

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 12/9/10

- A. CALL TO ORDER – 7:07 PM
- B. ROLL CALL (information included as an attachment to the minutes)
- C. APPROVAL OF AGENDA - The agenda was accepted.
- D. APPROVAL OF MINUTES – postponed
- E. PXP OPERATIONS UPDATE – Sixteen new wells have been completed since the start of drilling. Plans call for three more wells to be drilled before the end of the year. The drilling map on the CAP website has been updated and will continue to be updated throughout the year. There are five workover rigs operating on the field. The 2011 Annual Drilling Plan was approved on December 1st and the Special Status Species and Habitat Protection Plan was approved on November 15th. The revised Landscaping Plan was submitted on November 24th. All are available at <http://www.inglewoodoilfield.com>.

The depth of the well that caused the odor incident was 8859 feet. In the 2010 Drilling Plan, the depths of wells ranged between 2476 – 6205 feet. In the 2011 Drilling Plan the well depths range between 2327 – 6205 feet.

During work to abandon the well that leaked in the dog park, another well in that area was identified for re-abandonment. There was no evidence that it posed a risk for leaking however because it had been abandoned in 1929, it was determined that it should be brought up to current DOGGR standards. DOGGR permits and a Right of Entry from the City of Culver City are also required to conduct the work on this well which is expected to be completed in January.

Per a prior request, PXP has looked into developing a mnemonic for the 800 number that would be easier to recall so far without success. Suggestions are welcomed.

- F. REGIONAL PLANNING UPDATE
 1. ECC Update – ECC is continuing to monitor field activities such as well casings and completions. Each well is monitored at various stages in the process and there is no set rate or number of inspections required by the ECC per month. As the number of wells increases, the ECC presence on the field will increase. If ECC encounters anything reportable Regional Planning is formally notified. This hasn't happened because nothing reportable has been encountered. Minor, easily corrected issues are able to be fixed on the spot. Noise barriers are spot checked for noise monitoring and all results have been satisfactory. It is essential for residents to call the ombudsperson regarding noise complaints because they generally they can be resolved quickly by PXP operators especially when the noise is caused by activity. ECC also checks that odor misters are in place and routinely checks and verifies that the air monitors are in place and working properly. ECC monitors daily drilling reports and maintains daily contact with PXP operators. To confirm on a previous request, all engines on drilling rigs are Tier III CARB certified. There was an odor complaint described as “rubber burning or lighter fluid” received on November 28th from a resident in Culver Crest. ECC investigated data from the meteorological station for that day at the time of the complaint which indicated the wind had been blowing toward the field. Therefore, field operations could not have caused the odor reported. The efforts at the dog park were not monitored by the ECC because the area is located outside of the CSD boundary and is within the jurisdiction of DOGGR and the City of Culver City.
 2. ECC Checklists - Checklists created by the ECC will not be made available by Regional Planning because they are not submitted to and do not inform the County in any decision-making process. The ECC created these checklists as an organizational tool to ensure efficient use of their time on the field. The County relies on its direct lines of communication with the ECC as well as an annual review of the EQAP report which details compliance.
 3. CAP Membership – Paul Ferrazzi has been named to represent the interests of the City of Culver City and Troy Green will be replacing Theodore Irving in representing United Home Owners Association. A new contact list was

distributed. The list was reformatted to follow the wording of the ordinance to illustrate how the categories of seats were established. While there were many stakeholders qualified to serve on the CAP, there were a limited number of seats which is why they were filled on a first come, first served basis.

4. Dust tracking on the roadway – PXP was contacted about the issue and immediately increased the number of passes through this intersection by their street sweepers to a minimum of twice a day. Regional Planning observed the sweepers operating in the intersection on unannounced visits on two separate dates. The Fugitive Dust Control Plan requires PXP to “install and maintain a pipe-grid track-out-control device or a gravel bed track-out apron...to reduce mud/dirt track-out from extending more than 25 feet from each unpaved vehicle egress/exit [route].” However, upon inspection of the entrance at Fairfax and Stocker, Regional Planning found that the approach to the gate is paved to distance in excess of 100 feet. Regional Planning will continue to monitor intersection.

G. CAP/OPEN DISCUSSION

1. Performance Bond – There has been no change to the county’s initial response as provided 5/13/2010.
2. Revised Landscaping - Materials were distributed related to *Xylella fastidiosa* (attachment 2) with the request that the planting of *Oleander Sp.* and other invasive species be reconsidered. Soil analysis was not included and questions were raised as to the toxicity of the soil in the planting areas. The soils analysis will be completed however it should be noted that landscaping is generally proposed in areas where vegetation is currently growing. The CSD does provide for the ongoing maintenance and replacement of plant materials as needed. The revision does not propose landscaping on the north and west CSD boundary and more illustration should be provided to justify this position.

