

# **CAP MEETING**

**9/24/09**

## **Minutes**

**Draft CAP Minutes 7/30/09**

**Draft CAP Minutes 8/27/09**

## **Handouts**

**3<sup>rd</sup> Quarter Complaint Log**

**MACC Minutes 7/16/09**

**Response to CAP request for additional members**

**Contact List**

**Revised Motion by SRT 8/4/09**

## **Agenda**

**Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 7/30/09  
DRAFT**

**A. CALL TO ORDER**

The meeting was called to order at 7:15PM.

**B. ELECTIONS OF FACILITATOR AND CO-FACILITATOR**

David McNeill, facilitator and John Kuechle, co-facilitator

**C. ROLL CALL**

*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	Sherry Jordan*
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
12b	Windsor Hills Block Club	Toni McDonald-Tabor*

**Oil Field Landowners**

13	Vickers Group Landowners	Jeff Dritley*
14	Cone Trust Landowners	Liz K. Gosnell

**Property Owners who do not belong to an HOA**

15	Home Owner (Non HOA)	George L. Mallory
16	Homeowner (Non HOA)	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

20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor*

**Second Supervisorial District**  
Supervisor Ridley-Thomas  
Karly Katona, Deputy

**D. APPROVAL OF AGENDA**

Agenda was modified to accommodate Supervisor Ridley-Thomas.

**E. APPROVAL OF MINUTES**

Minutes as amended were accepted

**F. REPORT FROM SUPERVISOR RIDLEY-THOMAS**

Supervisor Ridley-Thomas announced that he will put forth a motion before the Board of Supervisors that would consider whether additional analysis of the CSD should be completed stating that “concern exists in the community that the process is incomplete and that more could be done to honor a range of stakeholders.” He stated that his office is “taking a proactive step to open the process to review for things that can and should happen to improve the lives of stakeholders.” Supervisor Ridley-Thomas indicated his office is seeking to delineate matters that ought to be reviewed saying “There will be some push back but there will be a response. In the first round, there was less inclination to take this to the mat. Those days are over [and] we will make this right. We can do a lot better. We don’t want to draw conclusions but delineate a work plan that has to take place. This one of the most important environmental issues in Los Angeles County and must be made right.”

**G. REVISED ANNUAL DRILLING PLAN**

The denial language included in the correction letter issued for the 2009 Annual Drilling Plan has caused some misunderstanding. That language is part of a standardized letter intended to keep the process moving and is not intended to be punitive. The requirements for the 2009 Annual Drilling Plan are already established in the CSD and the purpose of the review process is to ensure that the plan submitted meets those requirements. As such, it is in the applicant’s best interest to provide requested corrections as quickly as possible.

**H. PXP OPERATIONS REPORT**

All requirements to date have been submitted as required in the ordinance.

**I. PUBLIC HEALTH SURVEY SUBCOMMITTEE REPORT**

Committee members are to contact Cyrus Rangan from the Department of Public Health, Toxics Epidemiology Program at (213) 738-3220.

**J. REGIONAL PLANNING CSD IMPLEMENTATION UPDATE**

The MACC Meeting on July was focused on updating and ensuring the accuracy of the Notice of Availability. The construction treatment plan and the Special Species Habitat Protection Plan have been posted by the operator.

**K. OPEN DISCUSSION**

CSD Website Opportunities – John Kuechle requested that the titles of the “For CAP review” and “Information Only” be changed on PXP’s website

Well Amortization -

Well Abandonment -

Status of CSD Implementation Plan – Regional Planning anticipates receiving a draft from its technical advisor next week to begin review.

**L. PUBLIC COMMENT**

Paul Ferrazzi asked that a formal request be made to the Director appointing him to the CAP.

**M. ANNOUNCEMENTS**

Next CAP meeting will be Thursday, August , at 7:00 PM

**O. ACTION ITEMS**

Regional Planning will pursue obtaining copies of plans (sensitive or otherwise) submitted to other agencies that are not available online

**N. ADJOURNED 9:00pm**

**Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 8/27/09**

**DRAFT**

- A. CALL TO ORDER - 7:10 PM  
B. ROLL CALL

*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	Sherry Jordan*
5	County of Los Angeles	Leon Freeman

**Homeowners Associations**

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20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor*

Karly Katona, Deputy to Supervisor Ridley-Thomas  
Carrie Nagy, Epidemiologist, Department of Public Health  
Patricia Hachiya, Supervisor, Department of Regional Planning  
Michel Toguchi, Intern, Department of Regional Planning

