

BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING
Minutes December 12th, 2013
FINAL

A. Call to Order - 7:00 PM

John Kuechle called the meeting to order.

B. Approval of Agenda- Approved.

Announcement made that Meghan Sahli-Wells, Vice Mayor of the Culver City is the new representative on the CAP for Culver City.

C. Regional Planning/ECC Update

County Update - Tim Stapleton announced that the air quality monitoring project has been completed and the contractor, STI, is working on the data processing. The report is planned to be completed and presented at the March or April 2014 CAP meeting. Mr. Kuechle requested that the report be made available prior to the presentation of the report at the CAP meeting to allow for review by CAP members. Regarding prior questions on data loss during the power outage in October, Mr. Stapleton noted that no collected data was lost, only data during the actual power outage was lost. Mr. Stapleton also followed up with DOGGR on a previous question on the ground movement study and the letter from Public Works on the subject. DOGGR staff indicated that the issues in the Public Works correspondence require a long term approach and more data in order to make a determination, DOGGR is continuing to work with FM O&G on the issue. Mr. Stapleton also noted that DOGGR indicated that staff turnover has impacted review of the ground movement data. Mr. Stapleton and Mr. Kuechle discussed that DOGGR should provide periodic updates to the CAP on the subject with CAP members agreeing with the suggestion. Mr. Stapleton will contact DOGGR to determine when such an update can be scheduled with the acknowledgement that the periodic review and air quality report are near term items for presentation at upcoming CAP meetings. Mr. Kuechle asked about whether the County was going to comment on the ground movement issue or wait until receiving input from DOGGR, Mr. Stapleton commented that the County requires the technical input from DOGGR and thus will likely wait before providing direction on the issue. Mr. Perez noted that that approach is consistent with what is outlined in the CSD and that the issue requires a collection of multi-year data to allow for adequate analysis. Mr. Kuechle stated concerns that the issue should be looked at before too much time goes by and asked about DOGGR's commitment to assign resources to look at the issue. Mr. Perez noted that it is DOGGR's mandate to address the issue and that the MACC will discuss it. Mr. Perez further noted the issue may be related to water injection, a subject that DOGGR is required to monitor and analyze. Several CAP members asked about whether DOGGR has all the necessary information to perform their analysis and Mr. Perez noted that DOGGR has not requested additional data. Mr. Ferrazzi stated that he has data that shows the ISAR data collected is not correct and Mr. Perez recommended that he provide that data to the County. Mr. Kuechle recommended that Public Works send DOGGR monthly reminders to keep the study a priority item on DOGGR's schedule, Mr. Stapleton will check with Public Works on the subject. Mr. Gless inquired as to why DOGGR did not hold a meeting in LA on the hydraulic fracturing EIR. Mr. Perez stated that the next MACC meeting will be scheduled in the first quarter of 2014. Ms. Sahli-Wells asked about the CAP contacting DOGGR directly about the ground movement issue and the CAP determined that it may not have the authority under the CSD and that the County should provide that service for the time being. Mr. Stapleton announced that Edison would not be attending the meeting due to a last minute cancellation and will make a presentation at the January CAP meeting. He also noted that the February minutes will remain as posted.

DRP Letter – Mr. Stapleton provided a brief summary of the letter distributed the public by the Director of DRP; the DRP has not authorized any wells for hydraulic fracturing and none are permitted in the 2014 drilling plan. The letter was mailed to nearby residents and interested parties, over 22,000 letters were sent out. After discussion, the distinction was made that high rate, high pressure hydraulic fracturing is not the same as the gravel packing well enhancement technique that is used at the oil field. The letter from DRP addressed high rate, high pressure hydraulic fracturing which is the well enhancement technique often

associated with potential environmental impacts. Further discussion noted that the letter may not have clearly defined hydraulic fracturing. The CAP requested that County staff note to County DRP management that the letter was not clear. A member of the public requested that the County send out a second letter clarifying the issue and Ms. Sahli-Wells concurred.

