in the control room.</u></p> <p><u>(3) Det-Tronics flame detectors model X3301 are located outside the equipment area.</u></p> <p><u>Alarms in and outside control room.</u></p>			
TESTER'S NAME	CERTIFICATE #	EXPIRATION DATE	PHONE NUMBER OF TESTING AGENCY
Persaud, Jagesh	R4284	02/28/2019	(818) 235-6263



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT
THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT**

<small>INITIAL TEST DATE:</small> 04/11/2017	<small>TEST SITE ADDRESS (STREET NUMBER AND STREET NAME)</small> 10460 Pico Boulevard			
EQUIPMENT TESTED: Methane Gas Detection - Initial Test				
All testing procedures below were performed in accordance with the Los Angeles Fire Department Chief's Regulation No. 4 requirements, applicable sections of N.F.P.A. and other approved publications.				
ITEM #	DESCRIPTION	PASS	FAIL	N/A
SECTION IV - TESTING PROCEDURES				
1.0 NOTIFICATION		PASS	FAIL	N/A
1.1	Fire Department dispatch, supervising station, & building occupants notified prior to the start of the test (if necessary to activate any notification appliances). Yes			
2.0 TESTING PROCEDURES		PASS	FAIL	N/A
	Clearly indicate each testing process which shall include (1) What was checked prior to and during testing. (2) Equipment used during the test. (3) The requirement(s) for passing each segment of testing. (4) Method used to perform the test. Minimum/Maximum times, static & residual pressures, flow rates, sound levels, battery replacement dates, automatic and manual requirements, date system installed (as applicable).			
	NOTE: Information is limited to two lines per field. Use short and concise sentences.			
2.1	All Audible notifications appliances performed 10 dba above ambient sound level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	METHANE GAS DETECTORS WERE TESTED WITH CALIBRATION TEST GAS FOR LEL VALUES(45-55%LEL).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	APPLY TEST GAS TO SENSORS AND CHECK FOR TO STROBES TO ACTIVATE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	SET POINTS ARE 20%LEL FOR LOW LEVEL AND 40%LEL FOR HIGH LEVEL.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	50% LEL TEST GAS WAS APPLIED TO ALL SENSORS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.0	OPERATIONAL TESTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1	All Methane sensors were successfully calibrated and verified to be accurate within 5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	All methane sensors activated local strobes and alarms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.0	AREAS CHECKED.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1	Oil and gas well cellars	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Compressor room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Exterior pipe rack sensors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	(3) Flame detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREAS/ DEVICES/ APPLIANCES NOT ACCESSIBLE FOR TESTING:				
A Minimum of 90% of testing is required. If less than 90% testing is conducted do not submit this report				
Description:				
END OF REPORT				
ALL FINDINGS INDICATING "FAIL" ARE LISTED IN SECTION III (YELLOW SECTION) AND HAVE BEEN POPULATED WITH THE ITEM DESCRIPTION, NUMBER AND LOCATION.				
<small>TESTER'S NAME:</small> Persaud, Jagesh	<small>CERTIFICATE #</small> R4284	<small>EXPIRATION DATE</small> 02/28/2019	<small>PHONE NUMBER OF TESTING AGENCY</small> (818) 235-6263	



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT**
THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT

Attachment 8
377333

<small>INITIAL TEST DATE:</small> 04/11/2017	<small>TEST SITE ADDRESS (S/STREET NUMBER AND STREET NAME):</small> 10460 Pico Boulevard		
<small>EQUIPMENT TESTED:</small> Methane Gas Detection - Initial Test			
ITEM #	DESCRIPTION		
<p>ALL TESTING PROCEDURES WERE PERFORMED IN ACCORDANCE WITH THE LOS ANGELES FIRE DEPARTMENT CHIEFS'S REGULATION NO. 4 REQUIREMENTS, APPLICABLE SECTIONS OF NFPA 80 AND/OR APPLICABLE MANUFACTURER RECOMMENDATIONS. THE RESULTS ARE ACCURATELY LISTED AND THE EQUIPMENT IS FULLY OPERABLE EXCEPT AS NOTED. YOU ARE A CERTIFIED REGULATION NO. 4 TESTER WITH A VALID CERTIFICATION OR HAVE BEEN AUTHORIZED TO SUBMIT THE INFORMATION ON BEHALF OF A CERTIFIED CHIEFS REGULATION NO. 4 TESTER.</p> <p>I ACCEPT</p> <p><input checked="" type="checkbox"/> Yes</p>			
<small>TESTER'S NAME</small> Persaud, Jagesh	<small>CERTIFICATE #</small> R4284	<small>EXPIRATION DATE</small> 02/28/2019	<small>PHONE NUMBER OF TESTING AGENCY</small> (818) 235-6263