- C. APPROVAL OF AGENDA - approved
- D. APPROVAL OF MINUTES - postponed to September
- E. PROPOSAL FOR ADDITIONAL MEMBERS

The representative of CCNA put forth a motion that the CAP formally recommends to the Director that the following nominees be seated on the CAP:

- Paul Ferrazzi representing Citizens Concerned for Community Safety
- Ken Kutcher representing Greater Baldwin Hills Alliance
- Lark Galloway-Gilliam representing the neighborhood council

A representative for oil field landowners objected citing a consistent disadvantage of represented on the CAP in such matters. She requested that the motion be amended to give priority consideration to representatives from neighborhoods directly adjacent to the field. The representative for United HOA requested that the CAP should consider purging members whose attendance has been inconsistent with the bylaws.

Regional Planning noted that there were a greater number of people wanting to participate on the CAP than could effectively be accommodated. Based on the advice of County Counsel and with input from the board office, a distribution was developed (indicated in the introductory letter dated 1/22/09) to ensure a diverse representation of interests surrounding the field. The ordinance specifically names certain seats (West Los Angeles College, City of Culver City, PXP, etc) and provides a list of suggested seats from the communities and neighborhoods surrounding the field.

The motion with amendments failed to gain a majority. The motion was put forth again without amendments and passed.

#### F. REPORT FROM SUPERVISOR RIDLEY-THOMAS

Supervisor Ridley-Thomas will host a town hall meeting where the community will be able to discuss the recent motion to study the Baldwin Hills CSD. The Supervisor recognizes that the CAP is a venue for the community to provide input to the County and the operator on current oil field operations and is not a venue in which to build consensus. However, the CAP will receive advance notice of the meeting and the Supervisor would greatly appreciate the CAP members outreach efforts within their organizations and communities.

#### G. PROPOSAL FOR AMENDMENTS TO THE ORDINANCE

Viewpoints of CAP representatives on behalf the organizations and groups they represent are important to the Supervisor and will be heard and collected in the town hall forum. The CAP discussed dedicating time in the next agenda to discuss possible amendments to the CSD. The operator's representative objected that the purpose of the CAP was to provide input on ongoing operations at the field. The definition of the CAP as stated in 22.44.142.J.1 was read. The majority on the CAP overruled the objection indicating that time would be allotted on the next agenda to discuss amendments to the ordinance.

#### H. PXP OPERATIONS REPORT

Corrections to the Quiet Drilling Mode Plan will be provided to the County soon. The third quarter complaint log and the ground water monitoring plan have been submitted. The EQAP (distributed by Regional Planning at the meeting and by mail for those absent) will be posted and available on the CSD website next week.

#### H. PUBLIC HEALTH SURVEY SUBCOMMITTEE UPDATE

Public Health will organize a meeting with the purpose of identifying the most pressing concerns from the community's perspective. These concerns will be compared with the health data currently available to inform the design of the survey. No preparation is required on the part of the subcommittee. This survey

is a separate effort from the Updated Health Risk Assessment provided in the CSD and is estimated to be completed in December 2010.

J. REGIONAL PLANNING CSD IMPLEMENTATION UPDATE – None

K. OPEN DISCUSSION ITEM - None

L. PUBLIC COMMENT

Paul Ferrazzi questioned excavation activities at West Los Angeles College and was directed to contact the college for information.

M. ANNOUNCEMENTS

GBHA and United HOA are hosting a meeting at Knox Presbyterian Church to provide updates to the community with regards to the CSD implementation on Thursday, September .

The next CAP meeting will be Thursday, September , at 7:00 PM

O. ACTION ITEMS

- Formally request that the Director appoint Mr. Ferrazzi, Mr. Kutcher and Ms. Galloway-Gilliam as new representative panelists.
- Provide for discussion of the CSD implementation Matrix (EQAP update) early in the next agenda
- Provide for discussion of amendments to the ordinance per Supervisor Ridley Thomas' motion.

N. ADJOURNED 8:40 PM

COMMUNITY STANDARD DISTRICT  
COMPLAINT LOG

Second Quarter

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
0912	5/27/09 0810	[REDACTED]	[REDACTED]	Odor Baldwin Hills	1200 went to Ms. [REDACTED] home to investigate; no one answered the door, left card on front door. (LP)	N/A No Returned Call	emailed AQMD (mhermandez) emailed DRP (delarosa)	05/27/09 1641 05/27/09 1641	PXP received a notice of complaint from DRP via email from a resident regarding an odor from a bathroom sink.



