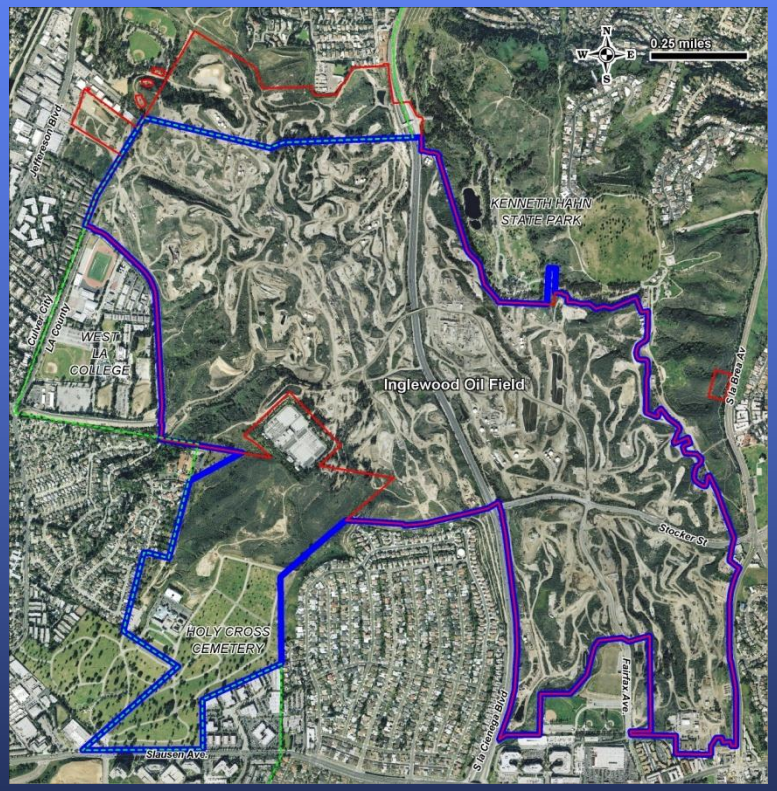
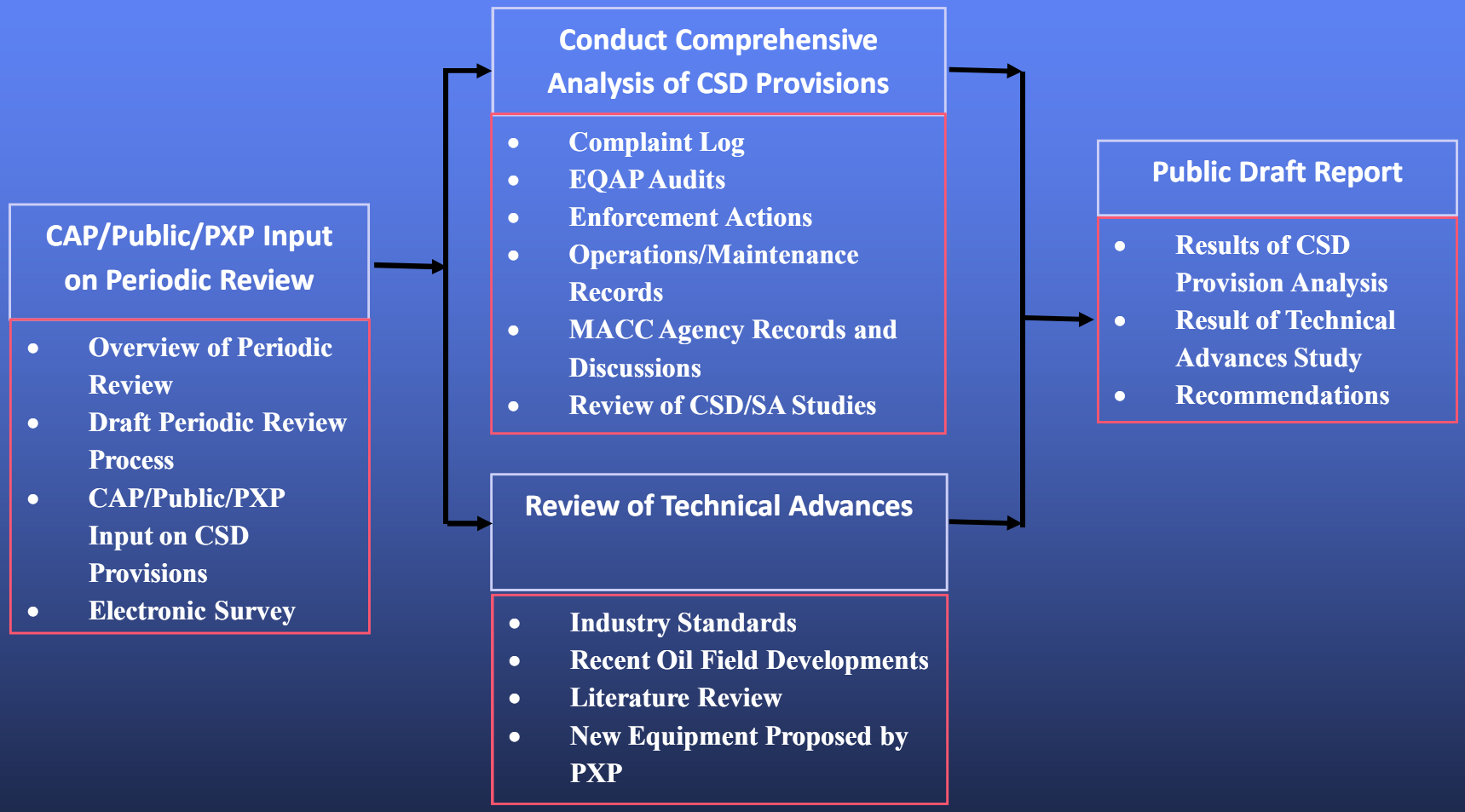
Baldwin Hills Community Standards District (CSD) Periodic Review



