

1 ANGELA JOHNSON MESZAROS, CA Bar No. 174130
 2 BYRON CHAN, CA Bar No. 306043
 3 KARTIK RAJ, CA Bar No. 333897
 4 EARTHJUSTICE
 5 707 Wilshire Boulevard, Suite 4300
 6 Los Angeles, CA 90017
 7 Tel: (213) 766-1064
 8 Fax: (213) 403-4822
 9 ameszaros@earthjustice.org
 10 bchan@earthjustice.org
 11 kraj@earthjustice.org

Counsel for Petitioner/Plaintiff Redeemer Community Partnership

12 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
 13 IN AND FOR THE COUNTY OF LOS ANGELES

14 REDEEMER COMMUNITY PARTNERSHIP,
 15
 16 Petitioner/Plaintiff,
 17
 18 v.
 19
 20 LOS ANGELES CITY FIRE DEPARTMENT,
 21
 22 Respondent/Defendant.

Case No.: 21STCP00733

VERIFIED PETITION FOR WRIT OF MANDATE AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

[Code of Civ. Proc., §§ 1085, 1060, 526]

INTRODUCTION

1
2 1. The Los Angeles Fire Code (Fire Code) requires the Los Angeles City Fire
3 Department (Fire Department) to regulate and oversee oil and gas drilling sites in the City of Los
4 Angeles (Los Angeles). Specifically, the Fire Code outlines requirements for the management
5 and abandonment of non-operating wells.

6 2. The Fire Code classifies wells that have not been in operation or have ceased to
7 produce petroleum or natural gas for a continuous period of one year as non-operating wells.
8 The Fire Code requires the Fire Chief to issue a written notice to drill site operators to either
9 abandon or reactivate non-operating wells within 30 days of receiving such notice.

10 3. Until non-operating wells are properly abandoned, they pose a significant risk to
11 community health and safety. Non-operating wells can waft noxious fumes into homes, emit
12 climate-warming methane, leach contaminants into drinking water, and release toxic emissions
13 and flammable gases from both their casings and the pipes that connect to them. The longer that
14 wells are non-operating, the higher the risk of well casing failure.

15 4. There are hundreds of non-operating wells within Los Angeles. Many of these
16 wells are surrounded by homes, schools, parks, playgrounds, hospitals, and churches—places
17 where people live, work, learn, play, and worship.

18 5. The Murphy Drill Site is an oil and gas extraction site in South Los Angeles. The
19 site is located in a densely populated residential neighborhood. Of the thirty-three wells at the
20 Murphy Drill Site, five wells have not been in operation or have ceased to produce petroleum or
21 natural gas for a continuous period of one year. The Fire Code requires the Fire Chief to issue a
22 notice to either abandon or reactivate these non-operating wells.

23 6. On information and belief, the Fire Chief has not issued a notice to either abandon
24 or reactivate all the non-operating wells at the Murphy Drill Site. Further, the Fire Chief
25 incorrectly determined that a non-operating well at the Murphy Drill Site was reactivated.

26 7. Petitioner brings this action to secure the Fire Chief's compliance with his non-
27 discretionary duty to issue a notice to either abandon or reactivate the non-operating wells at the
28

1 Murphy Drill Site and to reverse the Fire Chief’s incorrect determination that a non-operating
2 well at the Murphy Drill Site was reactivated.

3 **PARTIES**

4 8. Petitioner REDEEMER COMMUNITY PARTNERSHIP (Redeemer) is a
5 grassroots organization in South Los Angeles whose members seek to create a safe, healthy, and
6 opportunity-rich community where children and their families thrive. Redeemer provides
7 various support services to children, youth, and families in South Los Angeles. Redeemer is
8 deeply concerned about the safety and health effects of non-operating wells at the Murphy Drill
9 Site.