COMMUNITY STANDARD DISTRICT  
COMPLAINT LOG

Third Quarter

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
0913	06/16/09 1017	[REDACTED]	[REDACTED]	Ground Movement Baldwin Vista	1030/061709 returned [REDACTED] call at the requested time. She expressed her concerns. We then explained the out come of our investigation, that no bottom hole or surface locations exist North of Stocker or East of La Brea. But if she liked I would be happy to meet with her.	Set up a meeting on 062509 at 900. [REDACTED] pointed out the damage. We explained the Ground Movement portion of the CSD and we were still waiting on County approval, also additional information was provided, and we asked her to please contact again.	emailed DRP (jdelarosa)  emailed DOGGR (ebrannon@consrv.ca.gov)	06/19/09 1554  06/19/09 1554	Provided [REDACTED] with information on resources to further aid her regarding her issue (LACITY ZIMAS and State Special Report 152).
0914	07/13/09 1404	[REDACTED]	[REDACTED]	Inquiry of work being done Ladera Crest	1407 spoke with [REDACTED] regarding his inquiry, and informed him I would return his call with additional information. 1417 returned [REDACTED] call and informed him of an construction project that would discontinue by 1800.	[REDACTED] appreciated the return call and the update	emailed Public Health (clandowski)  emailed DRP (jdelarosa)	07/13/09 1550  07/13/09 1550	This was a call of inquiry only.

0915	07/31/09 0832	[REDACTED]	[REDACTED]	Noise Ladera Crest	0839 returned call to [REDACTED] responding to call to the 800 number. He explained he was hearing a popping, rotary, and hissing sound. I told him we would begin the investigation and I would return his call later today. 1635 I returned [REDACTED] call to provide an update, that two belts were replaced on two units that smay have been causing the noise. And to please call if the noise (b) continued.	[REDACTED] thanked me for the call back and looks forward to hearing from me later.	emailed Public Health (clandowski)  emailed DRP (idelorosa)	07/31/09 1124  07/31/09 1124	No other calls were placed to the 800 number over the weekend.
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**Baldwin Hills Community Standards District (CSD)  
Meeting of the Multiple Agency Coordination Committee (MACC)  
Minutes: 7/16/09**

I. MACC AGENCIES (\*absent)

**COUNTY OF LOSANGELES**

**Department of Regional Planning (DRP)**

Larry Jaramillo, Land Development Coordinating Center

Jose De La Rosa, Zoning Enforcement

Leon Freeman, Zoning Enforcement

**Los Angeles County Fire Department (LACoFD)**

Cpt. Frank Ledesma, Petroleum Chemical Unit

Dennis DiMarzio, Petroleum Chemical Unit

Kenji Mayeda, Health Hazardous Materials Division, CalARP Program\*

**Department of Public Health (DPH)**

Evenor Masis, Environmental Health

Cole Landowski, Environmental Health

Cary Nagy, Toxics Epidemiology Program

**Department of Public Works (DPW)**

Steve Burger, Land Development Division

Steve Lipshie, Geotechnical & Materials Engineering Division\*

Michael Montgomery, Geotechnical & Materials Engineering Division\*

**CULVER CITY FIRE DEPARTMENT (CCFD)**

Richard Gallagher, Fire Marshall

**STATE OF CALIFORNIA**

**Department of Conservation**

Ed Brannon, Division of Oil, Gas and Geothermal Resources (DOGGR)

Paul Frost, Division of Oil, Gas and Geothermal Resources (DOGGR)

**Department of Justice**

Laurie Pearlman, Office of the Attorney General

**South Coast Air Quality Management District (SCAQMD)**

Ed Pupka, Engineering and Compliance Office

**Regional Water Quality Control Board (RWQCB)\***

I. Procedures

The meeting was utilized to provide updates on the current status of review for all requirements for the CSD. The Notice of Availability dated 6/23/09 as provided to the CAP was used to frame the discussion.