Knox Presbyterian Church
5840 La Tijera Boulevard
Los Angeles, CA 90056
September 10, 2015

Presentation by:
Los Angeles County Department of Regional Planning
&
Marine Research Specialists

Periodic Review Process



Periodic Review Process

Periodic Review - Methodology

Comprehensive Review of Compliance Records and Plans

- **Compliance plans**
  - Å Plans submitted as required?
  - Å Plans current and updated as required?
- **Compliance records**
  - Å Record documentation complete?
  - Å Review of any compliance issues
- **Operations and maintenance records**
  - Å Record documentation complete?
  - Å Maintenance of equipment current?
  - Å Any operational or maintenance technological improvements feasible and applicable?

Periodic Review - Methodology

- **Results of the Environmental Quality Assurance Program (EQAP)**
  - Review past audits and results
  - Review of audit recommendations and subsequent implementation
- **Multi Agency Coordination Committee (MACC) records**
  - Review of agency input and recommendations
  - Any plan or compliance issues with other agencies?
- **Violations or enforcement actions**
- **CSD administrative requirements**
  - Confirm administrative record
- **Regulatory permits activity**
  - Review and confirm any required permits are current

Periodic Review - Methodology

- **Complaint log**
  - Review complaints and FM O&G response
- **Input raised by the public**
  - CAP meetings
  - Other correspondence
- **Public input on Periodic Review**
  - Electronic Survey
  - Input on report scope
  - Comments on Draft report
- **Agency Input on Periodic Review**
  - Comments on report scope
  - Comments on Administrative Draft report
- **Input and data from FM O&G**

Periodic Review - Format

- Provision Language
- Summary of Complaints
- Summary of Issues Raised by the Public
- Analysis of Compliance and Effectiveness
- New Technology
- Recommendations to Changes in Implementation
- Recommendations to Changes in CSD Language

Findings and Recommendations

Periodic Review - Recommendations

- **Ten final recommendations**
  - **Public Draft contained eleven, one has been completed**