10 9. Respondent LOS ANGELES CITY FIRE DEPARTMENT is a city agency that
11 enforces the Fire Code under the authority of the Fire Chief. The Fire Department conducts
12 annual inspections of facilities that have oil and gas wells to review whether their infrastructure,
13 operations, and detection and suppression systems comply with the Fire Code. In addition, the
14 Fire Department is responsible for permitting and overseeing the drilling and abandonment of oil
15 and gas wells.

16 10. By this action, Petitioner seeks to enforce the Fire Chief’s non-discretionary duty
17 to address the non-operating wells at the Murphy Drill Site. Further, Petitioner seeks to reverse
18 the Fire Chief’s incorrect determination that a non-operating well at the Murphy Drill Site was
19 reactivated. Petitioner has an interest in the proper enforcement of the Fire Code. In addition,
20 Petitioner’s members have an interest in their health and well-being, and in the health and well-
21 being of others, including residents living near the Murphy Drill Site. Unless this Court grants
22 the relief requested in this case, Petitioner and its members will continue to suffer from the Fire
23 Chief’s failure to properly address the non-operating wells at the Murphy Drill Site.

24 **JURISDICTION AND VENUE**

25 11. This Court has jurisdiction over the matters alleged in this Petition under Code of
26 Civil Procedure sections 526, 1060 and 1085.

1 12. Venue is proper in the Superior Court of California, County of Los Angeles under
2 Code of Civil Procedure section 395 because the Fire Department's headquarters is in the County
3 of Los Angeles.

4 13. There are no conditions precedent to filing this instant action and no available
5 remedies that Petitioner must exhaust to the extent required by law.

6 14. Petitioner does not have a plain, speedy, or adequate remedy at law unless this
7 Court grants the requested writ of mandate to direct the Fire Chief to comply with his non-
8 discretionary duty to issue a notice to either abandon or reactivate the non-operating wells at the
9 Murphy Drill Site and to reverse the Fire Chief's incorrect determination that a non-operating
10 well at the Murphy Drill Site was reactivated.

11 **RISKS FROM NON-OPERATING WELLS**

12 15. Non-operating wells present significant risks to community health and safety.
13 Such wells act as pathways for toxic gases and dangerous contaminants to migrate to the surface
14 and into the atmosphere. Non-operating wells are known to emit pollutants including benzene
15 and formaldehyde, fine and ultra-fine particulate matter, and hydrogen sulfide. All these
16 pollutants have proven records of toxicity and are known to cause health impacts ranging from
17 nosebleeds to chronic headaches, increased risks of asthma and other respiratory illnesses, and
18 increased risk of cancer.

19 16. Non-operating wells also contribute to climate change. Leaking wells emit
20 methane, a greenhouse gas with 86 times the global warming potential of carbon dioxide over a
21 20-year period. In addition to large-scale climate impacts, methane poses a direct and immediate
22 hazard to workers and nearby residents due to the threat of fires and explosions.

23 17. Further, leaks and spills from non-operating wells can contaminate soil,
24 groundwater, and surface water with a variety of pollutants, including brine, heavy metals, and
25 radioactive substances.

26 18. Section 57.5706.3.16.1 of the Fire Code requires the Fire Chief to address and
27 prevent these significant risks from non-operating wells.

1 **THE FIRE CODE**

2 19. Section 57.5706.3.16.1 of the Fire Code classifies wells that have not been in
3 operation or have ceased to produce petroleum or natural gas for a continuous period of one year
4 as non-operating wells. In accordance with section 57.105.6.26 of the Fire Code, this
5 classification applies to oil and gas production wells in addition to injection wells.

6 20. Section 57.5706.3.16.1 of the Fire Code requires the Fire Chief to issue a notice to
7 drill site operators to either abandon or reactivate non-operating wells within 30 days of
8 receiving such notice.

