

**Baldwin Hills Community Standards District (CSD)
Meeting of the Multiple Agency Coordination Committee (MACC)
Minutes: 7/16/09**

I. MACC AGENCIES (*absent)

COUNTY OF LOSANGELES

Department of Regional Planning (DRP)

Larry Jaramillo, Land Development Coordinating Center

Jose De La Rosa, Zoning Enforcement

Leon Freeman, Zoning Enforcement

Los Angeles County Fire Department (LACoFD)

Cpt. Frank Ledesma, Petroleum Chemical Unit

Dennis DiMarzio, Petroleum Chemical Unit

Kenji Mayeda, Health Hazardous Materials Division, CalARP Program*

Department of Public Health (DPH)

Evenor Masis, Environmental Health

Cole Landowski, Environmental Health

Cary Nagy, Toxics Epidemiology Program

Department of Public Works (DPW)

Steve Burger, Land Development Division

Steve Lipshie, Geotechnical & Materials Engineering Division*

Michael Montgomery, Geotechnical & Materials Engineering Division*

CULVER CITY FIRE DEPARTMENT (CCFD)

Richard Gallagher, Fire Marshall

STATE OF CALIFORNIA

Department of Conservation

Ed Brannon, Division of Oil, Gas and Geothermal Resources (DOGGR)

Paul Frost, Division of Oil, Gas and Geothermal Resources (DOGGR)

Department of Justice

Laurie Pearlman, Office of the Attorney General

South Coast Air Quality Management District (SCAQMD)

Ed Pupka, Engineering and Compliance Office

Regional Water Quality Control Board (RWQCB)*

I. Procedures

The meeting was utilized to provide updates on the current status of review for all requirements for the CSD. The Notice of Availability dated 6/23/09 as provided to the CAP was used to frame the discussion.

II. CSD IMPLEMENTATION UPDATE

- DRP Plans requiring agency consultation should be submitted concurrently by the applicant or will be coordinated through the Land Development Coordinating Center.
Operator has provided a newsletter which will be mailed.
Accelerometer has been installed and is operational.
- DPW LACoFD should be added as a primary reviewing agency for the review related to the Secondary Containment for Oil – Above Ground Piping.
- DPH Coordinating with DRP and will retain an independent, qualified engineer to monitor noise and vibration. The scope of work for the engineer is being finalized.
Requested a copy of the Met Station application.
- LACoFD Requested copies of the drilling permits issued by DOGGR.
DPW should be added as a primary reviewing agency for the review related to the Secondary Containment for Oil – Tank Areas.
CAN System is a standard reverse 911 system consisting of private information including names, addresses and telephone numbers
Pipelines to be fenced or buried in requirement E.28.f.ii are those outside of the perimeter fence (i.e. pipe exposed in the public right of way)
- DOGGR DOGGR has approved four drilling permits
- SCAQMD Meteorological Station application has been approved. Requested to review the Air Monitoring Plan, Odor Minimization Plan and the Gas Plant Audit
- CCFD Requested copies of the drilling permits issued by DOGGR

NOTICE OF AVAILABILITY

UPDATED: 7/23/09 1 of 5

Baldwin Hills Community Standards District (CSD)

(draft working document)

Please notify Leon Freeman at 213-974-6453 or Lfreeman@planning.lacounty.gov of any errors

| COMPLIANCE REQUIREMENT | CSD Section | CSD Page # | DESCRIPTION | DATE SUBMITTED | REGULATORY AGENCY | DRP REVIEW STATUS |
|------------------------|-------------|------------|-------------|----------------|-------------------|-------------------|
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Prior to the Start of Drilling