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT
Deluge System - Initial Test (Partial)**

Los Report Number
361209

Page 1 of 10

TEST SITE INFORMATION

TEST SITE ADDRESS (STREET), 10460 W PICO BL	CITY LOS ANGELES	STATE CA	ZIP 90064	TEST SITE PHONE
OCCUPANCY TYPE H - 1	NUMBER OF STORIES 1	YEAR BUILT 1980	CONSTRUCTION TYPE Type III	SQUARE FOOTAGE 10000

RESPONSIBLE PARTY

NAME (LAST, FIRST, MI) Quesada, Aaron	TITLE RESPONSIBLE PERSON	PHONE NUMBER HBOC
MAILING ADDRESS (STREET) 10000 W. Pico	CITY Los Angeles	STATE CA
	ZIP 90064	PHONE (424) 558-6180

TEST INFORMATION

INITIAL TEST DATE 03/15/2017	TESTING AGENCY Delta Fire Protection	PHONE (818) 764-7990
MAILING ADDRESS (STREET) 7356 Fulton Ave	CITY North Hollywood	STATE CA
		ZIP 91605

TEST RESULTS

PASS **FAIL**

All sections below shall be found in the following pages of this report.

SECTIONS:

- I. BUILDING DESCRIPTION
- II. SYSTEM DESCRIPTION
- III. FINDINGS
- IV. TESTING PROCEDURES/WORKSHEETS

I HEREBY CERTIFY THAT THE FIRE PROTECTION EQUIPMENT LISTED ABOVE HAS BEEN FULLY TESTED IN ACCORDANCE WITH THE CHIEF'S REGULATION NO. 4 OF THE LOS ANGELES FIRE CODE AND THAT THE RESULTS ARE ACCURATELY LISTED ABOVE AND THE EQUIPMENT IS FULLY OPERABLE EXCEPT AS NOTED.

TESTER'S NAME Greene, Brett	CERTIFICATE # R4145	EXPIRATION DATE	SIGNATURE
---------------------------------------	-------------------------------	-----------------	-----------

REPAIR AND RETEST: IF DEFECTS ARE FOUND IN EQUIPMENT TESTED, CORRECTION OF SUCH DEFECTS SHALL COMMENCE FORTHWITH AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT IN EVERY CASE WITHIN 30 DAYS OF INITIAL TEST. THE F-340RT SHALL BE USED TO DOCUMENT THE RETEST OF DEFECTS FOUND IN SECTION III. A COPY OF SECTION III OF THIS REPORT SHALL BE ATTACHED TO THE F-340RT PRIOR TO SUBMITTING TO THE FIRE DEPARTMENT.

REPORT SUBMITTAL INFORMATION:

ALL REPORTS ARE REQUIRED TO BE SUBMITTED TO THE LOS ANGELES CITY FIRE DEPARTMENT VIA THE COMPLIANCE ENGINE WITHIN 7 DAYS OF TEST COMPLETION.