9 21. Section 57.5706.3.16.1 of the Fire Code states:

10 Any oil well which has not been secured in compliance with the provisions of
11 Section 57.5706.3.15, or which, for a continuous period of one year has not been in
12 operation or has ceased to produce petroleum or natural gas, shall either be
13 abandoned or reactivated within 30 days after notice has been given by the Chief.

14 **THE MURPHY DRILL SITE**

15 22. The Murphy Drill Site is located at 2126 West Adams Boulevard in South Los
16 Angeles. The site was originally where the railroad, cement, and oil tycoon Daniel Murphy built
17 his Italian Renaissance-style estate. Daniel Murphy was a significant benefactor of the Los
18 Angeles Roman Catholic Archdiocese and his daughter, Bernardine Murphy Donohue,
19 ultimately gifted the site to the Archdiocese. Even though the site was zoned for multi-family
20 residential housing, the Archdiocese leased the land to Union Oil Company of California in 1958
21 to develop the Murphy Drill Site.

22 23. When drilling began at the Murphy Drill Site in 1961, the Los Angeles Zoning
23 Administrator noted in the Plan Approval that the site was already “in the heart of a densely
24 populated residential neighborhood.” The site was “adjoining a Catholic Sister’s Convent,”
25 “across the street from quality residential improvements and the Clark Memorial Library,” and
26 near “public and private school sites.”

1 24. Today, the Murphy Drill Site remains situated in a dense residential
2 neighborhood. According to the 2014–2018 American Community Survey from the U.S. Census
3 Bureau, 13,467 people live within a half-mile radius of the site. Many of the area’s residents are
4 especially vulnerable to the risks associated with oil and gas extraction. In particular, the
5 Murphy Drill Site shares a common wall with an apartment complex for low-income residents on
6 one side and the AIDS Healthcare Foundation's Healthcare Center on the other. It is surrounded
7 by homes, schools, playgrounds, and health centers including the Widney Career Preparatory and
8 Transition Center (a high school for students with special needs), 24th Street Elementary School,
9 Carl Bean Men’s Wellness Center, John Tracy Center (a provider for infants and young children
10 with hearing loss), Western Convalescent Hospital, and several housing complexes for hundreds
11 of seniors including Independent Square and Saint John of God Retirement and Care Center.

12 25. There are thirty-three wells at the Murphy Drill Site—twenty-three for oil and gas
13 production and ten for injection.

14 **NON-OPERATING WELLS AT THE MURPHY DRILL SITE**

15 26. The California Geologic Energy Management Division (CalGEM) is the state
16 agency responsible for monitoring and regulating oil and gas extraction in California. CalGEM
17 requires drill site operators to submit monthly production reports that track the amount of oil and
18 gas produced from each well and the amount of fluid or gas injected into each well during the
19 month.

20 27. CalGEM organizes monthly production reports in its WellSTAR database by API
21 number, which is a unique and permanent identifying number assigned to each well throughout
22 the state. The most recent update to CalGEM’s database provides data through January 2021.
23 These data reveal that four production wells and one injection well at the Murphy Drill Site have
24 not been in operation or have ceased to produce petroleum or natural gas for a continuous period
25 of one year.

API	Well Number	Last Activity	Time Inactive
03700377	9	September 2019	1 year, 4 months
03700322	19	November 2018	2 years, 2 months
03720955	21	January 2019	2 years
03721072	22	November 2019	1 year, 2 months
03727007	31	July 2019	1 year, 6 months

28. The Fire Department does not independently track the monthly amount of oil and gas produced from each well and the monthly amount of fluid or gas injected into each well at the Murphy Drill Site.

29. On March 11, 2020, Petitioner submitted a letter to the Fire Department calling on Fire Chief Ralph Terrazas to issue a notice to either abandon or reactivate the non-operating wells at the Murphy Drill Site in accordance with section 57.5706.3.16.1 of the Fire Code. (Attached as Exhibit 1.) The Fire Department has not acknowledged or responded to Petitioner's letter.