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|---|-----------------|--------------|--|--|----------|--|
| Drilling Quiet Mode Plan (or w/n 90 days 2/25/09) | L.5.a, E.5.c | 87, 28 | Identifies specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations | Submitted 2/25/09 | DRP, DPH | Pending Review |
| Drilling, Redrilling, Well Abandonment and Well Pad Restoration Plan (or w/n 60 days 1/26/09) | L.16, E.26.c | 93, 44-45 | Describes all drilling, redrilling, abandonment and restoration activities that may be conducted during the upcoming calendar year | Extension Granted: Submitted 2/3/09 | DRP | Pending Review CAP COMMENTS RECEIVED |
| Environmental Quality Assurance Program (EQAP) | L.19.a, F.1 | 94, 56-57 | Details how the operator will assure compliance with all provisions of the ordinance. Requires annual report detailing the previous year's compliance. | Submitted 2/25/09 | DRP | Pending Review CAP COMMENTS RECEIVED |
| On-Site Environmental Coordinator (ECC) | F.2 | 57-58 | Responsibilities include: monitoring day-to-day drilling and redrilling operations, assuring compliance, evaluating adequacy of drilling, redrilling, and construction, and reporting responsibilities to respective oversight agencies. | Verified 1/28/09 | DRP | Tech. Advisor Confirmed On-site Monitor Pending |
| Provide to the Department of Regional Planning a Performance Bond | G.5.a | 64 | Ensures faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup. | Pending Completion | DRP | Pending Review |
| Air Monitoring Plan | L.2.b E.2.d | 80-81, 13 | Requires operator to monitor for hydrogen sulfide and total hydrocarbon vapors. Monitors will provide automatic alarm and thresholds to stop work. | Submitted 2/25/09 | DRP | Pending Review |

30 Days ON OR BEFORE 12/27/08

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|--|-------------------|-----------|--|---------------------------------|------|--|
| Update Emergency Response Plan (ERP) | L.1.d, E.1.c | 80, 12 | Comply with all EPA, CCR and DOT regulations relating to emergency action plans and spill prevention control and countermeasure plans. | Submitted 12/19/08 | FIRE | Verified |
| Post sign at the main entrance of the oil field | L.10.b, E.13.b | 90, 37 | To include contact telephone number. To be maintained in good condition, and in compliance with Part 10 of Ch. 22.52 of Title 22 | Plot Plan Submitted 12/22/08 | DRP | Approved 5/18/09 Inspection Pending |
| Annual Hazardous Materials Plan | L.15, E.25 | 92, 44 | Plan provides the location of where hazardous materials are stored at the oil field. | Submitted 12/22/08 | FIRE | Pending Review |
| Civil Penalties and Performance Security Deposit | I.1 | 69-70 | Penalties will be assessed if Operator fails to correct violations to satisfaction of the Director. | Submitted 12/23/08 | DRP | Verified |

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60 Days ON OR BEFORE 1/26/09

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|---|-------------------|--------------|---|-----------------------------|-----|--|
| Posting of Perimeter Identification Signs | L.10.a, E.13.a | 90, 37 | To include Operator toll-free number, Regional Planning Zoning Enforcement and the SCAQMD. Signage shall comply with Part 10 of Chapter 22.52 of Title 22 | Plot Plan Submitted 1/26/09 | DRP | Approved 5/18/09 Inspection Pending |
| Posting of other Required Signage | L.10.c, E.13.c | 90-91, 38 | Any other signs required by County, State, and Federal regulations. Signage shall comply with Part 10 of Chapter 22.52 of Title 22 | Plot Plan Submitted 1/26/09 | DRP | Approved 5/18/09 Inspection Pending |
| Director to establish a MACC | L.20 G.8 | 94, 66-67 | Copies of all monitoring and compliance reports, plans etc. shall be submitted to the MACC | Completed 1/19/09 | DRP | Completed |
| Director to establish a CAP | L.21.a J.1 | 95, 71-73 | A notice of availability of all monitoring and compliance paperwork will be provided to the CAP as soon as available. | Completed 1/19/09 | DRP | Completed |

90 Days ON OR BEFORE 2/25/09

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|--|--------------------|-----------------|--|-------------------|-----------|--|
| Spill Containment Response Training | L.1.c, E.1.b | 80, 11 | Requires operator to conduct training and have available at all times sufficient equipment and facilities to respond to a spill of the largest oil tank. | Completed 2/25/09 | DRP | Training Confirmed Inspection Pending |
| Odor Minimization Plan | L.2.a (a) E.2.c | 80-81, 12-13 | Shall address all issues relating to odors from oil operations | Submitted 2/25/09 | DRP | Pending Review |
| Propane and Natural Gas Liquids Bullets Fireproofing | L.3.a E.3.b | 82-83, 20 | Requires fire proofing insulation that has a 2 hour minimum fire rating and an automatic deluge system. | Submitted 2/23/09 | FIRE | Verified |
| Accumulated Ground Movement Implementation Plan | L.4.d (a) | 86 | The plan shall identify the survey measurement parameters. | Submitted 2/23/09 | DPW/DOGGR | Completed |
| Insurance Programs | G.4 | 63-64 | Provide evidence of insurance coverage that meets County requirements. | Submitted 2/25/09 | DRP | Approved 5/12/09 |
| Establish an information Website | L.21.b J.2.c | 95, 73 | Requires operator to maintain and update information on general operations and drilling/production activities. | Completed 1/20/09 | DRP | Completed |

