

Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 6/27/2013  
*DRAFT*

- A. CALL TO ORDER – 7:05PM
- B. AGENDA – Approved
- C. DISCUSSION: Air Quality Management District – Cancelled.
- D. QUESTIONS FROM CAP AND PUBLIC

Questions recorded in the CAP/Open Discussion session (Item G below).

- E. REGIONAL PLANNING/ECC UPDATE

Timothy Stapleton informed the CAP that he was replacing Rena Kambara. He stated that the Department of Regional Planning (“DRP”) had its monthly call with the air quality consultant Sonoma Technical, Incorporated (“STI”) and monitoring is continuing. On July 1, 2013, STI will begin a two-week sampling for VOCs by deploying a proton transfer reaction time of flight mass spectrometer obtained from the University of Wyoming.

- F. OPERATOR UPDATE

Laura Vlk stated 16 wells have been drilled in 2013 and there are currently four reworking rigs on the field. Phases three to five of the landscaping plan were approved on June 6, 2013. Bids are anticipated to go out in August with plantings beginning in October. Two buildings were removed at the gas plant in order to improve aesthetics. The mid-zone supplement for Stocker 3468 well was approved June 26, 2013 and the Operator’s technical team is responding to requests from DOGGR for additional information regarding ground movement.

Ms. Vlk described 10 x 20-foot fire that occurred on the lease and LA County Fire Department’s response to contain the site. She stated that half the field lost power, but full power resumed the following morning once the line was replaced. On June 8, 2013, a homeless man entered the lease and opened a fresh water valve releasing approximately 50 gallons that flowed onto Stocker Avenue and then flowed back onto the lease. After being notified by a member of the public through the 1-800 number, the valve was closed immediately. She described an odor complaint the Operator received from Culver City and the protocol followed. She stated that AQMD was notified, but to our knowledge did not investigate. Ms. Vlk stated that the PXP acquisition by Freeport-McMoran Oil and Gas was effective May 31, 2013 and the company is now officially Freeport-McMoran Oil and Gas. She added that all contact information will remain unchanged until further notice.

Regarding follow up items, Ms. Vlk addressed Paul Ferrazzi’s request that start and end dates of drilled wells be placed on the drilling map due to the changes in the drilling plan over the course of the year. The Operator reviewed the request and decided not to institute this as it would divert staff resources and would not provide additional benefits to health, safety and welfare. A discussion regarding this issue ensued and concluded with Luis Perez stating that MRS would look into ways to satisfy the request, including a possible monthly verbal report to the CAP.

A member of the public inquired about the Operator’s compliance requirement for reporting to the County. Luis Perez described the daily, weekly and monthly reporting by PXP to the County and the oversight provided by the ECC.

A discussion ensued regarding the homeless man being able to access the oil field and overall site security issues. Luis Perez stated that the County will work with the Operator to find ways to tighten site security.

A discussion ensued regarding the frequency of fires in the last several months and whether the Operator’s power usage is placing too much stress on capacity. Luis Perez briefly described the three recent fires, two of which originated outside the oil field and had no connection to oil and gas operations. Luis stated that the issue of internal power supply equipment maintenance was investigated during an EQAP audit two years ago, which resulted in a priority list being generated and the operator continues to replace and upgrade power supply infrastructure

throughout the field. This year's audit will revisit the issue and determine whether or not a more proactive power line and equipment replacement schedule can be implemented.

Paul Ferrazzi inquired about a tank that is shrouded or covered up on the field. Ms. Vlk said she would look into it.

Toni McDonald-Tabor asked about the status of brush clearing in the field. Ms. Vlk replied it is conducted as part of daily operations, but is not reported on. Luis Perez added that MRS looks into that as part of its monitoring along with other routine checklist items, such as road watering and dust suppression efforts.

Gary Gless inquired about the removal of barrels near the Operator's office and Labrea Blvd. Ms. Vlk stated that the barrels of hazardous waste were relocated to another part of the field. Gary Gless also inquired about the removal of dirt in same area. Ms. Vlk was not aware of it. Luis Perez mentioned the annual Fire Department HazMat audit and that MRS would look into the new location and compliance during an upcoming site visit

Paul Ferrazzi asked about a large truck removing SOLVIG and details about the chemical makeup. Ms. Vlk stated she did not have information about the truck he was referring to. Mr. Ferrazzi then stated there seems to be an increase in rigs at the field. A discussion ensued regarding how the CSD defines drilling rigs, reworking rigs, and maintenance rigs. Luis Perez provided a detailed list of the types of rigs currently operating at the field, which totals six and includes re-abandonments, profile modifications and a conversion to injector. Luis Perez then clarified that gravel packing does not take place as part of the conversion to injector well process.

A member of the public inquired about a new wall made of concrete at the southeast side of Stocker and Fairfax. Although Ms. Vlk could not be certain of the exact location, she stated that the structure is most likely a temporary sound wall and is not made of concrete.

#### G. CAP/OPEN DISCUSSION

A member of the public asked whether Freeport-McMoran's acquisition of PXP was a merger or a purchase and what the purchase price was. Ms. Vlk replied that it was a merger. John Kuechle stated that the acquisition details including the purchase price were detailed in an L.A. Times newspaper report.