30. On information and belief, the Fire Chief has not issued a notice to either abandon or reactivate all the non-operating wells at the Murphy Drill Site. As detailed below, the Fire Chief issued a notice for Well 21 but resolved the notice after incorrectly determining that Well 21 was reactivated.

31. Further, the non-operating wells at the Murphy Drill Site have not been abandoned. California Public Resources Code section 3230 requires a drill site operator to submit a Notice of Intention to Abandon to CalGEM prior to abandoning a well. CalGEM publishes weekly summaries of any issued or submitted Notices of Intention to Abandon on its website. CalGEM's website does not show any Notices of Intention to Abandon for the non-operating wells at the Murphy Drill Site.

1 **THE STATUS OF WELL 21 AT THE MURPHY DRILL SITE**

2 32. Based on monthly production reports submitted to CalGEM for the Murphy Drill
3 Site, Well 21 is a production well that has ceased to produce petroleum or natural gas for a
4 continuous period of one year.

5

API	Well Number	Last Activity	Time Inactive
03720955	21	January 2019	2 years

6
7

8 33. On May 7, 2020, the Fire Department inspected the Murphy Drill Site and
9 determined that Well 21 was a non-operating well. In accordance with section 57.5706.3.16.1 of
10 the Fire Code, the Fire Department issued a notice to either abandon or reactive Well 21 within
11 30 days.

12 34. On June 5, 2020, the Fire Department re-inspected Well 21 and determined that
13 Well 21 was reactivated. (Attached as Exhibit 2.) Based on this determination, the Fire
14 Department resolved the notice to either abandon or reactive Well 21.

15 35. Monthly production reports show that Well 21 has not produced petroleum or
16 natural gas for a continuous period of one year despite its supposed reactivation according to the
17 Fire Department’s inspection on June 5, 2020. Thus, Well 21 continues to be a non-operating
18 well and the Fire Department incorrectly resolved the notice to either abandon or reactive Well
19 21.

20 **FIRST CAUSE OF ACTION**

21 **(Traditional Writ of Mandate: Failure to Undertake a Non-Discretionary Duty in**
22 **Accordance with the Los Angeles Fire Code)**

23 36. Petitioner incorporates by reference the allegations set forth in paragraphs 1
24 through 35 above.

25 37. There are five wells at the Murphy Drill Site that “for a continuous period of one
26 year [have] not been in operation or [have] ceased to produce petroleum or natural gas.” Section
27 57.5706.3.16.1 of the Fire Code classifies such wells as non-operating wells.

1 38. Section 57.5706.3.16.1 of the Fire Code requires the Fire Chief to issue a written
2 notice to drill site operators to either abandon or reactivate non-operating wells within 30 days of
3 receiving such notice.

4 39. On information and belief, the Fire Chief has not issued a notice to either abandon
5 or reactivate all the non-operating wells at the Murphy Drill Site.

6 **SECOND CAUSE OF ACTION**

7 **(Traditional Writ of Mandate: Incorrect Determination of Well Status)**

8 40. Petitioner incorporates by reference the allegations set forth in paragraphs 1
9 through 39 above.

10 41. Section 57.5706.3.16.1 of the Fire Code classifies wells that have not been in
11 operation or have ceased to produce petroleum or natural gas for a continuous period of one year
12 as non-operating wells.

13 42. On May 7, 2020, the Fire Department determined that Well 21 at the Murphy
14 Drill Site was a non-operating well that had to be either abandoned or reactivated within 30 days.

15 43. On June 5, 2020, the Fire Department determined that Well 21 was reactivated
16 and was no longer a non-operating well.

17 44. Monthly production data from CalGEM show that Well 21 has not produced
18 petroleum or natural gas for a continuous period of one year despite its supposed reactivation
19 according to the Fire Department's inspection on June 5, 2020.

20 45. Well 21 continues to be a non-operating well that must be either abandoned or
21 reactivated in accordance with section 57.5706.3.16.1 of the Fire Code.