Mr. Ferrazzi noted his opinion for the record that the letter was not clear due to a political agenda. Further Mr. Ferrazzi stated that the Planning Director, Richard Bruckner's letter on hydraulic fracturing to 23,787 residents of Los Angeles County in the middle of the assembly election was politically motivated. That it was inaccurate in the statements made about hydraulic fracturing not being done in the Inglewood oil field and drilling plans as the County's environmental consultant John Peirson identified high rage gravel packing as hydraulic fracturing and acknowledged that industry also considers it fracking at a community meeting attended by Mr. Bruckner. Mr. Ferrazzi asked that Mr. Bruckner send a correction letter to all 23,787 residents.

Mr. Perez discussed the fact that the CAP has discussed the difference between gravel packing and high pressure hydraulic fracturing on numerous occasions and the fact that the oil field has in the past and continues to use the gravel packing well enhancement technique. It was also noted that the gravel pack well enhancement technique is common practice in drilling water wells. Mr. Gless and others in attendance stated their concern was not limited to hydraulic fracturing and included the gravel packing well enhancement technique. Mr. Perez further clarified that the approval of the annual drilling plan is not the same as the approval to drill a well. Every well requires an approval/permit by both the County and DOGGR that is completely separate from the approval of the annual drilling plan. The discussion concluded with a repeat of the request for a clarifying letter and whether the correspondence could be provided on the web site as opposed to another mailing.

ECC Update – Mr. Perez discussed a fire on October 1, the fire was related to the power outage that impacted the air monitoring network.

C. Operator Update

Ms. Lisa Paillet provided the update. 30 wells have been drilled to date for 2013 and the drill rig has been removed from the oil field. 5 rework rigs are currently operating on the field. The annual Community Meeting was held on November 12, 2013, the power point presentation from the meeting is posted on the oil field web site. Ms. Paillet noted a 150 barrel treated produced water line leak on November 20, 2013; the water was contained and returned to the facility system and the line was repaired. Odorant was sprayed as a precaution during the water line clean up and repair. Ms. Paillet also noted a produced water leak on November 24, 2013 at the intersection of Fairfax and La Cienga, the pipeline that leaked carries produced water offsite to the Packard Facility; all agencies were notified of the incident with LA County Hazardous Materials and several other agencies on site during the clean-up. The leaked water, estimated at 7 barrels, was contained by a secondary containment vault and did not reach Ballona Creek. Mr. Ferrazzi inquired as to whether FM O&G is required to pay for the agency costs for responding to spills. Ms. Sahli-Wells noted that the City of Culver City does not charge for Fire Department response. Ms. Sahli-Wells also asked about spill prevention measures, Ms. Paillet noted that the pipelines are subject to DOT regulations and inspections. Ms. Paillet provided a summary of the electrical inspection and maintenance work at the oil field; inspections are 100 % complete, repairs are 90% with remaining work to be completed the first quarter of 2014. The volume of the tanks discussed last month was identified as 5,000 barrels. Regarding a question on well types from last meeting, Ms. Paillet listed 470 producing wells and 233 injector wells for the oil field. Mr. Kuechle noted an AQMD complaint regarding an odor complaint with a nearby self-storage facility. Mr. Gless asked about a green substance that was sprayed on the oil field, Ms. Paillet will check and report back.

F. 2012/2013 EQAP Audit Report

Mr. Perez announced that the Annual EQAP report is posted on the County DRP web site and provided a brief summary of the audit contents and process. The audit report contained two recommendations with Mr. Perez noting that as continued oversight and annual audits are completed, the operator's compliance

should improve which has been shown to be the case. The two recommendations were discussed, one regarding better documentation of the maintenance of noise making equipment and the second as improved documentation of sub-contractor training. Ms. Sahli-Wells asked if the ECC inspections were unannounced or not and Mr. Perez responded that due to access and safety issues FM O&G is contacted prior to the inspection. The frequency of DOGGR inspections was asked about and Mr. Dusette indicated that each well drilled is inspected by DOGGR at least once and often twice with the Blow-Out Preventer (BOP) inspected prior to use.

