

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 10/24/2013
Final

A. CALL TO ORDER – 7:00PM

Meeting chair David McNeill from Baldwin Hills Conservancy called the meeting to order.
Roll call completed.

B. AGENDA – Approved

C. REGIONAL PLANNING /ECC UPDATE

County Update - Tim Stapleton noted that the County completed the monthly call with air monitoring consultant STI on October 23, 2103. Air monitoring activities are scheduled to cease on November 15, 2013 at which time the monitoring equipment will be removed. Mr. Stapleton detailed a power outage on the oil field October 1 which shut down the monitoring equipment with the east and west site equipment restarted at 7:00 am the same day and the south side equipment at 10:00 am on October 3. The north site equipment was not restarted until October 11 due to damage to the instrument firm wear which was required to be removed and returned to the manufacturer for repair and re-furbishing. Members of the public asked about lost data regarding the site that was down for 10 days; it is unclear how much data was lost, if any. Mr. Stapleton discussed the metals analysis which is currently underway at the University of Wyoming. The County has received comments from Regional Water Quality Control Board (RWQCB) on the two permits from the RWQCB. No comments were noted on the NPDES permit, the permit for the land treatment units requires 3 work plans which were approved by the RWQCB in June 2013. RWQCB staff will be onsite during the forthcoming wet weather to follow up on the requirements of the plans. Mr. Stapleton also noted that there have been no updates to the AQMD notice of violation.

Fires – Mr. Ferrazzi asked about whether the County is corresponding with Edison regarding the power outages and the fires that have been related to electrical equipment malfunction. Members of the public are concerned about the safety issues associated with the fires. Members of the public noted that both the County and FM O&G should be able to obtain an explanation from Edison as to the why there appears to be substantial failures with electrical equipment. Mr. McNeill mentioned that LA Times Newspaper articles have recently discussed that Edison is not keeping up with maintenance issues with the power grid system. Ms. Paillet stated that FM O&G or the County can ask Edison for an explanation for the equipment failures but believes there is no legal requirement for Edison to respond to such an inquiry.

Periodic Review – Mr. Perez discussed the schedule and that the draft is expected by the end of November. Mr. Perez also noted that the EQAP Report will be posted on the County web site in one week. A member of the public asked about the new technology discussion of the periodic review and what is considered feasible technology. Mr. Perez noted that there are no specific guidelines for what constitutes new technology. MRS is familiar with oil and gas projects and thus much of the new technology that is available. The annual drilling plan requirement for a discussion on new technology was discussed along with electrical and natural gas powered drill rigs. Electrical rigs are not feasible for lack of a power source and there is currently limited availability of gas powered rigs with only one natural gas powered rig operating in California. Ms. Steva requested that the review include discussion on technical improvements.

Annual EQAP Audit – Mr. McNeill note that past audits have included a presentation of the results at the CAP meetings. Mr. McNeill asked if there was interest in a presentation and Mr. Perez noted that a short discussion had been provided at the previous CASP meeting and that a presentation can be made if so requested and suggested that interested parties read the report online first and bring questions to the CAP at the next meeting.

Spill Prevention Plan (SPCC) – The SPCC has been removed from the County website at the request of FM O&G due to security reasons. The plan can be viewed at the County by appointment. Quarterly ground monitoring reports are posted on the oil field web site.

Quarterly Well Schedule Update – Mr. Perez presented a list of wells drilled in the last quarter and members of the public asked for an email listing as well, Mr. Perez will supply the email information.

D. OPERATOR UPDATE

Well Updates/ Drilling Plan Submittal – Ms. Paillet stated that 27 wells have been drilled in 2013 to date, and there are currently four reworking rigs on the field. Ms. Paillet noted the 2014 Annual Drilling Plan was approved, the 3rd

quarter ground monitoring report has been posted, and the third quarter complaint log is also posted on the web site. Nine complaints were logged in the 3rd quarter 2013 with 2 noise, 5 odor, and 2 vibration. Ms. Paillet also detailed that the Spill Prevention Countermeasure Control Plan was submitted. Ms. Paillet also reported that 4,000 newsletters have been mailed out for the annual community meeting notification; the meeting is scheduled for November 12. Ms. Paillet talked about the recent fires and that one was not located on the oil field. The fire was caused by an Edison power line and two were located on the oil field caused by arcing of power lines. She noted that three quarters of the oil field electrical lines have been surveyed with the remaining one fourth to be completed this year as part of a continuous maintenance program. FM O&G takes care of the lines within the field and Edison is responsible for the lines up to the property line of the oil field. The lines are inspected both with infrared cameras and visually. A member of the public asked about the total number of wells and type of wells operating in the field, Ms. Paillet will follow up on the request.