ENTERED BY Greene, Brett	ENTERED DATE 03/17/2017	ENTERED TIME 3:47 PM
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**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT**
THIS PAGE BY ITSELF IS NOT A COMPLETE REPORT

Report Number
361209

TEST DATE 03/15/2017		TEST SITE ADDRESS (STREET NUMBER AND STREET NAME) 10460 W PICO BL	
EQUIPMENT TESTED Deluge System - Initial Test (Partial)			
Section I - Building Description:			
CHARACTERISTICS			
PRIMARY OCCUPANCY TYPE H - 1		FIRE CONTROL ROOM: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SECONDARY OCCUPANCY TYPE H - 1		ELEVATOR INFORMATION: CARS BANKS	
TYPE OF BUSINESS CONDUCTED		PASSENGER FREIGHT PARKING	
<input type="checkbox"/> Apartment/Condo <input type="checkbox"/> Bar/Restaurant <input type="checkbox"/> Church <input type="checkbox"/> College/University <input type="checkbox"/> Day Care <input type="checkbox"/> Detention Facility <input type="checkbox"/> Group Home <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Medical Office/Clinic		NUMBER OF STAIRWAYS: FIRE PUMP(S): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO LOCATION:	
<input type="checkbox"/> Museum <input type="checkbox"/> Parking Structure <input type="checkbox"/> Office Space <input type="checkbox"/> Repair Garage <input type="checkbox"/> Retail <input type="checkbox"/> Skilled Nursing <input type="checkbox"/> Telecommunications <input type="checkbox"/> Theatre <input type="checkbox"/> Warehouse <input checked="" type="checkbox"/> Other: Oil Pumping and storage		EMERGENCY GENERATOR(S): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO LOCATION:	
UNIQUE PROPERTY FEATURES: Rancho Area Oil Pumping and storage with AFFF foam system manual only		PARKING STRUCTURE: <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> DETACHED <input type="checkbox"/> ATTACHED	
		NUMBER OF LEVELS BELOW GROUND: TYPES OF OCCUPANCIES BELOW GROUND: H1	



**LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION EQUIPMENT PERFORMANCE REPORT**
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REPORT NUMBER
361209

<small>DATE TEST DATE</small> 03/15/2017	<small>TEST SITE ADDRESS (STREET NUMBER AND STREET NAME)</small> 10460 W PICO BL
<small>EQUIPMENT TESTED</small> Deluge System - Initial Test (Partial)	
All testing procedures below were performed in accordance with the Los Angeles Fire Department Chief's Regulation No. 4 requirements, applicable sections of N.F.P.A. 25 and other approved publications.	
<small>ITEM #</small>	<small>DESCRIPTION</small>
Section II - System Description: Deluge Automatic Fire Sprinkler	
<small>Location of Deluge in Building :</small> NBOC OIL PUMPING IN MIDDLE OF GOLF COARSE	
<small>System Components: Check all that applies:</small>	
<small>Releasing Control Panel Information: Manufacturer:</small>	
<small>Location:</small>	
<small>Valve and Trim Location (Area/ Room):</small> <u>at each area serving</u>	
<small>Protected Area(s):</small> <u>Cellar 1, Cellar 2, Treater Trap, GPI Unit, Gas Compressor</u>	
<small>System Type:</small>	
<input checked="" type="checkbox"/> Non Interlock <input type="checkbox"/> Single Interlock <input type="checkbox"/> Double Interlock	
<small>Valve Arrangement:</small>	
<input type="checkbox"/> Pre-action Valve <input checked="" type="checkbox"/> Deluge Valve <input type="checkbox"/> Check Valve <input type="checkbox"/> Solenoid Valve <input type="checkbox"/> Riser Shutoff Above Deluge Valve	
<small>Resets w/o Opening</small>	
<input type="checkbox"/> Pre-action Valve <input checked="" type="checkbox"/> Deluge Valve <input type="checkbox"/> Check Valve	
<small>Fire Department Connection (FDC)</small>	
<small>FDC Serves:</small>	
<input type="checkbox"/> Serves Pre-Action System only <input type="checkbox"/> Serves Entire Building and Pre-Action System	
<small>Water Supply:</small>	
<input checked="" type="checkbox"/> Fed Directly from Public Main <input type="checkbox"/> Fed Directly from Water Tank <input type="checkbox"/> Fed from Wet Sprinkler System	
<small>Sectional Control Valve Security:</small>	
<small>TECHNICIAN NAME</small> Greene, Brett	<small>CERTIFICATE #</small> R4145
<small>OPERATION DATE</small>	<small>PHONE NUMBER OF TESTING AGENCY</small> (818) 764-7990



