

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 1/24/13
DRAFT

A. CALL TO ORDER – 7:00PM

B. AGENDA – Approved

C. REGIONAL PLANNING/ECC UPDATE

Rena Kambara informed the CAP that Sonoma Tech (STI) continued XACT metals monitoring at the oil field and had collected more than 2 ½ months of data. The XACT metals monitoring trailer will remain at its current deployment site to take advantage of active drilling operations in the vicinity, which increases the likelihood of capturing emissions data. After drilling operations in the area ceases, the trailer will be moved to the next monitoring location. STI is projected to deploy the mass spectrometer for two weeks in May.

STI reported an equipment malfunction with one of their monitors. Luis Perez clarified that the equipment recorded spiked data readings and STI determined that the equipment suffered a system freeze. Rena Kambara posited that the equipment may be associated with temperature control systems. Luis Perez informed the CAP that STI reports that ambient background or baseline contamination for the area is high, and corroborates what was described in the EIR (2008) and by AQMD in the MATES Study. STI is able to differentiate between ambient contamination and contamination that may be coming from the oil field.

Gary Gless inquired about the increased number of trucks on the field, and questioned whether readings were analyzed against a time log reporting the presence of the trucks on-site, which may account for the spiked readings. David McNeill questioned if the number of trucks on-site may exceed expectations of the monitoring effort. Luis Perez stated that the relatively small number of truck trips being used by oil field operations would only be small blips in the data, considering the overall emissions in the L.A. basin. The expectation is that the majority of emissions that would be detected by the monitoring are related to drilling operations. Mark Glasscock inquired if procedures are in place for STI for discretionary changes in their schedule. Rena Kambara stated that the Final Work Plan was provided by STI, and that STI could change their equipment deployment schedule based on oil operations, and accommodation by the operator. Luis Perez clarified that the study by its nature, contains a component of adaptive management, where STI can make changes depending on what they see as an appropriate way of collecting potential emissions from the oil field. As such, they decided to not move monitoring equipment to a new location in view that the drilling program was going to continue to be in the same area and it offered them the opportunity to capture the most emissions from field, if those were to occur.

(Handout) A CAP calendar for 2013 has been proposed which projects a schedule for future CAP discussions and presenters. Rena Kambara stated that DPW is still on track to present on Ground Movement Studies in February.

D. OPERATOR UPDATE

The Operator reported that two wells had been drilled in 2013, and that the drilling rig had been moved. The 2013 Amended Annual Drilling Plan (ADP) was approved on 1/14/13; however the Mid-Zone Supplement has not yet been approved by the County. Two re-work drills on site during January. CAN system test notifications were sent out on 12/19/12, as required annually. Landscaping Plans (Phases 3-5) were re-submitted to the County due to their misplacement in December 2012, and approval is expected within a month. The report compiled for AQMD regarding the Notice of Violation investigation is complete. There are no additional updates to report regarding the recent acquisition of PXP by Freeport-McMoRan at this time.

The operator distributed on 1/12/13 a “Dear Neighbor”-letter to proactively inform those residents adjacent to a well re-abandonment site near the perimeter of the field of impending operations. In response to a question from Gary Gless regarding the reason for re-abandoning this well, Luis Perez stated that the well was possibly a contingent in the Area of Review (AOR) program, and needed to be re-abandoned to current DOGGR standards. DOGGR performs tests on well profiles, and reviews the abandonment date and historical profile to make a determination if the well needs to be re-abandoned to current standards, if this well is included in the Operator’s

AOR well array as part of their reinjection program. The Operator clarified that the well had initially been drilled in the 1920s.

2012 Complaint Log – 4th Quarter:

Seven complaints were reported to PXP in the 4th Quarter: Noise (3), Odor (2), Odor/Noise (1), and Property Damage (1). During 2012, 40 total complaints were submitted to the Operator. Mark Glassock stated that his complaint was not included on the current Complaint Log report for 4th Quarter 2012. The complaint received by PXP should have been logged. The Operator will review the internal documentation and update the Complaint Log accordingly. The County corroborated that they had received the complaint report from PXP for his complaint on December 4th, and that the Quarterly Complaint Log needed to be updated to include the complaint and recirculated to all the parties.

Jon Melvin inquired about the quality control process for all complaints submitted to PXP. The Operator explained the process of receiving and recording the complaints into the Complaint Log. Emails are sent subsequent to the complaint investigation to both DRP and the corresponding agencies the next business day, dependent on the time report of the complaint. Rena Kambara asked attendees to contact her through phone or email if they felt their complaint was not reported as received by PXP.

David McNeill stated that any recommendations for an independent website verification or digital system be proposed during periodic review. Luis Perez stated that the County may be able to implement such a system with some limits, especially for those under current investigation.

E. 2013 ANNUAL DRILLING PLAN REVIEW

Comments regarding the 2013 ADP and the 2013 Amended ADP were received by the County. These comments, and the County's responses, were posted on the DRP website prior to the CAP meeting. John Kuechle stated that he expected to receive a report that provided some evaluation, conclusion, or resolution to the questions presented. Luis Perez clarified that the responses to the comments were noted in response to each letter received, and DRP was prepared to respond to any additional questions that may have been triggered with the responses provided.