120 Days ON OR BEFORE 3/27/09

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|------------------------------------|-------|----|---|-------------------|------|----------|
| Fire Protection Capabilities Audit | L.1.a | 79 | Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates on the corrective action plan until completion. | Submitted 3/26/09 | FIRE | Approved |
|------------------------------------|-------|----|---|-------------------|------|----------|

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|--|--------------------|-----------------|---|--|--------|--|
| CAN (Community Alert Notification) System Design | L.1.b (a) E.1.a | 79-80, 11 | Develop a system for the automatic notification of area residents and businesses in the event of an emergency at the oil field. | Submitted 3/26/09 | FIRE | Approved |
| Application for Meteorological Station | L.2.d (a) E.2.j | 81-82, 17-18 | Design of the meteorological station shall meet all EPA and SCAQMD guidelines | Submitted 3/26/09 | SCAQMD | Approved |
| Well Amortization Report | L.2.f E.2.n | 82, 19 | Inventory all existing wells located within 400 ft from developed areas or 20 ft from any public roadway and provide amortization/abandonment schedule based on useful economic life. | Submitted 3/26/09 | DRP | Completed |
| Gas Plant Audit and Seismic Assessment | L.3.b | 83-84 | Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates to the corrective action plan until completion. | Extension Granted: Submitted 4/6/09 | FIRE | Pending Review |
| Demonstrate Adequacy of Retention Basins | L.3.d E.3.d.ii | 84, 21 | Retention Basins must be adequately sized and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin. | Submitted 3/27/09 | DPW | Pending Review |
| Application for a new Gas Plant Flare | L.5.b (a) | 87-88 | Capable of handling the full volume of gas without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line. | Submitted 3/26/09 | SCAQMD | Pending Review |
| Archaeological Training Materials (Cultural Resources) | L.7.a E.8.b | 89, 34 | Personnel involved in ground disturbance activities shall receive cultural resources training. Training materials to be created by a qualified archaeologist. | Submitted 3/26/09 | DRP | Completed |
| Fugitive Dust Control Plan | L.2.e E.2.p | 82, 19-20 | Comply with SCAQMD Fugitive Dust Control Measures. | Submitted 3/26/09 | SCAQMD | Pending Review |
| No Littering Signs | L.10.e E.13.e | 91, 38 | Shall be posted at all oil field entrances. Signage shall comply with Part 10 of Chapter 22.52 of Title 22 | Plot Plan Submitted 1/26/09 | DRP | Approved 5/18/09 Inspection Pending |

180 Days ON OR BEFORE 5/26/09

| | | | | | | |
|---|----------------|-----------------|---|--|------------|----------------|
| Oil Tank Pressure Monitoring and Venting System | L.2.c E.2.f | 81, 16-17 | Operator to ensure that all oil tanks or tanks that could contain oil have a fully operational pressure monitoring system that notifies the operator via an alarm if pressure in the tank gets within 10% of tank relief pressure | Operational 5/26/09 Inspection 6/3/09 | DRP | Completed |
| Ground Movement Monitoring Plan | L.4.e E.4.e | 86-87, 24-25 | Plan for annual surveys of vertical and horizontal ground movement conducted by a licensed surveyor. | Submitted 5/26/09 | DOGGR, DPW | Pending Review |

