

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 7/22/10 - DRAFT**

A. CALL TO ORDER – 7:14 PM

B. ROLL CALL (skipped)

*In attendance: (*absent)*

1	West Los Angeles College	Dr. Mark W. Rocha*
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 (Elise Meerkatz)
20	Community Health Councils	Gwendolyn Flynn*
21	Windsor Hills Block Club	Toni McDonald-Tabor*

John Pierson – MRS
John Martini - PXP

C. APPROVAL OF AGENDA - The agenda was amended to include a report from the Health Survey Subcommittee and approved.

D. APPROVAL OF MINUTES - Minutes for 6/24/10 were accepted

E. PXP OPERATIONS UPDATE

Currently there are five work-over rigs operating on the field. PXP posted the 2nd Quarter Groundwater Monitoring Report on the Inglewood Oilfields website. Three wells have been drilled and the 4th well is being prepared. PXP is estimating at this time that all nine wells will be completed by September 2010.

Flaring Activity - The 45 minute flaring occurred on March 17th during a transition from sending gas to BP to sending gas to So Cal Gas. This type of event is not unusual and instruments and indicators monitoring the gas plant did not indicate anything out of the ordinary. While the quality of the gas met BP specifications, So Cal Gas specifications are slightly different. During the transition to change over processes to meet So Cal Gas specifications the existing flare was utilized. As indicated in the 2009 second quarter complaint log, PXP did receive a vibration complaint that resulted in adjustments being made to reduce the vibration. PXP's policy is to limit the volume of gas sent to the flare to prevent vibration.

Work near Stocker and La Brea – PXP operations again confirmed that they had no work occurring in the area near tanks at that time. The only work known to be taking place at the time was in the public right of way by the County of Los Angeles Department of Public Works.

Well Completion - John Martini of PXP stated that the term “fracking” refers to a range of completion techniques. The completion technique that will be utilized on the nine wells being drilled is called a high pressure gravel pack. PXP will consult with the completion team to provide more information related to the process of completing a well with a high pressure gravel pack. Gary Gless asked if information on the well completion fluids (i.e., list of chemicals, concentrations, quantities, etc.), completion pressures, and methods of completion could be provided to the CAP. It was agreed that more information on the well completion operations will be provided to the CAP at a future meeting.

Odor Complaint - PXP was not aware of the complaint before the SCAQMD inspector arrived because it was not reported to the hotline. The source of the odor was attributed to production water in a well that was open during maintenance. The odor subsequently dissipated after the maintenance work was completed and the well was closed.

Drilling Plan - The CAP asked if a more user friendly version of the drilling plan could be displayed on the website. Suggestions were to highlight the wells that are to be drilled and wells that have been completed along with corresponding dates. PXP will consult with their IT Department to about creating this document.

F. REGIONAL PLANNING UPDATE

MACC - The Multiple Agency Coordination Committee (MACC) was held on July 8, 2010. The agencies in attendance were DRP and LACoFD. Regional Planning followed up with each of the other MACC agencies separately following the meeting to confirm that there are no issues to report. MRS has been onsite generally three to four times a week at different times of the day (including evenings and weekends) based on the activities taking place on the field.

Accelerometer - The accelerometer installed at the field recorded the last earthquake that Los Angeles experienced (July 7, 2010). The information was routed wirelessly in real time to the Caltech Seismology Lab. The accelerometer location is indicated on their map of monitoring sites throughout southern California found at <http://www.scsn.org/map.html>

G. CAP/OPEN DISCUSSION

Health Survey Subcommittee - The subcommittee expressed concern with the status of the health survey as the contract with the field research committee ends on September 30th and the Department of Public Health has not been in contact with the subcommittee. The committee had requested to see the documents that were going to be used for the survey and a second draft of the survey. A written report is scheduled to come out at the end of December.

SCAQMD Blue Sky Inspection - which is usually reserved for refineries and chemical plants, was conducted at the Inglewood Oil Fields due to the concerns from the surrounding communities. A total of three Notices of Violation (NOVs) were issued. The three NOVs included:

- Four fugitive leaks (non hydrogen sulfide) in the gas plant after an inspection of approximately 2,800 components,
- Six open ended lines that did not have a cap after the valve or a second valve. None of the open ended lines were found to be leaking.
- A produced water line leak on a pump that was leaking from a flange.

All of these items were fixed during the blue sky inspection.

SCAQMD District Prosecutor - The SCAQMD enforcement process begins with the inspector issuing a Notice of Violation. The SCAQMD prosecutor's role is to determine the amount of the fine based on the information that is provided to SCAQMD by the company in violation. The amounts of the fine varies based on six factors which are: the nature and persistence of the violation or the extent of harm; length of time violation continued; frequency of occurrence; record of maintenance; actions taken to mitigate the violation; and the financial burden to the defender. Once the fine amount is determined, SCAQMD and the company found to be in violation begin negotiations. The negotiations may result in a confidential settlement or litigation. PXP has paid the fines for the NOVs issued as part of the blue sky inspection. These items are now considered closed by the SCAQMD.

I. PUBLIC COMMENT - None

J. ANNOUNCEMENTS – Next meeting will be Thursday, August 26, 2010 at 7PM

K. ADJOURNED 8:25 PM