Odor Complaints - The procedure for odor complaints was inquired about and Ms. Paillet noted that FM O&G contacts the County, the AQMD and MRS when an odor complaint is received. For noise complaints County Public Health is also contacted. Ms. Paillet noted that the MSD's discussed at the last CAP meeting are available on line. The procedure for contacting the AQMD for an odor complaint was discussed. Once FM O&G receives a complaint they attempt to discover the source of the odor immediately and determine whether there is any breakdown conditions in the oil field. A member of the public noted that if the public calls the AQMD directly, the AQMD may respond quicker. Mr. McNeill suggested that callers make sure to call both the FM O&G 800 number and the AQMD when calling in an odor complaint. The discussion continued with the question of exactly when FM O&G is required to contact the AQMD or regulatory agencies, Ms. Paillet noted FM O&G follows the protocol as required by the CSD. Mr. Perez noted that the air quality monitors can be used to identify air emissions and matched with the time of a potential odor complaint. Meteorological data is also used to determine if the oil field is the source of the odor.

Groundwater Monitoring – Mr. McNeill inquired about the ground water monitoring network and if there will be any monitoring up gradient because all the monitoring to date has been down gradient. Mr. Perez stated that the monitoring network is consistent with the agency approved ground monitoring plan. Mr. McNeill mentioned a RWQCB letter that listed a recommendation for up gradient monitoring. Mr. Perez explained that the RWQCB can request additional monitoring if they determine the additional monitoring is necessary.

E. CAP/OPEN DISCUSSION

Approval of Minutes – Mr. Perez noted the February 28, 2013 minutes required input from Public Works and that the minutes are not a transcript but rather a document providing the general intent of what was said and discussed. Changes were discussed to the September 2013 and the September minutes were approved. Ms. Paillet noted that in the discussion on the overflow line incident that the correct description is that the first tank overflowed to the overflow line and that the second tank overflowed to secondary containment. Mr. Perez noted that the secondary containment will hold the volume from both tanks plus a 10 percent margin of safety to allow for storm water. Mr. Dusette noted that the overflow part of a system is designed to deal with incoming fluid that is greater than the pumping capability of the system and when that occurs the fluid is directed to the secondary containment structure where it is removed with a vacuum truck and returned to the system. The public requested the size of the tanks in question and Ms. Paillet will research and come back with the information at the next meeting.

Open Discussion – The ground movement monitoring station that may be affected by a tree root was discussed. Mr. Gless recommended that the monument be left alone and that a new monument installed thus preserving the data point rather than removing it. A member of the public asked about ground water monitoring reports and Ms. Paillet suggested that anyone with questions can email her directly. A question about CAP seats was brought up with the fact that Culver City Council should have a seat on the CAP in addition to Paul Ferrazzi's CAP seat and that Mr. Ferrazzi's seat be made permanent. Mr. McNeill stated that the composition of the CAP is up to the County. Mr. Stapleton said that the County can look at the makeup of the CAP members during the periodic review process and there may be vacancies available based on past attendance. Several members discussed that if the CAP membership reaches a size that the meeting becomes cumbersome it will defeat the purpose of the meetings. It was confirmed that members can designate a substitute if they are unable to attend and that email is the best method to provide notice.

F. ANNOUNCEMENTS

Next CAP meeting will combine November and December and be held December 12, 2013 with agenda to include the EQAP Audit Report and the periodic review. Air monitoring report is expected in spring 2014. Comment period for the periodic review will be due after the January CAP meeting, January 23, 2014, with at least a 45 day review timeline. Mr. Ferrazzi asked if DOGGR was going to include fault plane data in the ground movement report and Mr. Stapleton will check into the issue.

G. ADJOURN – 9:00PM

ATTENDANCE: 10/24/13

(*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

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

Operator (per 22.44.142.C)

5	Plains Exploration &	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)

6	Vickers Family Trust	Roger Shockley*
7	Cone Fee Family Trust	Liz Gosnell*

Neighborhood Organizations (Recognized Homeowners Association)

8	Ladera Heights Civic Assoc.	Carmen Spiva
9	Windsor Hills HOA	Gary Gless
10	United HOA (View Park)	Catherine Cottles
11	Culver Crest Neighborhood	John Kuechle*
12	Blair Hills HOA	Jon Melvin
13	Raintree Community HOA	Mark Didak*
14	Baldwin Hills Estates HOA	Ronda Jones*

Neighborhood Organizations (No Recognized Homeowners Association)

15	Ladera Crest Homeowner	Rene Talbott*
16	Baldwin Vista Homeowner	Irma Munoz*

School Districts

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

Neighborhood Organizations (All Others)

19	Windsor Hills Block Club	Toni McDonald-Tabor*
20	Community Health Councils	Erin Steva
21	Baldwin Hills Conservancy	David McNeill
22	The City Project	Ramya Sivasubramanian

Luis Perez, Dean Dusetta (DRP Consultants)

Timothy Stapleton, Pat Hachiya (DRP), Carrie Tayour (DPH)