- **Why recommendation versus requirement or change to CSD language?**

- **Eight of Ten recommendations enforceable by the existing CSD ordinance**

  - Four involve a change in the implementation of the provision
  - Four involve a change in the compliance effort of the provision

- **Remaining two recommendations to be monitored for effectiveness**

  - One is to continue existing operational practices
  - One is request for better coordination in operational practices

- **Approach allows for Improvements to the CSD without need to go through process of "opening" the ordinance to revisions**

Periodic Review – Completed Recommendation

CSD Provision	Summary of Public Draft Recommendation
E.4.e	Based on the recommendations contained in the 2012 and 2013 ground movement survey reports, it is recommended that an additional monitoring station be installed near the monument potentially being affected by tree roots (Monitor Station 50004, Historical Monument Inglewood E-1C).

- Change in the implementation of the CSD provision
- CSD language allows for changes to the monitoring plan and thus monitoring plan locations as follows:

  ñ*If requested by DOGGR or the director of public works, the operator shall make modifications to the ground movement monitoring plan.”*

- Twelve additional survey monuments installed in 2014

Periodic Review – Recommendation Summary

CSD Provision	Summary of Recommendation
E.10	Recommendation that FM O&G schedule installation of the remaining landscaping phases to achieve the landscaping required by this provision in a timely manner.
E.15.a	Recommendation that the Operator continue the use of metal and or plastic bins and tanks consistent with current practice as the elimination of the use of below ground sumps is considered to be a significant environmental benefit.
E.19	Based on comments by the RWQCB regarding potential additional monitoring locations, it is recommended that the Operator coordinate with the RWQCB and install additional groundwater monitoring wells if deemed necessary.
E.20	Due to un-authorized access through damaged fencing, it is recommended the ECC and the Operator increase monitoring of the condition of the perimeter fencing and conduct any necessary repairs as soon as possible.
E.26.c.x	In consideration of the usefulness and substantial costs associated with the preparation of the topographic vertical profiles, it is recommended considering removing the subject figures/maps from the Annual Drilling Plan until the information is deemed useful for inclusion in future plans.
E.28.b	It is recommended that the Operator facilitate better coordination when scheduling reworking and the other types of rigs at the oil field to avoid concentrating too many rigs in one area.
F.3	A comprehensive SIMQAP audit has not been conducted to date. It is recommended that a SIMQAP audit be conducted over the next year in coordination with the EQAP audit and that appropriate interested regulatory agencies be noticed of the audit for participation as applicable.
F.4	Due to the fact that unannounced drills have not taken place in the past, it is recommended that efforts be made to ensure that unannounced drills take place at the oil field as allowed for by the provision of the CSD. The Department of Regional Planning will coordinate with the Fire Department to ensure that unannounced drills occur in the future.
J.1.a	In response to requests by the public to update CAP membership, allow new members to fill vacant panel seats and replace absentee members, the DRP Director will review CAP membership and determine how to proceed under the existing provision of the CSD.
J.2.a	In response to public input on the 2013 Community Meeting, it is recommended that agendas for future Community Meetings be specific to oil field operations and issues and that measures be implemented to ensure questions from the public are addressed appropriately.

LOS ANGELES COUNTY

BALDWIN HILLS
COMMUNITY STANDARDS DISTRICT (CSD)

PROJECT NO. R2015-02225
CASE NO. RADVT201500005

LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS

LEGEND

- BALDWIN HILLS CSD BOUNDARY
- BALDWIN HILLS CSD 500' NOTIFICATION BUFFER
- PARCEL BOUNDARY (L.A. COUNTY ASSESSOR)
- CITY / UNINCORPORATED COMMUNITY BOUNDARY
- INCORPORATED CITY (VICINITY MAP)
- UNINCORPORATED COMMUNITY (VICINITY MAP)

AERIAL IMAGERY: LAR-IAC, 2011

VICINITY MAP

LOS ANGELES COUNTY
DEPT. OF REGIONAL PLANNING
320 W. TEMPLE ST.
LOS ANGELES, CA 90012

FEET
0 500 1,000

PRINTED ON: _____

PREPARED BY DRP GIS SECTION / AUGUST 2015