**LOS ANGELES FIRE DEPARTMENT
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<small>TEST DATE</small> 03/15/2017	<small>TEST SITE ADDRESS (STREET NUMBER AND STREET NAME)</small> 10460 W PICO BL
<small>EQUIPMENT TESTED</small> Deluge System - Initial Test (Partial)	
ITEM #	DESCRIPTION
	<input type="checkbox"/> Electronically Supervised/ Tamper Switch <input checked="" type="checkbox"/> Approved Break Away Lock Supervisory Pressure Supplied by: <input type="checkbox"/> Compressed Air <input type="checkbox"/> Compressed Nitrogen <input type="checkbox"/> Nitrogen Generator Alarm Devices: <input type="checkbox"/> Smoke Detector <input type="checkbox"/> Manual Pull Station <input type="checkbox"/> Low Air Pressure <input type="checkbox"/> Heat Detector <input type="checkbox"/> Ultra Violet (UV) <input type="checkbox"/> Infrared (IR) Notification Appliances: <input type="checkbox"/> Strobes <input type="checkbox"/> Speaker/Strobes <input type="checkbox"/> Horn/Strobes <input type="checkbox"/> Chime/Strobes <input type="checkbox"/> Speakers <input type="checkbox"/> Horns <input type="checkbox"/> Bells <input type="checkbox"/> Chimes Type of Sprinklers: <input type="checkbox"/> Pilot Line Detector/Sprinkler <input type="checkbox"/> Dry Pilot Line <input type="checkbox"/> Standard Response <input type="checkbox"/> Fast Response <input type="checkbox"/> Upright <input type="checkbox"/> Pendent <input type="checkbox"/> Sidewall <input type="checkbox"/> Commercial <input type="checkbox"/> Dry Sprinklers Type of Alarm: <input type="checkbox"/> Local Alarm <input type="checkbox"/> Activates Building Fire Alarm <input type="checkbox"/> Monitored by Supervising Station
<small>TESTER NAME</small> Greene, Brett	<small>CERTIFICATE #</small> R4145
<small>EXPIRATION DATE</small>	<small>PHONE NUMBER OF LISTING AGENCY</small> (818) 764-7990



**LOS ANGELES FIRE DEPARTMENT
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DATE TESTED: 03/15/2017		TEST LOCATION (STREET NUMBER AND STREET NAME): 10460 W PICO BL			
EQUIPMENT TESTED: Deluge System - Initial Test (Partial)					
The owner/owner(s) representative shall ensure that the appropriate permits have been secured prior to any repairs being performed. A copy of this section shall accompany the F-340RT in all cases.					
Section III - Findings:		<input type="checkbox"/> SYSTEM DEFECTS FOUND		<input checked="" type="checkbox"/> NO SYSTEM DEFECTS FOUND	
GRAY AREAS SHALL BE FILLED OUT BY CERTIFIED TESTER PERFORMING RETEST					
DEFECT #	ITEM # (SECTION IV)	DESCRIPTION	LOCATION	RETEST ONLY	
INITIAL TEST PERFORMED BY					
TESTER'S NAME: Greene, Brett		CERTIFICATE #: R4145	OPERATION DATE:	SIGNATURE:	
PHONE NUMBER OF TESTING AGENCY: (818) 764-7990		TESTING AGENCY: Delta Fire Protection		STATE: CA	ZIP: 91605
RETEST DATE: / /		RETEST PERFORMED BY:			
RETESTER'S NAME:		CERTIFICATE #:	OPERATION DATE:	RETESTER'S SIGNATURE:	PHONE NUMBER:



**LOS ANGELES FIRE DEPARTMENT
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TEST DATE 03/15/2017		TEST SITE ADDRESS (STREET NUMBER AND STREET NAME) 10460 W PICO BL	
EQUIPMENT TESTED Deluge System - Initial Test (Partial)			
All testing procedures below were performed in accordance with the Los Angeles Fire Department Chiefs Regulation No. 4 requirements, applicable sections of N.F.P.A. 25 and other approved publications.			
ITEM #	DESCRIPTION	PASS	FAIL N/A
SECTION IV - TESTING PROCEDURES: DELUGE AUTOMATIC FIRE SPRINKLER FULL FLOW - 5 YEAR TEST			
1.0 NOTIFICATION			
1.1	Fire Department dispatch, supervising station, & building occupants notified prior to the start of the test. No		
2.0 INSPECTION- Only for the area/location of the pre-action system			
	See options 1 or 2 below if any fail status is indicated for items 2.2 - 2.9		
2.1	Manufacture date of sprinkler heads are after 1920 (any heads manufactured prior to 1920 shall be replaced).	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.2	Standard response/spray sprinklers have been in service less than 50 years.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.3	Standard response/spray sprinklers in service for 50 years were last tested on and are within 10 years of the last sprinkler test date.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.4	Standard response/spray sprinklers have been in service less than 75 years	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.5	Standard response/spray sprinklers in service for 75 years were last tested on and are within 5 years of the last sprinkler test date.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.6	Sprinklers with fast response elements have been in service less than 20 years.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.7	Sprinklers with fast response elements that have been in service for 20 years were tested on and are within 10 years of the last sprinkler test date.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.8	Extra high "welder type" sprinklers with a temperature classification of 325 or more exposed to semi-continuous or continuous maximum allowable temperatures were tested on and have been tested within 5 years (see note below).	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.9	Dry sprinklers that have been in service for 10 years were tested on and are within 10 years of the last sprinkler test date.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.10	Sprinklers are free of paint, on the operating components i.e. bulb, link, cap. Deflector does not have excessive build-up of paint that affects spray pattern.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.11	Sprinklers are not damaged, missing escutcheons, leaking, and/or do not show signs of excessive corrosion, loss of fluid in the glass bulb or loaded with dust or debris and are installed in the proper orientation.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.12	Sprinklers are not included in the Consumer Products Safety Commission (CPSC) sprinkler recall program.	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.13	All gauges were checked for damage and legibility and determined to be accurate (within 3 percent of the full scale) by comparison of a calibrated gauge.	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
SELECT AN OPTION BELOW: Owner/Owners' representative has chosen one of the following options for items 2.2 - 2.			
TESTER NAME	CERTIFICATE #	EXPIRATION DATE	PHONE NUMBER OF TESTING AGENCY
Greene, Brett	R4145		(818) 764-7990



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TEST DATE 03/15/2017		TEST SITE ADDRESS (STREET NUMBER AND STREET NAME) 10460 W PICO BL		
EQUIPMENT TESTED Deluge System - Initial Test (Partial)				
ITEM #	DESCRIPTION	PASS	FAIL	N/A
	<input type="checkbox"/> Option 1: Test - A representative sample of not less than 4 or 1% of the sprinklers in the system (whichever is greater) was sent to an approved lab for testing. <input type="checkbox"/> Option 2: Replace all sprinklers in the system.			
3.0 CONTROL VALVES		PASS	FAIL	N/A
3.1	Control valves were verified to be in the normally open or normally closed position.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Control valves in the system were inspected for leaks, lubricated and operated through its full range of motion and returned to normal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Control valves were locked or electronically supervised.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Control valve supervisory switches indicated at the fire alarm panel within the first two revolutions of a hand wheel or one fifth the distance from its normal position (whichever is less).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.0 FIRE DEPARTMENT CONNECTION(S) (FDC) AND PIPING		PASS	FAIL	N/A
Fill out this category if it serves the pre-action system only				
4.1	Inlets are free of damage. Couplings & swivels rotate smoothly, and plugs/caps and gaskets are in place and in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	FDC fittings are not missing and are the correct fitting for the application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Check valve is not leaking and clapper is in place and in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	The piping between the FDC connection and the FDC check valve is greater than 3 feet and was hydrostatically tested at 150 psi for 3 minutes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note 1: Missing or incorrect FDC signs shall be noted in Section V of this report for follow up				
5.0 BACK FLUSH OF THE FDC		PASS	FAIL	N/A
Fill out this category if it serves the pre-action system only				
5.1	Check valve inspected. Clapper and gasket was in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Clapper was:				
<input type="checkbox"/> Removed <input type="checkbox"/> Reversed <input type="checkbox"/> Blocked Open				
5.2	FDC was Back Flushed at full flow to dislodge all debris from the FDC and inlet piping.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	FDC was restored to normal.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.0 WATER SUPPLY - Tested via the Main Drain for the pre-action system only		PASS	FAIL	N/A
6.1	The beginning static pressure on the water supply gauge was recorded at (psi).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2	The main drain valve was opened fully and the flowing pressure stabilized at (psi).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TESTER'S NAME Greene, Brett	CERTIFICATE # R4145	EXPIRATION DATE	PHONE NUMBER OF TESTING AGENCY (818) 764-7990	