Mark Glasscock asked if the Department of Public Health would provide further explanation regarding their decision to not conduct another health study. Timothy Stapleton replied he did not believe so and affirmed they could be invited to present at a future CAP meeting. A discussion ensued regarding the best way to approach the Department of Public Health, which included writing a letter from the CAP with specific questions, but circled back to the CAP agreeing to have the DRP invite the Department of Public Health to present at a future CAP meeting.

Pat Hachiya explained how the organizations represented in the CAP were originally chosen. John Kuechle added that new organizations could be considered as part of the CSD Periodic Review and stated that suggestions for new organizations be directed to Timothy Stapleton at the DRP.

A member of the public asked if there is information available describing the plan for the oil field for the next several years. John Kuechle replied that the drilling plan is made available to the public. Paul Ferrazzi added that the CSD contains information, such as the intent to drill 500 wells by 2028, at which the time the CSD expires and the County will decide whether or not to continue the CSD.

In response to Mark Glasscock's inquiry, Luis Perez stated that the County has received 18 CSD Periodic Review surveys from the public. Timothy Stapleton provided the contact information and website address where the public can access and submit the survey. Paul Ferrazzi asked whether the public comments should be specific to exact provisions in the CSD and whether those comments should suggest specific changes to CSD language or wording. Luis Perez responded by describing how the County is conducting the comprehensive CSD review. He stated that proposed language changes are helpful as opposed to more ambiguous comments. He noted that the County has received 12 comments via email and that only one comment received has brought up a new topic; that is, one that hasn't been previously raised during CAP meetings. He also confirmed that the Operator has not yet commented on or proposed changes to the CSD as part of the periodic review.

In response to several questions raised by Catherine Cottles regarding earthquake tolerance and emergency preparedness, Luis Perez stated that an oil rig is not considered a permanent structure and all oil wells, casing, piping, and affiliated equipment is constructed per building code. He also confirmed that all of her questions and comments will be included as part of the CSD Periodic Review. A discussion ensued regarding the potential for accidents due to an earthquake. Luis Perez directed members of the CAP to the EIR, where a discussion of seismic hazards and oil field operations is described. Luis Perez then added that public comments will be accepted a little past the closing period on Sunday, June 30, 2013.

A member of the public asked how many wells are within 50 feet of the Alquist-Priolo Fault. Luis Perez said he would have to research and get back to her, but he may not be able to provide an answer.

In response to a question from a member of the public, John Kuechle stated that public health issues have been discussed more substantially in reports and other CAP meetings than are reflected in the May 23, 2013 CAP meeting minutes.

A member of the public asked what the Vickers II visibility note relates to in the CAP meeting minutes attachment. He also asked what the long-term plan for aesthetics is. In response, Luis Perez explained that the Vickers II visibility note refers to a general area of the oil field where aesthetics was a concern to some members of the public. He then briefly described the five-phase landscaping plan, standardized painting scheme implemented throughout the oil field, and the removal of abandoned equipment. John Kuechle added that the landscaping plan is available online and the plan is not difficult to interpret. Paul Ferrazzi suggested viewing PXP's aerial photos of the landscaping progress.

A member of the public asked how much the equipment removal cost and who paid for it. Luis Perez replied that PXP paid for it, but he didn't know the cost. The member of the public then asked how many PXP and County officials present at the meeting live nearby. One person raised a hand.

A member of the public asked about gravel packing and what the health impacts are. Luis Perez explained the gravel packing process and the similarities and differences between gravel packing and high pressure/high volume hydraulic fracturing. He stated that more information is available within previous CAP meeting minutes available online, but that he could send the 'fracking 101' papers if contact information is provided. Mark Glasscock added that the AQMD has posted rules online regarding notification for areas where hydraulic fracturing is occurring.

John Kuechle referenced an LA Times story regarding fracking and the use of fresh water and how it is impacting farming irrigation prices.

In response to a question raised by a member of the public, Luis Perez confirmed that air quality is monitored at the oil field, described monitoring locations and the monitoring process, and mentioned the study being conducted regarding air quality, which will be available to the public early next year.

#### H. PUBLIC COMMENT

Questions and comments were recorded in previous discussions.

#### I. APPROVAL OF MINUTES:

(2/28/13) – Not approved. Awaiting proposed language amendments from CAP members.

(4/25/13) – Deferred to next CAP meeting.

(5/23/13) – Approved.

J. ANNOUNCEMENTS: Next CAP scheduled for 7/25/2013. Sherry Jordan with the City of Culver City provided an update regarding the Culver City ordinance addressing drilling operations at the oil field. She stated that the draft ordinance has been released for public comment and review. She provided the website address to access the related documents.

#### K. ADJOURN – 8:47PM

ATTENDANCE: 5/23/13  
 (\*absent)

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

***Governmental Entities***

1	Department of Regional	Timothy Stapleton
2	City of Culver City	Paul Ferrazzi
3	West Los Angeles College	Nabil Abu-Ghazaleh*

***Operator (per 22.44.142.C)***

4	Plains Exploration &	Laura Vlk
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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	Roger Shockley*
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	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	Rene Talbott*
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 McDonald-Tabor
19	Community Health Councils	Mark Glassock
20	Baldwin Hills Conservancy	David McNeill*
21	The City Project	Daphne Hsu

Luis Perez, Michael Cassata (DRP Consultants)  
 Timothy Stapleton, Pat Hachiya (DRP)