22 //

23 //

24 //

25 //

26 //

27 //

28 //

1 **PRAYER FOR RELIEF**

2 WHEREFORE, Petitioner prays for judgment as set forth below:

3 I. As to the FIRST CAUSE OF ACTION:

- 4 1. For a writ of mandate or peremptory writ issued under the seal of this Court pursuant
5 to Code of Civil Procedure section 1085 directing the Fire Chief to comply with
6 section 57.5706.3.16.1 of the Fire Code by issuing a written notice to either abandon
7 or reactivate the non-operating wells at the Murphy Drill Site, excluding Well 21;
8 2. For a declaration under Code of Civil Procedure section 1060 that the Fire Chief is
9 violating section 57.5706.3.16.1 of the Fire Code by failing to issue a written notice
10 to either abandon or reactivate the non-operating wells at the Murphy Drill Site,
11 excluding Well 21; and
12 3. For injunctive relief consistent with section I, subdivision 1, above ordering
13 compliance with section 57.5706.3.16.1 of the Fire Code.

14 II. As to the SECOND CAUSE OF ACTION:

- 15 1. For a writ of mandate or peremptory writ issued under the seal of this Court pursuant
16 to Code of Civil Procedure section 1085 directing the Fire Chief to determine that
17 Well 21 is a non-operating well and to restore the notice to either abandon or
18 reactivate Well 21;
19 2. For a declaration under Code of Civil Procedure section 1060 that the Fire Chief
20 violated section 57.5706.3.16.1 of the Fire Code by incorrectly determining that Well
21 21 was reactivated and was no longer a non-operating well; and
22 3. For injunctive relief consistent with section II, subdivision 1, above ordering
23 compliance with section 57.5706.3.16.1 of the Fire Code.

24 III. As to ALL CAUSES OF ACTION:

- 25 1. For costs of the suit;
26 2. For attorneys' fees under Code of Civil Procedure section 1021.5 and other applicable
27 authority; and

1 3. For such other legal and equitable relief as this Court deems appropriate and just.

2 Respectfully submitted,

3
4 DATED: March 5, 2021

EARTHJUSTICE

5 

6

BYRON CHAN

ANGELA JOHNSON MESZAROS

7 KARTIK RAJ

8 *Attorneys for Petitioner/Plaintiff Redeemer*
9 *Community Partnership*

1 **VERIFICATION**

2 I, Richard Parks, hereby declare:

3 I am the president for Redeemer Community Partnership, a non-profit community
4 development organization based in Los Angeles County, California. I have read the foregoing
5 VERIFIED PETITION FOR WRIT OF MANDATE AND COMPLAINT FOR
6 DECLARATORY AND INJUNCTIVE RELIEF and am familiar with its contents. The facts
7 alleged in it are true to my personal knowledge and belief.

8 I declare under penalty of perjury under the laws of the State of California that the above
9 is true and correct and that this verification is executed on the 1 day of March, 2021 at Los
10 Angeles, California.

11 
12 Richard Parks

EXHIBIT 1



March 11, 2020

VIA ELECTRONIC MAIL

LAFD Fire Chief Ralph M. Terrazas
LAFD Fire Marshal Kristin Crowley
LAFD Battalion Chief Andrew Wordin
200 North Main Street, Room 1800
Los Angeles, CA 90012

Re: Abandonment of Idle Oil Wells at the Murphy Drill Site

Dear Fire Chief Terrazas, Fire Marshal Crowley, and Battalion Chief Wordin:

Earthjustice submits this letter on behalf of Redeemer Community Partnership, a grassroots organization whose members strive to create and maintain a safe and healthy environment for families in South Los Angeles. Redeemer Community Partnership calls upon you to immediately require E&B Natural Resources to abandon or reactivate several idle oil wells at the Murphy Drill Site in accordance with Section 57.5706.3.16.1 of the Los Angeles Fire Code.