## II. CSD IMPLEMENTATION UPDATE

- DRP Plans requiring agency consultation should be submitted concurrently by the applicant or will be coordinated through the Land Development Coordinating Center.  
Operator has provided a newsletter which will be mailed.  
Accelerometer has been installed and is operational.
- DPW LACoFD should be added as a primary reviewing agency for the review related to the Secondary Containment for Oil – Above Ground Piping.
- DPH Coordinating with DRP and will retain an independent, qualified engineer to monitor noise and vibration. The scope of work for the engineer is being finalized.  
Requested a copy of the Met Station application.
- LACoFD Requested copies of the drilling permits issued by DOGGR.  
DPW should be added as a primary reviewing agency for the review related to the Secondary Containment for Oil – Tank Areas.  
CAN System is a standard reverse 911 system consisting of private information including names, addresses and telephone numbers  
Pipelines to be fenced or buried in requirement E.28.f.ii are those outside of the perimeter fence (i.e. pipe exposed in the public right of way)
- DOGGR DOGGR has approved four drilling permits
- SCAQMD Meteorological Station application has been approved. Requested to review the Air Monitoring Plan, Odor Minimization Plan and the Gas Plant Audit
- CCFD Requested copies of the drilling permits issued by DOGGR

# NOTICE OF AVAILABILITY

UPDATED: 7/23/09 1 of 5

Baldwin Hills Community Standards District (CSD)

(draft working document)

Please notify Leon Freeman at 213-974-6453 or [Lfreeman@planning.lacounty.gov](mailto:Lfreeman@planning.lacounty.gov) of any errors

COMPLIANCE REQUIREMENT	CSD Section	CSD Page #	DESCRIPTION	DATE SUBMITTED	REGULATORY AGENCY	DRP REVIEW STATUS
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<b>Prior to the Start of Drilling</b>						
Drilling Quiet Mode Plan (or w/n 90 days 2/25/09)	L.5.a, E.5.c	87, 28	Identifies specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations	Submitted 2/25/09	DRP, DPH	Pending Review
Drilling, Redrilling, Well Abandonment and Well Pad Restoration Plan (or w/n 60 days 1/26/09)	L.16, E.26.c	93, 44-45	Describes all drilling, redrilling, abandonment and restoration activities that may be conducted during the upcoming calendar year	Extension Granted: Submitted 2/3/09	DRP	Pending Review <b>CAP COMMENTS RECEIVED</b>
Environmental Quality Assurance Program (EQAP)	L.19.a, F.1	94, 56-57	Details how the operator will assure compliance with all provisions of the ordinance. Requires annual report detailing the previous year's compliance.	Submitted 2/25/09	DRP	Pending Review <b>CAP COMMENTS RECEIVED</b>
On-Site Environmental Coordinator (ECC)	F.2	57-58	Responsibilities include: monitoring day-to-day drilling and redrilling operations, assuring compliance, evaluating adequacy of drilling, redrilling, and construction, and reporting responsibilities to respective oversight agencies.	Verified 1/28/09	DRP	Tech. Advisor Confirmed On-site Monitor Pending
Provide to the Department of Regional Planning a Performance Bond	G.5.a	64	Ensures faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup.	Pending Completion	DRP	Pending Review
Air Monitoring Plan	L.2.b E.2.d	80-81, 13	Requires operator to monitor for hydrogen sulfide and total hydrocarbon vapors. Monitors will provide automatic alarm and thresholds to stop work.	Submitted 2/25/09	DRP	Pending Review

<b>30 Days ON OR BEFORE 12/27/08</b>						
Update Emergency Response Plan (ERP)	L.1.d, E.1.c	80, 12	Comply with all EPA, CCR and DOT regulations relating to emergency action plans and spill prevention control and countermeasure plans.	Submitted 12/19/08	FIRE	Verified
Post sign at the main entrance of the oil field	L.10.b, E.13.b	90, 37	To include contact telephone number. To be maintained in good condition, and in compliance with Part 10 of Ch. 22.52 of Title 22	Plot Plan Submitted 12/22/08	DRP	Approved 5/18/09 Inspection Pending
Annual Hazardous Materials Plan	L.15, E.25	92, 44	Plan provides the location of where hazardous materials are stored at the oil field.	Submitted 12/22/08	FIRE	Pending Review
Civil Penalties and Performance Security Deposit	I.1	69-70	Penalties will be assessed if Operator fails to correct violations to satisfaction of the Director.	Submitted 12/23/08	DRP	Verified

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## 60 Days ON OR BEFORE 1/26/09

Posting of Perimeter Identification Signs	L.10.a, E.13.a	90, 37	To include Operator toll-free number, Regional Planning Zoning Enforcement and the SCAQMD. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	Approved 5/18/09 Inspection Pending
Posting of other Required Signage	L.10.c, E.13.c	90-91, 38	Any other signs required by County, State, and Federal regulations. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	Approved 5/18/09 Inspection Pending
Director to establish a MACC	L.20 G.8	94, 66-67	Copies of all monitoring and compliance reports, plans etc. shall be submitted to the MACC	Completed 1/19/09	DRP	Completed
Director to establish a CAP	L.21.a J.1	95, 71-73	A notice of availability of all monitoring and compliance paperwork will be provided to the CAP as soon as available.	Completed 1/19/09	DRP	Completed