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TEST DATE: 03/15/2017		TEST SITE ADDRESS (STREET NUMBER AND STREET NAME): 10460 W PICO BL		
EQUIPMENT TESTED Deluge System - Initial Test (Partial)				
ITEM #	DESCRIPTION	PASS	FAIL	N/A
6.3	The main drain valve was closed and the pressure returned to the approximate original static psi without delay.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Static pressure returned reading:			
	Static psi returned in (seconds):			
7.0 PREACTION RELEASING CONTROL PANEL		PASS	FAIL	N/A
7.1	An Accurate Sequence of Operation Matrix provided at the Fire Control Panel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Fire alarm operating instructions within 3 feet of FACP/ FACU.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.3	Control panel is free of trouble/supervisory signals, or the condition(s) causing the signals are known and does not prevent the system from being tested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.4	The correct identification and location indicated for alarms, supervisory, & trouble signals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.5	Low air supervisory alarm initiated a low-pressure alarm when the system piping pressure loss was a minimum of 7 PSI and in accordance with the valve manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Low air alarm activated at (PSI):			
8.0 SECONDARY POWER		PASS	FAIL	N/A
8.1	Batteries are free of physical damage, leaks, loose connections, and corrosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Battery replacement date less than 5 years from the date of manufacturer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	All batteries are labeled by the Tester on the front of the battery with the manufacture date.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	System was tested on secondary battery power in general alarm for 5 minutes at full load or 15 minutes at full load for systems with voice evacuation or tested with an approved battery load tester.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Approved artificial load tester used - Manufacturer:			
	Model:			
8.5	Primary power disconnected and trouble signal verified for loss of power.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Dedicated fire alarm circuit verified and identified.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.7	Dedicated fire alarm circuit locked or in a secure room.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.0 PREACTION , DELUGE AND CHECK, VALVES		PASS	FAIL	N/A
9.1	Pre-action, deluge and check valve was internally inspected for the condition of the clapper and valve seat, corrosion, obstructing material and were verified to be in good condition, operated correctly, and moved freely.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Pre-action or deluge valve, electrical and pneumatic components were externally inspected for damage and valve seat leakage, and trim valves were verified to be in the normal open or closed position, and electrical and pneumatic components were in service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TESTER NAME	COPYRIGHT ©	SUPPLY IDENTIFICATION	PHONE NUMBER OF TESTING AGENCY	
Greene, Brett	R4145		(818) 764-7990	