The Murphy Drill Site is located at 2126 West Adams Boulevard, within one of the most densely populated residential areas in the City of Los Angeles. Sixteen thousand people live within a half-mile radius of the drill site. Located just 200 feet from homes and playgrounds, the Murphy Drill Site is surrounded by a high school for students with special needs, an elementary school, a hospice facility, and a housing complex for seniors. Special care should be taken to ensure that the City's Fire Code is closely followed in this neighborhood because these residents and students, in particular, are at risk of significant harm if a fire were to occur at this industrial site.

Section 57.5706.3.16.1 of the Los Angeles Fire Code states: "Any oil well which has not been secured in compliance with the provisions of Section 57.5706.3.15, or which, for a continuous period of one year has not been in operation or has ceased to produce petroleum or natural gas, shall either be abandoned or reactivated within 30 days after notice has been given by the Chief." Sentinel Peak Resources (Sentinel), the former operator of the Murphy Drill Site, obtained permits from the California Geologic Energy Management Division (CalGEM) to abandon two wells at the Murphy Drill Site (Wells 8 and 15) in 2017. Sentinel confirmed the abandonment of Well 15 on August 2, 2019, but there has been no confirmation of the abandonment of Well 8. Given Well 8 has been idle for 10 years and 8 months, it must be abandoned or reactivated under Section 57.5706.3.16.1.

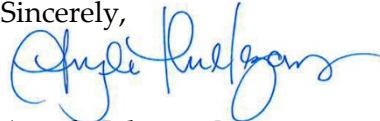
COMMUNITY PARTNERSHIPS PROGRAM 707 WILSHIRE BOULEVARD, SUITE 4300 LOS ANGELES, CA 90017

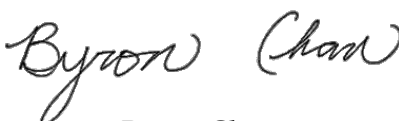
T: 213.766.1062 F: 415.217.2040 AMESZAROS@EARTHJUSTICE.ORG WWW.EARTHJUSTICE.ORG

CalGEM records show that three additional wells at the Murphy Drill Site must be abandoned or reactivated under Section 57.5706.3.16.1. As shown in the table below, Wells 18, 19, and 21 have not been in operation for a continuous period of more than one year. Thus, Wells 18, 19, and 21 are also idle oil wells under the law and the Fire Chief should order E&B Natural Resources to abandon or reactivate them.

API	Well Number	Last Activity	Time Inactive
3700376	8 ¹	June 2009	10 years, 8 months
3700385	18 ²	December 2017	2 years, 2 months
3700322	19 ³	February 2018	2 years
3720955	21 ⁴	March 2015	4 years, 11 months

Wells 8, 18, 19, and 21 at the Murphy Drill Site do not comply with clearly applicable Fire Code requirements meant to protect public safety. You should act quickly to ensure that the City’s laws are followed and the community surrounding the Murphy Drill Site is protected.

Sincerely,

Angela Johnson Meszaros
Attorney


Byron Chan
Attorney

cc:
Justin Wesson, Office of Los Angeles City Councilmember Herb Wesson

Acting Administrator Erica Blyther, Office of Petroleum and Natural Gas Administration and Safety

Supervising Attorney Julie Raffish, Los Angeles City Attorney’s Office

¹ CalGEM records for Well 8 attached as Exhibit 1.
² CalGEM records for Well 18 attached as Exhibit 2.
³ CalGEM records for Well 19 attached as Exhibit 3.
⁴ CalGEM records for Well 21 attached as Exhibit 4.