H. PUBLIC COMMENT –

A resident of Culver City offered her support to Supervisor Ridley-Thomas for his motion unanimously approved by the Board of Supervisors in August 2009 that requested Regional Planning to initiate a study to consider amendments to the CSD. A status update from Regional Planning and the Supervisor at the next CAP meeting was requested. Community Health Councils raised a motion to formally invite Supervisor Ridley-Thomas to attend the next CAP meeting. The motion passed unanimously and the request was acknowledged by Supervisor Ridley-Thomas’ Chief Deputy Dan Rosenfeld and Deputy Karly Katona who were in attendance.

J. ANNOUNCEMENTS

Next meeting will be Thursday, January 27, 2011 at 7 PM.

K. ADJOURNED 8:45 PM

12/9/10

ATTENDANCE

ATTACHMENT 1

(*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

1	Department of Regional Planning	Leon Freeman
2	City of Culver City	Paul Ferrazzi
3	West Los Angeles College	Rose Marie Joyce*

Operator (per 22.44.142.C)

4	Plains Exploration & Production	Lisa Paillet
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NOMINATED SEATS PER 22.44.142.J.1.a

(Accepted first-come/first-served within each sub-group)

Landowners (per 22.44.142.C)

5	Vickers Family Trust	Jeff Dritley*
6	Cone Fee Family Trust	Liz Gosnell (Patrick McGarrigle)

Neighborhood Organizations (Recognized Homeowners Association)

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

Neighborhood Organizations (No Recognized Homeowners Association)

14	Ladera Crest Homeowner	George Mallory*
15	Baldwin Vista Homeowner	Irma Munoz*

School Districts

16	Los Angeles Unified	Glenn Striegler*
17	Culver City Unified	Scott Zeidman*

Neighborhood Organizations (All Others)

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

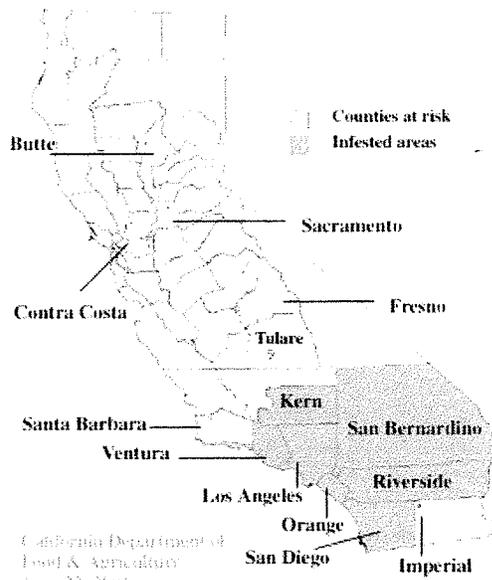
Luis Perez – Regional Planning ECC
 Carrie Nagy – Public Health
 Karly Katona – Second District
 Dan Rosenfeld – Second District

From: Citizen's Coalition for a Safe Community <800CCSC@GMail.com>
Subject:
Date: December 9, 2010 5:29:30 PM PST
1 Attachment, 34.9 KB

What plants does the sharpshooter damage?

GWSS feed on a wide variety of plants with little noticeable damage. As mentioned above, GWSS are capable of transmitting *Xylella* bacterial diseases that are usually fatal to susceptible species of plants. Currently, plants at immediate risk to these diseases include commercial grapes (wine, table grape, raisins), almonds, oleander and to a lesser extent alfalfa. Certain strains of *Xylella* can also seriously affect citrus (citrus variegated chlorosis) and stone fruits (phony peach disease). At this

Distribution of GWSS in California



time, the strains of *Xylella* causing ia.

From: Citizen's Coalition for a Safe Community <800CCSC@GMail.com>
Subject:
Date: December 9, 2010 6:32:00 PM PST

[UC IPM Home >](#)

Oleander leaf scorch is a disease found mainly in southern California. It is caused by the bacterium *Xylella fastidiosa*, which is the same species (although a different strain) that causes Pierce's disease of grapevines and almond leaf scorch. The strain of *X. fastidiosa* that causes oleander leaf scorch will not cause Pierce's disease, so removing oleanders will not reduce the source of *X. fastidiosa* that can affect grapes. As with other diseases caused by *X. fastidiosa*, the bacterium is vectored by insects, primarily sharpshooters, which feed on the water-conducting tissue (xylem) of the plant.

This disease was first noticed on oleanders in the Palm Springs-Indio area of Riverside County and in Tustin (Orange County) in the early 1990s and has spread to other parts of southern California including Santa Barbara, Ventura, San Diego, San Bernardino, and Los Angeles counties. Evidence to date suggests that the disease resulted from the introduction of a strain of *X. fastidiosa* new to California. The disease has now been reported across the southern United States. While the disease has not yet been recorded north of Santa Barbara County, it is believed that it could spread north through California's Central Valley and along the coast where the glassy-winged sharpshooter is established. Oleanders affected by this disease decline and then die, usually within 3 to 5 years of the first symptoms. There is no known cure.