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| Install Accelerometer | L.4.a E.4.g | 84-85, 26 | Measures site specific ground accelerations caused by any seismic event in the region and transmits readings in real time to the Caltech Seismological Laboratory. | Operational 5/26/09 | DRP | Inspection 6/3/09 |
| Tank Seismic Assessment | L.4.b | 85 | Seismic assessment prepared by a licensed engineer of all tanks greater than 5,000 barrels that contain or could contain oil. | Submitted 5/26/09 | DPW | Pending Review |
| Erosion Control Plan | L.4.c E.4.c | 85-86, 23 | Plan to prevent mud or other substances from washing into public streets or surrounding property | Submitted 5/26/09 | DPW | Pending Review |
| Special Status Species and Habitat Protection Plan | L.6.a E.7.b | 88, 31 | Plan prepared by a qualified biologist to ensure the protection of special status species and habitats | Submitted 5/26/09 | DRP | Pending Review |
| Updated ERP for Biological Resources | L.6.b E.1.c, E.7.a | 88, 12, 30 | Update to the ERP that addresses the protection of sensitive biological resources and the procedures that would be use to revegetate any areas disturbed during an oil spill or clean up activities. | Submitted 5/26/09 | DRP | Pending Review |
| Construction Treatment Plan | L.7.b E.8.c | 89, 34-35 | Plan prepared by a qualified archaeologist to ensure that any new archeological discovereis are adequately recorded and evaluated. | Submitted 5/26/09 | DRP | Pending Review |
| Landscaping Plan | L.8 (a) | 89-90 | Plan prepared by a licensed landscape architect that is consistent with the conceptual design to beautify and screen the oil field | Submitted 5/26/09 | DRP | Pending Review CAP COMMENTS RECEIVED |
| Oil Field Waste Recycling Plan | L.9 E.11.c | 90, 36 | Plan to address the recycling of oil field waste. | Submitted 5/26/09 | DPW | Pending Review |
| Oil Well Identification Signs | L.10.d E.13.d | 91, 38 | Signs that include well name and number placed at each well location to comply with Part 10 of Ch. 22.52 of Title 22, | Plot Plan Submitted 1/26/09 | DRP | Approved 5/18/09 Inspection Pending |
| Water Management Plan | L.12 E.18 | 91, 41-42 | The plan includes best management practices, water conservation measures, the use of drip irrigations system, and surface water runoff for dust suppression and landscaping. | Submitted 5/26/09 | DRP, DPW | Pending Review |
| Unused/Abandoned Equipment Removal Plan | L.14 (b) | 92 | Plan for the removal of equipment that is no longer in service and can be removed. | Submitted 5/26/09 | DRP | Pending Review |
| Pipelines | L.17.a E.28.f.ii | 93, 49 | Pipelines which are not enclosed by fence shall be placed underground or covered. | Submitted 5/26/09 | FIRE | Pending Review |

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| Tank Bottom Leak Detection Program | L.18 E.29.e | 93, 52 | Program for controlling and detecting tank bottom leaks on all tanks at the oil field | Submitted 5/26/09 | FIRE | Pending Review |
| Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP) | L.19.b F.3 | 94, 58-59 | Program provides for inspection of construction techniques, regular maintenance and safety inspections, periodic safety audits, corrosion monitoring and leak detection, and inspections of all trucks carry hazardous and or flammable material prior to loading. | Submitted 5/26/09 | DRP, FIRE | Pending Review |
| Annual Community Meetings | L.21.c J.2.a | 95, 73 | Annual meetings to provide the community with updates on oil field operations. | Announced 4/23/09 Held 5/26/09 | DRP | Completed |

Within 1 Year ON OR BY 11/27/09

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|--|-------------------|-----------|--|--------------------|------------|----------------|
| Secondary Containment for Oil - Tank Areas | L.3.c E.3.d.i | 84, 21 | All new oil tank areas in the oil field shall have berms or walls able to contain 110% of the largest oil tank volume. | Pending Completion | DPW, FIRE | Pending Review |
| Secondary Containment for Oil - Above Ground Piping | L.3.e E.3.d.ii | 84, 21 | All above ground piping in the oil field that contains or could contain oil shall be protected by basins, berms, and/or walls. | Pending Completion | DPW, FIRE | Pending Review |
| Groundwater Monitoring Program | L.13 E.19 | 92, 42 | Develop, implement and carry out a groundwater quality monitoring program. | Pending Completion | RWQCB | Pending Review |
| Submit to Fire Chief Plot Plan of all active pipelines regulated by DOT/CSFM | L.17.b E.27.f | 93, 49 | Plan will be submitted w/n 30 days of any new pipelines or the relocation of an existing pipeline. | Pending Submittal | FIRE | Pending Review |
| Abandoned Well Testing | E.31 | 53 | Conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned well. | Pending Submittal | DRP, DOGGR | Pending Review |
| Newsletter | J.2.b. | 73 | Operator to publish an informational newsletter annually. | Submitted 5/26/09 | DRP | Completed |