EXHIBIT 2



City of Los Angeles
Fire Department
FIRE/LIFE SAFETY VIOLATION

From: FPB/HIU/Inspector # 145 To: LOU SYLSTRA 18471 MOUNT LAGELY ST, Unit P FOUNTAIN VALLEY, CA 92708	Notice # 2011456001 Property ID 11456/001/001 Notice Date 05/07/2020 Insp. Date 05/05/2020 Due Date 06/06/2020 Fire Station 026 District Inspector # 145 Council District 10
DBA: E&BNATURAL RESOURCES (TANK FARM)	
Address of Violation: 2126 W ADAMS BL, LOS ANGELES, CA 90018	
Responsible Party: (714)968-4770 Emergency Phone:	

COMPLY WITH REQUIREMENT AS NOTED

ANNUAL FIRE AND LIFE SAFETY INSPECTION- 2020

The annual fire and life safety inspection was made for E&B Natural Resources located at 2126 W Adams St. on 05/05/2020. This inspection was made by Inspector Rodriguez from LAFD Harbor Fire Prevention Unit with assistance from Mr. Gilbert Alferrez.

Please address and correct the following violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance re-inspection by the compliance date listed above.

1. L.A.M.C. 57.5706.3.16.1 Nonoperating Oil Wells.

Abandon or reactivate oil well. Any oil well which has not been safeguarded, or which, for a continuous period of one year has not been in operation or has ceased to produce petroleum or natural gas shall be abandoned or reactivated in 30 days after notice has been given by the Chief.

LOCATION: Murphy-21 (LAFD #2572)

Note:

L.A.M.C. Section 57.104.17 Provides the Board of Fire Commissioners the power to grant or deny slight variances and waivers from the LA City Fire Code. Per the provisions of this Section, Variance requests relating to L.A.M.C. Section 57.5706.3.16.1 (Non-Operating Oil Wells) can be requested by contacting the Fire Prevention Bureau Harbor Industrial Unit at 310-732-4580, or by email to Fire Inspector listed below.

Should you choose to apply, applications must be submitted within 30 calendar days from the receipt of this Notice of Violation.

Thank you for your immediate attention to the above list of required corrections. If you have any questions regarding any portions of the notice or any other question or concerns pertaining to fire prevention and life safety, please call your Los Angeles Fire Department, Fire Prevention Bureau, Harbor Unit at (310) 732-4580

Fire Inspector Rodriguez #145
Harbor Public Safety and Fire Prevention Unit
638 S. Beacon Street, #328
San Pedro, CA 90731
email: isaac.rodriguez@lacity.org
Office: (310) 732-4580

LEGAL INFO

L.A.M.C 57.109.4.2 Violation Penalties.

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

L.A.M.C. 57.104.12.1 Authority to Collect a Noncompliance Fee.

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

"Current minimum charge is \$398 per re-inspection"

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 06/06/2020 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY ORDINANCE. A REINSPECTION OF THE PREMISES WILL BE MADE FOR FULL COMPLIANCE. NONCOMPLIANCE WITH THIS ORDER SHALL RESULT IN A NONCOMPLIANCE FEE BASED UPON A FIRE INSPECTOR'S TOTAL HOURLY RATE, TWO HOUR MINIMUM CHARGE. FOR EACH REINSPECTION REQUIRED. CURRENT MINIMUM CHARGE IS \$432.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY: _____

For additional information

Phone:

(310)732-4580

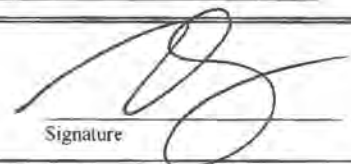
By order of the Fire Chief

ISAAC RODRIGUEZ

Inspector

ICS-HARBOR IND

Assignment



Signature

Fire Department Use

I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH Mr. Gilbert Alferez ON 05/05/2020
Date

via U.S. Mail

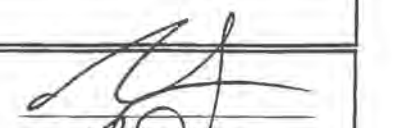
I DELIVERED THIS NOTICE ON: 05/07/2020 TO Lou Sylstra (President Ops)
Date Responsible Party

