

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 6/24/10- DRAFT**

A. CALL TO ORDER – 7:05PM

B. ROLL CALL

*In attendance: (*absent)*

1	West Los Angeles College	TBA*
2	Los Angeles Unified	Glenn Striegler*
3	Culver City Unified	Scott Zeidman*
4	City of Culver City	Andrew Weissman*
5	County of Los Angeles	Leon Freeman

Homeowners Associations

6	Windsor Hills	Gary Gless
7	United (View Park)	Theodore Irving
8	Blair Hills	Mary Ann Greene
9	Ladera Heights Civic Assoc.	Carmen Spiva*
10	Culver Crest	John Kuechle
11	Baldwin Hills Estates	Ronda Jones*
12	Raintree	Ian Cousineau

Oil Field Landowners

13	Vickers Group Landowners	Jeff Dritley*
14	Cone Trust Landowners	Liz K. Gosnell

Property Owners who do not belong to an HOA

15	Homeowner (Non HOA)	George L. Mallory*
16	Homeowner (Non HOA)	Irma Munoz*

Operator

17	Ombudsperson	Lisa Paillet
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Community Organizations

18	Baldwin Hills Conservancy	David McNeill*
19	The City Project	Robert Garcia (Greg Mintz)
20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor*

Luis Perez – MRS

C. APPROVAL OF AGENDA – Approved

D. APPROVAL OF MINUTES – Minutes for 5/13/10 were accepted

E. PXP OPERATIONS UPDATE

Currently there are three work-over rigs and one drilling rig operating on the field. DOGGR and the ECC have been out to the rig site. 450 PXP employees have received CSD training with 150 of those receiving in-depth training. A sound wall is being installed at the second location to be drilled. At this time, nine new drilling sites as shown on 2010 Annual Drilling Plan (2010 ADP) are anticipated to be drilled this year lasting through September. The sequence of the wells to be drilled differs from the sequence indicated in the 2010 ADP and PXP will email a clarification to the CAP.

The new website (<http://inglewoodoilfield.com>) is online and users visiting the old site will be automatically redirected for at least 12 months. The Odor Minimization Plan, Fugitive Dust Control Plan, Erosion Control Plan, and the Ground Water Monitoring Program have been completed and posted on the website.

The Department of Public Health approved the contract firm and methodologies proposed for conducting the Ambient Sound Level Survey which was completed and is posted on the website. For noise monitoring, whenever a sound is detected that is above the established baseline for the monitor location, the monitor will automatically record until the noise level returns to below the baseline. Since drilling began three spikes—or events when sound exceeds the ambient baseline at a given monitor—have been recorded. Two spikes were attributed to chirping birds and one spike was attributed to a weed whacker.

Regarding the previous inquiry about work being done near Stocker/La Cienega, PXP indicated that the work being done in the public right of way was not being completed by PXP but by Los Angeles County Department of Public Works. The group clarified that the work in question was not being completed in the public right of way but had to do with steam activity coming off the 2nd flooring of the tank farm to the southeast of the intersection. PXP will consult with their Operations and will report back to the CAP.

Regarding the previous inquiry about the flare activity on March 17th, the 45 minute flaring occurred due to an unplanned shutdown at the BP refinery and an unplanned shutdown of pipelines by SoCal Gas. The flare is a safety device in place to prevent a gas build up or a release of gas directly to the atmosphere. PXP will investigate the cause of the shutdown at the refinery and pipelines report back to the CAP.

F. REGIONAL PLANNING UPDATE

MRS is currently serving as the onsite monitor and has been monitoring the drilling activities since drilling started on Saturday (6/20/2010). Concern was expressed as to whether PXP employees are adequately trained on the CSD provisions because there is no test at the conclusion of training. MRS stated that checklists and plans are continuously maintained for workers to refer to and additionally that safety meetings are conducted after every shift change. In their observation, everything is working as it should and PXP is keenly aware of the level of scrutiny and is taking very seriously its obligation to comply or exceed the requirements of the CSD. For example, a portable flare (required for drilling into the nodular shale) is at the current drilling site and is connected as an extra precaution even though shale drilling is not taking place.

A complaint was forwarded to Regional Planning and PXP by Community Health Councils regarding a report made to LA City 311 by a resident in View Park complaining of a gas odor. PXP confirmed that all air monitors were working properly at the time of the complaint and has made several unsuccessful attempts to follow up with the complainant. Data from the meteorological station at the time of the complaint shows that the wind was blowing about 14-15 miles per hour toward the northeast. This indicates a very low probability that the gas odor reported in View Park originated from drilling operations. LA City 311 was contacted and indicated that their protocol for gas odor complaints is to provide the caller with the gas company toll free number and to connect the caller to their local fire department dispatch. The gas company was not aware of any work in the area that day and did not receive any reports of gas odors from that zip code.

The CAP expressed concern that not enough residents know who to contact to report their concerns and recommended that the County and SCAQMD perform additional public outreach. PXP will look into making more refrigerator magnets that can be distributed to residents with a reminder to store the hotline number in their cell phones. Another suggestion was that CAP members could help by prominently posting the complaint contact information on websites, emails, newsletters, and other communications.

A brush fire was also reported at 4:30PM on 6/20/10 in Kenneth Hahn Park in the area between Don Lorenzo and the top overflow parking lot. Fire Fighters responding attempted to access the site from within the oil field but encountered a locked gate belonging to the park. Rather than cut the lock, firefighters gained access elsewhere and the fire (reportedly a cooking fire lit by a transient) was extinguished by 4:40PM.

G. CAP DISCUSSION

H. OPEN DISCUSSION

I. PUBLIC COMMENT

Performance Bond –The County has no jurisdiction with regard to the ordering or selection of wells for abandonment or any of the abandonment activities in the subsurface portion of a well. DOGGR maintains separate bonding requirements for

these activities. Future uses of the privately owned field are not contemplated in the CSD beyond ensuring safe oil field operations and therefore site restoration as it would apply to the bond would be limited to such activities that are required to stabilize the site as indicated in the evaluation provided by MRS (Included in 5/13/10 handout).

Soil Contamination - Chevron conducted a study in the early 90's that identified 285 sites on the field that were contaminated. The main contaminant identified was hydrocarbons. Some heavy metals were also identified but not at levels requiring further remediation. Biofarms were established on the site to remediate the hydrocarbon contamination and this liability will diminish over the life of the CSD. Since the Chevron study there has been a much more concrete history of activities on the site. Generally, clean up is required when development is planned to occur in a location that has contamination or improperly abandoned wells. Petroleum companies retain responsibility for remediating these liabilities unless it is assumed by a new owner when property changes hands. In some cases events may have happened so long ago that contamination may not have been known and/or a responsible party can no longer be identified. Buyers are required to perform due diligence prior to acquisition in this regard.

The WLAC site was included in the Chevron studies and soil contamination in that area was known to PXP. WLAC became responsible for cleanup of the site when they invoked eminent domain and condemned the property. The estimated 70,000 cubic yards of material removed from the site included both clean and contaminated soil. Based on MRS' experience with clean up efforts on other fields in California, contaminated soil should be identified and isolated. This initially takes more time but results in drastically reduced amounts of material that must be hauled for remediation. For unknown reasons this was not done at the WLAC site and it can be reasonably estimated based on MRS' experience that 63,000-65,000 cubic yards of the 70,000 hauled was likely clean material. PXP did agree to treat material at no cost leaving the WLAC responsible only for the costs associated to hauling the material to the bioremediation farms.

- J. ANNOUNCEMENTS – Next meeting will be Thursday, July 22, 2010 at 7PM
- K. ADJOURNED 8:51 PM