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INITIAL TEST DATE: 03/15/2017		TEST SITE ADDRESS (ENCL. NUMBER AND STREET NAME): 10460 W PICO BL		
EQUIPMENT TESTED Deluge System - Initial Test (Partial)				
ITEM #	DESCRIPTION	PASS	FAIL	N/A
9.3	Strainers, filters, restricted orifices, and diaphragm chambers were internally inspected and are in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.4	Proper priming water levels were checked in accordance with manufacturers instructions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.0 FULL FLOW TRIP TEST		PASS	FAIL	N/A
	System Pressure: 82 psi			
	System Trip Pressure: 30 psi			
10.1	A Full Flow trip test (valve activation) was conducted with the supply control valve fully open.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Non-interlock system - Release of supervisory air resulted in valve trip/activation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.3	The Pre-action, or deluge valve was tripped/activated by the initiation of least one manual activation and at least one detection device in each zone controlling the valve.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.4	Double Interlock system - At least one detection device in each zone controlling the valve and the release of supervisory air tripped /activated the valve	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.5	Pneumatic pilot line system- The pre-action, or deluga valve was tripped/activated by the Inspectors Test Valve (ITV) on the pilot line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.0 Air/Nitrogen Supply & Pressure Maintenance		PASS	FAIL	N/A
11.1	Supervisory maintenance pressure device started and stopped in accordance with the approved sequence of operation and the manufacturers specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Start pressure:			
	Stop Pressure:			
11.2	System pressure was restored to normal and was reset successfully.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.0 INITIATING DEVICES TESTED - Initiating devices shall be tested as intended to operate.		PASS	FAIL	N/A
	Any devices not tested requires an explanation at the end of Section IV. (Minimum of 90% required)			
12.1	Manual Pull Stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.2	System Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.3	Air Sampling Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.4	Heat Detector: Restorable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.5	Heat Detector: Non-Restorable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.6	Pressure Switches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.7	Valve Supervisory Switches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.8	Water Flow (interior audible) within 20 - 60 seconds.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TESTER NAME Greene, Brett	OFFICER # R4145	APPROVAL #	TELEPHONE NUMBER (818) 764-7990	



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TEST DATE 03/15/2017		TEST SITE ADDRESS (REPORT NUMBER AND STREET ADDRESS) 10460 W PICO BL		
EQUIPMENT TESTED Deluge System - Initial Test (Partial)				
ITEM #	DESCRIPTION	PASS	FAIL	N/A
12.9	Outside Electric Sprinkler Bell Within 90 Seconds.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.0 AUDIBLE AND VISUAL NOTIFICATION APPLIANCES ACTIVATED		PASS	FAIL	N/A
	Any devices not tested requires an explanation at the end of Section IV. (Minimum of 90% required)			
	Prior to 1993 - 10 dba above ambient sound level in the area.			
	1993 to 2000 - 15 dba above ambient (minimum 75 dba, maximum 120 dba).			
	2001 and later - 15 dba above ambient (minimum 75 dba, maximum 118 dba).			
	Non-ADA strobes installed prior 1998 may not have the capability to be synchronized			
13.1	Bells	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.2	Chimes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.3	Speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.4	Horns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.5	Horn/ Strobes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.6	Speaker/ Strobes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.7	Mini Horns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.8	ADA Strobes flashed in synchronization when more than 2 are visible in the field of view	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.9	Non-ADA Strobes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.10	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.11	Strobe Flash rate is between 60 and 120 times per minute.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREAS/DEVICES/APPLIANCES NOT ACCESSIBLE FOR TESTING				
A minimum of 90% of testing is required. If less than 90% testing is conducted do not submit this report.				
END OF REPORT				
NOTE: All findings indicating "Fail" shall be listed in Section III "FINDINGS" of the LAPD F-340R "Fire Protection Equipment Performance Report" and shall include the appropriate Item Number, Description, and Location from this section (Section IV).				
THE RESULTS ARE ACCURATELY LISTED AND THE EQUIPMENT IS FULLY OPERABLE EXCEPT AS NOTED. YOU ARE A CERTIFIED REGULATION NO. 4 TESTER WITH A VALID CERTIFICATION OR HAVE BEEN AUTHORIZED TO SUBMIT THE INFORMATION ON BEHALF OF A CERTIFIED CHIEFS REGULATION NO. 4 TESTER.				
I ACCEPT				
<input checked="" type="checkbox"/> Yes				
TESTER NAME Greene, Brett	CERTIFICATE # R4145	EXPIRATION DATE	PHONE NUMBER OF TESTING AGENCY (818) 764-7990	

Lou

From: Ted Cordova <tcordova@ebresources.com>
Sent: Monday, June 19, 2017 4:07 PM
To: Nicki Carlsen; Lou Zylstra
Subject: Fwd: Hazardous Materials Inventory for CERS ID 10243504 Accepted By Regulator

Sent from my iPhone

Begin forwarded message:

From: Ashton Wight <awight@ebresources.com>
Date: May 12, 2017 at 8:22:37 AM PDT
To: Ted Cordova <tcordova@ebresources.com>
Cc: Shams Hasan <shasan@ebresources.com>
Subject: **Fwd: Hazardous Materials Inventory for CERS ID 10243504 Accepted By Regulator**

It has finally been accepted! We are in the clear.
-Ashton

Sent from my iPhone

Begin forwarded message:

From: Jennifer Brady <jbradv@ebresources.com>
Date: May 12, 2017 at 7:29:12 AM PDT
To: Ashton Wight <awight@ebresources.com>
Subject: **Fwd: Hazardous Materials Inventory for CERS ID 10243504 Accepted By Regulator**

Yes!!!!!!

Sent from my iPhone

Begin forwarded message:

From: CERS Automated Messaging - DO NOT REPLY
<DoNot.ReplyTo.Cers@calepa.ca.gov>
Date: May 12, 2017 at 6:29:36 AM PDT
To: <jbrady@ebresources.com>
Subject: **Hazardous Materials Inventory for CERS ID 10243504 Accepted By Regulator**

Your **Hazardous Materials Inventory** submittal on *May 10, 2017* for *HILLCREST-BEVERLY OIL CORP - RANCHO* (CERS ID 10243504) was **Accepted** by Los Angeles City Fire Department on May 12, 2017. This indicates the regulator has reviewed the

submittal element and finds the data/documents meet state and local reporting requirements. The regulator has not necessarily field-verified the submitted data. Any comments from the regulator are shown below.

Facility Name: HILLCREST-BEVERLY OIL CORP - RANCHO

CERS ID: 10243504

Facility Address: 10310 W PICO BLVD, LOS ANGELES, CA
90064

This is an automated email sent from the CERS System. Please DO NOT REPLY.

This is a courtesy email sent to you from the **California Environmental Reporting System**

<http://cers.calepa.ca.gov/>

Contact: [CERS Technical Assistance \(cers@calepa.ca.gov\)](mailto:cers@calepa.ca.gov)

~~EXOHPKS~~



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CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
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June 16, 2017

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Hillcrest Beverly Oil Corporation (A)(O)
Lou Zylstra, Vice President
10000 West Pico Blvd.
Los Angeles, CA 90064

Hillcrest Beverly Oil Corporation (A)(O)
Lou Zylstra, Vice President
1901 California Street,
Huntington Beach, CA 92648

CASE NO. ZA 14560
COMMUNICATION
10460 West Pico Boulevard
Zone : OS-1XL-O
D. M. : 126B121, 129B161, 126B165
C. D. : 5
Legal Description: FR B and FR C,
Rincon De Los Bueyes

On June 14, 2017, the Department of City Planning received a letter dated June 8, 2017, relating to the compliance status of Rancho Park Drill Site, located at 10460 West Pico Boulevard, from Hillcrest Beverly Oil Corporation (HBOC).

HBOC stated in the letter that it had dismantled and discontinued the testing and operation of the CEB-1200 gas burner. Additionally, HBOC stated it is also working to rectify the citation issues identified by the Government Agencies and outlined in the Los Angeles Council File No. 17-0149 Report. HBOC reports that some issues have been addressed, with the remaining items to be resolved in the next several weeks.

HBOC further stated that it is currently preparing a compliance report responding to all issues raised in the Council Report. HBOC will submit the compliance report to the City by June 30, 2017.

The Department of City Planning appreciates HBOC cooperating with the City in addressing the Rancho Park Drill Site violations. At this time, the Department expects to receive the Rancho Park Drill Site compliance report from HBOC by June 30, 2017, for a further review. Please be advised that HBOC's "compliance report" does not replace the need for a Plan Approval action.

ZA 14560

Communication- Plan Approval Review of Compliance

If you have questions regarding this matter, please contact Jon Foreman, Senior City Planner, Office of Zoning Administration, at (213) 978-1318 or e-mail at: jon.foreman@lacity.org.



JACK CHIANG
Associate Zoning Administrator

JC:JF

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