John Kuechle inquired about the approval status of the Mid-Zone Supplemental, submitted with the 2013 ADP. Luis Perez stated that the Mid-Zone Supplemental had not yet been approved, pending extensive review and due diligence. He added that being the first supplemental submitted, the review is being thoroughly vetted due to the implications for setting a precedent for any future submissions.

F. CAP/OPEN DISCUSSION

David McNeill noted that Dr. Gyi's comment letter referenced the accumulation of bonus wells earned through well abandonment. He inquired about the process by which bonus wells are earned, and whether there is documentation for each abandoned well. Luis Perez stated that two bonus wells are earned by PXP for every well abandoned within the 800ft. zone, as stated in the Settlement Agreement (2011). PXP has named five (5) wells in the 2012/2013 ADPs to be counted against the 14 total bonus wells earned to date. An accounting of earned bonus wells is included in the ADP each year.

Mark Glassock questioned the portrayal of 'Plans reviewed by CAP' as 'CAP-approved' on the PXP website. Liz Gosnell recommended that PXP change the headings of the document links to 'Plans provided to the CAP for Review', and 'Plans Approved' to avoid any confusion in the future.

A member of the general public inquired about the status of the legislation initiated by the City of Culver City to ban fracking. Members of the CAP responded that the legislation had been rejected in Sacramento.

In answer to a question regarding an agreement between PXP and the City of Culver City to resume drilling in their portion of the oil field, John Kuechle stated that the CSD covers only the portion of the unincorporated oil field, and within the purview of L.A. County.

A member of the public questioned the safety of the Baldwin Hills area in relation to the oil field's operations and the Blair Hills neighborhood. CAP members replied that many have resided in the area for more than

15 years, and that continued safety is a concern. Luis Perez stated that the purpose of the CAP is keep the communities informed and to preserve the safety. He informed that the EIR and Health Risk Assessment show baseline contamination related to diesel particulates in the L.A. Basin due to significant emissions from highway traffic. He noted that based on all the studies conducted in the area, that the oil field is a very small contributor to those emissions.

Gary Gless questioned the use of sound walls and other noise protections for drilling rigs, but not for all well re-abandonments as in the well re-abandonment along La Brea. Lisa Paillet informed him that PXP elected to use the sound barriers for worker safety and to prevent distraction. Additionally, no noise complaints have been received. Luis Perez clarified that noise readings remain in compliance, below the required noise thresholds. He also stated that sound blankets are often used on drilling locations, and PXP modeling in the pre-planning of the well drilling reports whether noise would approach or exceed the maximum noise thresholds allowed. He also informed the CAP that noise mitigation provisions in the CSD do not include reference for well re-abandonment noise limits.

G. PUBLIC COMMENT

Sam Unger, representing the L.A. Regional Water Quality Control Board (RWQCB), stated their continued presence at the CAP. He reported that upcoming meetings have been scheduled to discuss two permits of note regarding the Inglewood Oil Field, and will not be for discussing fracking. He stated that a permit for storm water runoff requires renewal after ten years and that Total Maximum Daily Loads (TMDLs) requirements for Ballona Creek have been updated and requires additional information. The RWQCB is also considering a Land Treatment Unit permit renewal be updated to include current stringent requirements for vigorous data collection. Sam Unger stated that these two permits will be discussed at the RWQCB meeting scheduled for 2/7/13 at Culver City Hall, and is slated for a mid-morning topic.

Mark Didak inquired if information regarding the runoff contents/composition was available. Sam Unger responded that information pertaining to the permit proposals, documented history, findings, summaries, and provisions are posted on the RWQCB website. Sam Unger also informed that draft regulations for fracking had been posted by DOC/DOGGR, and that RWQCB had submitted a comment letter.

Sam Unger stated that a RWQCB meeting scheduled for March is an informational/discovery meeting where RWQCB is requesting information from the public regarding historical/major oil storage/production site identification, where such locations have been developed for residential housing, and may have been contaminated.

H. FOLLOW-UP ITEMS

- The Operator to review all complaints received during 4th Quarter 2012, and update the Complaint Log to include the complaint received from Mark Glassock.
- The Operator to revise the headings on their website to include “Plans provided to the CAP for Review.”

I. APPROVAL OF MINUTES: (12/6/12) – Approved

J. ANNOUNCEMENTS

- - Next CAP Meeting will be February 28th at 7:00PM

K. ADJOURN – 8:20PM

ATTENDANCE: 1/24/13

(*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a***Governmental Entities***

1	Department of Regional Planning	Rena Kambara
2	City of Culver City	Paul Ferrazzi*
3	West Los Angeles College	Nabil Abu-Ghazaleh

Operator (per 22.44.142.C)

4	Plains Exploration & Production	Lisa Paillet
---	---------------------------------	--------------

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

Neighborhood Organizations (Recognized Homeowners Association)

7	Ladera Heights Civic Assoc.	Carmen Spiva
8	Windsor Hills HOA	Gary Gless
9	United HOA (View Park)	Catherine Cottles
10	Culver Crest Neighborhood Assoc.	John Kuechle
11	Blair Hills HOA	Jon Melvin
12	Raintree Community HOA	Mark Didak
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 (Mark Glassock)
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Robert Garcia (Ramya Sivasubramanian)*

Luis Perez, Ray Mullins (DRP Consultants)
Tim Stapleton (DRP)