

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 4/23/2009 revised 5/21/09**

*In attendance: (*absent)*

1	West Los Angeles College	Dr. Mark W. Rocha
2	Los Angeles Unified	Glenn Striegler
3	Culver City Unified	Scott Zeidman
4	City of Culver City	Andrew Weissman*
5	County of Los Angeles	Leon Freeman

Homeowners Associations

6	Windsor Hills	Gary Gless
7	United (View Park)	Theodore Irving
8	Blair Hills	Mary Ann Greene*
9	Ladera Heights Civic Assoc.	Carmen Spiva
10	Culver Crest	John Kuechle
11	Baldwin Hills Estates	Ronda Jones
12	Raintree	Ian Cousineau

Oil Field Landowners

13	Vicker Landowners	Roger Shockley (for Jeff Dritley)
14	Cone Trust Landowners	Liz K. Gosnell*

Property Owners who do not belong to an HOA

15	Non HOA Property Owner	George L. Mallory
16	Non HOA Property Owner	Irma Munoz

Operator

17	Ombudsperson	Lisa Paillet
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Community Organizations

18	Baldwin Hills Conservancy	David McNeill
19	The City Project	Zoe Rawson (for Robert Garcia)
20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor*

A. CALL TO ORDER

The meeting of the Baldwin Hills Community Advisory Panel (CAP) was called to order at 7:10 pm.

B. INTRODUCTION

The Chair, Leon Freeman, introduced himself and other staff from the Department of Regional Planning (DRP) present: Jose de la Rosa and Susana Franco-Rogan. He also introduced John Peirson with Marine Research Specialists, who is serving as the County's technical advisor on CSD implementation. Other county staff present was Karly Katona, Deputy to Supervisor Ridley-Thomas.

The Chair reiterated the challenges imposed by the implementation schedule in that the CAP is required to function as a CAP while determining what those functions are. A panelist expressed concern regarding the apparent lack of structure for the CAP. Panelists agreed that the role of the CAP is unclear as are its operating procedures and protocols. Items that must be considered and clarified include rules of order along with a clear and defined purpose for each panelist. Additionally, the CAP needs to be given the opportunity to formally modify the agenda at the beginning of each meeting.

Mr. Peirson suggested that bylaws would help with all of these issues and that bylaws have been used with success by other CAPs. Panelists agreed that a bylaws subcommittee should be formed. Volunteers for the bylaws subcommittee include:

- Irma Munoz, Homeowner (non HOA)
- Lisa Paillet, PXP Ombudsperson
- David McNeill, Baldwin Hills Conservancy
- Gwen Flynn, Community Health Councils
- John Kuechle, Culver Crest Neighborhood Association
- Susana Franco-Rogan, Department of Regional Planning

Members also agreed that there is much confusion surrounding implementation deadline dates in that on the compliance matrix some dates appear to be hard deadlines while others are not. All agreed this issue could also be addressed in the bylaws.

A panelist suggested that the discussion about the bylaws be set aside for an update and discussion on current requirements.

C: 2009 ANNUAL DRILLING PLAN & EQAP UPDATE

DRP staff explained that Mr. Peirson is working under a third party agreement to serve as the County's technical advisor on CSD implementation. As the technical advisor, Mr. Peirson will be available to answer questions regarding CSD interpretation, assist the county with the

preparation of implementation guidelines, and assist the county with review of plan submittals. Mr. Peirson's recommendations related to plan corrections will be incorporated into a formal correction letter issued by the Land Development Coordinating Center that requests corrections to the plans. Mr. Peirson provides an update on his review of the implementation guidelines, EQAP and the Annual Drilling Plan.

Implementation Guidelines: Implementation plan is being reviewed and specific guidelines are being developed. A panelist asked if it was a problem that the county is currently reviewing plans without the implementation guidelines. Mr. Peirson responded that he did not think it was a problem because he is currently assisting the county with review of plans to provide assistance on review criteria.

EQAP: Review is not yet completed.

Annual Drilling Plan: Review is not yet completed.

The purpose of the plan is to provide the public an idea of what is likely to happen over the coming year. It should address both drilling and redrilling operations. Plan includes x/y coordinates for each well location and those coordinates were plotted by John Pierson to verify that proposed location of wells comply with setback requirements. CAP comments received up to a few days ago have been considered and a list of recommended corrections has been provided to Regional Planning. These corrections address nearly all of the concerns related to the plan that have been raised in the CAP comments. Some of these issues include:

- The need to identify 24 primary locations for wells
- Clarifications to the monthly schedule
- Issues with the visual analysis
- Establish a baseline and overlay new wells on that to see how view-shed differs.
- Provide more qualitative analysis
- Provide explanation as to why existing idle wells near potential new wells are not suitable for redrilling

Plan corrections will be formally requested through established protocols (correction letter). A copy of this letter will be provided to the CAP. CAP panelists asked if the revised annual drilling plan would be re-circulated to the CAP for review and comment. After some discussion, it was agreed that due to the challenges the CAP experienced in reviewing the plan, it would be reasonable in this case to re-circulate the corrected plan via posting on the website with a two-week comment period.

In the future, a full-size copy of the plan will be made available in pdf format and hard copies will be provided to any CAP member who requests one and will also be presented and displayed at the CAP meetings.

A panelist raised concerns about how the County will evaluate well consolidation and well abandonment in the Annual Drilling Plan and the Well Amortization Report. Mr. Peirson clarified that amortization is a separate issue from abandonment with regard to the Annual Drilling Plan and that ultimately, abandonment falls under the purview of the State of California,

Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR). For example, if a new pad is proposed, Mr. Pierson's review would include an analysis of whether the same could be accomplished through an existing pad. Mr. Pierson also noted that directional drilling may not always be feasible, especially for shallow wells.

D: CSD IMPLEMENTATION UPDATE

The operator has submitted the required plans to date. A panelist asked if the required signs were posted. DRP staff clarified the requirement to have signs posted by February as noted in the description on the Notice of Availability is contingent upon Regional Planning approval of a sign plot plan applications which are still under review.

E: ACTION ITEMS

Public Health will be on the agenda for the next meeting.

Minutes will include a section on action items

Consider requesting that the operator present an update on drilling activities

~~Paul Ferrazzi suggested that there should be a community list for notification by email.~~

Paul Ferrazzi suggested that the County use their existing outreach email notifications list from the numerous Baldwin Hills EIR-CSD acceptance and adoption process and hearing meetings, as these members of the public were concerned enough to attend and offer their email addresses for notification purposes.

Paul Ferrazzi reiterated his request to be made a member of the CAP

The bylaws subcommittee will meet to prepare draft bylaws

H. ANNOUNCEMENTS

~~PXP open house~~ **community meeting** will be on May 26, 2009. More information will be provided.

Next meeting will be held on May 21, 2009 at 7:00 PM at this location

I. ADJOURN 9:00PM