I MAILED THIS NOTICE VIA U.S. MAIL ON: 05/07/2020 to Lou Sylstra, Chuck Cartwright, Steve Griffis
Date Gilbert Alferez

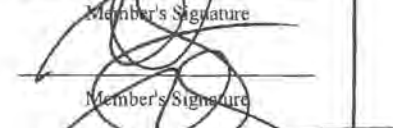
I E-MAILED THIS NOTICE ON: Steve Griffis (superintendent) and Gilbert Alferez (operator)
Date 05/07/2020

COMPLIANCE ON: _____
Date

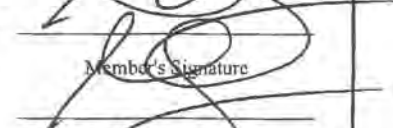
FORWARDED TO LEGAL LIASON ON: _____
Date



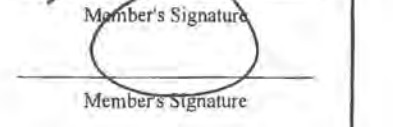
Member's Signature



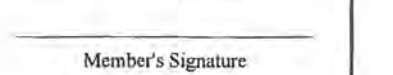
Member's Signature



Member's Signature



Member's Signature



Member's Signature

5/5/2020 - ANNUAL FIRE LIFE SAFETY INSPECTION FOR E&B
 2126 W. ADAMS BL.
 5/7/2020 - NOTICE OF VIOLATION #2011456001 SENT OUT
 FOR CODE SECTION 57.5706.3.16.1 NON-OPERATIVE
 WELL MURPHY-21, LAFD#2572
 6/5/2020 - RE-INSPECTION FOR CODE VIOLATION - COMPLIANT
 MURPHY-21 NOW ACTIVE. **SIGNED OFF**

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 06/06/2020 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY ORDINANCE. A REINSPECTION OF THE PREMISES WILL BE MADE FOR FULL COMPLIANCE. NONCOMPLIANCE WITH THIS ORDER SHALL RESULT IN A NONCOMPLIANCE FEE BASED UPON A FIRE INSPECTOR'S TOTAL HOURLY RATE, TWO HOUR MINIMUM CHARGE, FOR EACH REINSPECTION REQUIRED. CURRENT MINIMUM CHARGE IS \$432.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY: _____

For additional information
 Phone: _____

By order of the Fire Chief

ISAAC RODRIGUEZ

ICS-HARBOR IND

Inspector

Assignment

(310)732-4580

Signature

Fire Department Use

I DISCUSSED THE VIOLATIONS
 ON THIS NOTICE WITH Mr. Gilbert Alferez ON 05/05/2020
 Date

via U.S. Mail

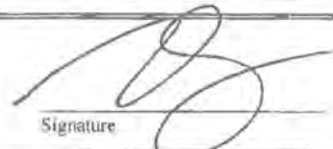
I DELIVERED THIS NOTICE ON: 05/07/2020 TO Lou Sylstra (President Ops)
 Date Responsible Party

I MAILED THIS NOTICE VIA U.S. MAIL ON: 05/07/2020 to Lou Sylstra, Chuck Cartwright, Steve Griffis
 Date Gilbert Alferez

I E-MAILED THIS NOTICE ON: Steve Griffis (superintendent) and Gilbert Alferez (operator)
 Date 05/07/2020

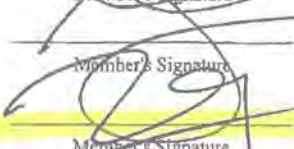
COMPLIANCE ON: 6/5/2020
 Date

FORWARDED TO LEGAL LIASON ON: _____
 Date




 Member's Signature


 Member's Signature


 Member's Signature

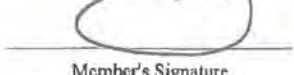

 Member's Signature



Exhibit 2