Question on the Hydraulic Fracturing Study – The study was asked about and clarified. The study was done by Cardno-Entrix, a third party consulting firm. The study was paid for by PXP, the former operator of the oil field. The study was peer reviewed by another third party consultant selected by the County. The fact that the hydraulic fracturing study was based on wells that included 100% cementing of the well annuli was discussed as was the fact the study concluded fracturing could be accomplished at the oil field without danger to the environment. It was further noted that hydraulic fracturing is not occurring at the oil field and the State is developing hydraulic fracturing regulations (Senate Bill 4). Mr. Gless noted that the State should have held a public workshop on the EIR for hydraulic fracturing in LA because of the Inglewood Oil Field, Ms. Sahli-Wells noted that Culver City has in fact made that request to the State. Mr. Ferrazzi asked about the horsepower rating of the oil field wells in order to determine electric load, Ms. Paillet will research.

Oil Spill Plans – Ms. Sahli-Wells asked about the SPCC plan, the SPCC is not a public document but can be reviewed at County offices with an appointment.

Air Monitoring at Drill Sites - Ms. Sahli-Wells asked about siting of the air monitoring. Mr. Dusette noted that the monitors are sited per the Air Monitoring Plan requirements and target an upwind and downwind location and are located close to the ground due to the density of H₂S gas. The air monitoring locations are reviewed during the review of the well permit process for each well. Mr. Perez noted that the operator has a monitor above the drill bore to assist in determining down-hole characteristics and for safety.

New Tank Installation – Mr. Dusette responded to a question on how many new tanks have been installed at the oil field, four tanks have been built since the CSD was adopted.

G. Periodic Review Update

Mr. Perez announced that the report is under review by the County in an administrative draft form and should be released shortly after the holidays for public review and that the County will provide a presentation on the subject at a future CAP meeting. Ms. Cottles asked about an updated map for faults in area of the oil field, the most recent one is dated 2008, Ms. Paillet will check on the issue.

H. CAP/Open Discussion/Public Comment

Community Meeting - Mr. Kuechle had two comments on the power point and presentation done by FM O&G at the Community Meeting last month. The first comment noted that a large part of the presentation was essentially a commercial for FM O&G with little to no reference to the oil field operations. Mr. Kuechle's second comment was that FM O&G did not answer questions from the public, this comment was seconded by Mr. Melvin. Mr. Kuechle further commented that responding to questions by directing the inquirer to a web site is not acceptable; FM O&G staff should be prepared to answer the public's questions at the annual meeting. Further, if FM O&G staff require web access to answer a question, they should be prepared with web access to do so. Mr. Kuechle requested that both Ms. Paillet and the County contact FM O&G with the comments such that the next meeting does not have the same issues. Other CAP members that attended the Community Meeting echoed the same comments. Mr. Gless requested that the County notice the Community Meeting and have the meeting scheduled on a weekend to allow for better attendance. Follow up on questions from the Community Meeting were asked about, Ms. Paillet noted that questions from the public can be sent to her directly.

CAP Members – It was noted that some neighborhood groups are not represented, the Periodic Review will note that CAP membership should be reviewed and revised as applicable. Mr. Perez noted that those that wish to be on the CAP should write a letter to the Director of DRP.

J. Approval of Minutes

October minutes approved with a revision to Erin Steva's comment that the periodic review should include a discussion of technical improvements.

K. Announcement

Next meeting January 23, 2014.

Baldwin Hill Dam Collapse Commemoration Saturday December 14, 11:00 to 4:00.

L. Adjourn – 8:45.

ATTENDANCE: 12/12/13

(*absent)

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

| | | |
|---|--------------------------|---------------------|
| 1 | Department of Planning | Timothy Stapleton |
| 2 | City of Culver City | Meghan Sahli-Wells |
| 3 | West Los Angeles College | Nabil Abu-Ghazaleh* |

Operator (per 22.44.142.C)

| | | |
|---|---------------------------------|--------------|
| 5 | 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)

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

Neighborhood Organizations (Recognized Homeowners Association)

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|----|----------------------------------|-------------------|
| 8 | Ladera Heights Civic Assoc. | Carmen Spiva* |
| 9 | Windsor Hills HOA | Gary Gless |
| 10 | United HOA (View Park) | Catherine Cottles |
| 11 | Culver Crest Neighborhood Assoc. | 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)

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|----|---------------------------|-----------------------|
| 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 |