## 90 Days ON OR BEFORE 2/25/09

Spill Containment Response Training	L.1.c, E.1.b	80, 11	Requires operator to conduct training and have available at all times sufficient equipment and facilities to respond to a spill of the largest oil tank.	Completed 2/25/09	DRP	Training Confirmed Inspection Pending
Odor Minimization Plan	L.2.a (a) E.2.c	80-81, 12-13	Shall address all issues relating to odors from oil operations	Submitted 2/25/09	DRP	Pending Review
Propane and Natural Gas Liquids Bullets Fireproofing	L.3.a E.3.b	82-83, 20	Requires fire proofing insulation that has a 2 hour minimum fire rating and an automatic deluge system.	Submitted 2/23/09	FIRE	Verified
Accumulated Ground Movement Implementation Plan	L.4.d (a)	86	The plan shall identify the survey measurement parameters.	Submitted 2/23/09	DPW/DOGGR	Completed
Insurance Programs	G.4	63-64	Provide evidence of insurance coverage that meets County requirements.	Submitted 2/25/09	DRP	Approved 5/12/09
Establish an information Website	L.21.b J.2.c	95, 73	Requires operator to maintain and update information on general operations and drilling/production activities.	Completed 1/20/09	DRP	Completed

## 120 Days ON OR BEFORE 3/27/09

Fire Protection Capabilities Audit	L.1.a	79	Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates on the corrective action plan until completion.	Submitted 3/26/09	FIRE	Approved
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CAN (Community Alert Notification) System Design	L.1.b (a) E.1.a	79-80, 11	Develop a system for the automatic notification of area residents and businesses in the event of an emergency at the oil field.	Submitted 3/26/09	FIRE	Approved
Application for Meteorological Station	L.2.d (a) E.2.j	81-82, 17-18	Design of the meteorological station shall meet all EPA and SCAQMD guidelines	Submitted 3/26/09	SCAQMD	Approved
Well Amortization Report	L.2.f E.2.n	82, 19	Inventory all existing wells located within 400 ft from developed areas or 20 ft from any public roadway and provide amortization/abandonment schedule based on useful economic life.	Submitted 3/26/09	DRP	Completed
Gas Plant Audit and Seismic Assessment	L.3.b	83-84	Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates to the corrective action plan until completion.	Extension Granted: Submitted 4/6/09	FIRE	Pending Review
Demonstrate Adequacy of Retention Basins	L.3.d E.3.d.ii	84, 21	Retention Basins must be adequately sized and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.	Submitted 3/27/09	DPW	Pending Review
Application for a new Gas Plant Flare	L.5.b (a)	87-88	Capable of handling the full volume of gas without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line.	Submitted 3/26/09	SCAQMD	Pending Review
Archaeological Training Materials (Cultural Resources)	L.7.a E.8.b	89, 34	Personnel involved in ground disturbance activities shall receive cultural resources training. Training materials to be created by a qualified archaeologist.	Submitted 3/26/09	DRP	Completed
Fugitive Dust Control Plan	L.2.e E.2.p	82, 19-20	Comply with SCAQMD Fugitive Dust Control Measures.	Submitted 3/26/09	SCAQMD	Pending Review
No Littering Signs	L.10.e E.13.e	91, 38	Shall be posted at all oil field entrances. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	Approved 5/18/09 Inspection Pending

## 180 Days ON OR BEFORE 5/26/09

Oil Tank Pressure Monitoring and Venting System	L.2.c E.2.f	81, 16-17	Operator to ensure that all oil tanks or tanks that could contain oil have a fully operational pressure monitoring system that notifies the operator via an alarm if pressure in the tank gets within 10% of tank relief pressure	Operational 5/26/09 Inspection 6/3/09	DRP	Completed
Ground Movement Monitoring Plan	L.4.e E.4.e	86-87, 24-25	Plan for annual surveys of vertical and horizontal ground movement conducted by a licensed surveyor.	Submitted 5/26/09	DOGGR, DPW	Pending Review

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Install Accelerometer	L.4.a E.4.g	84-85, 26	Measures site specific ground accelerations caused by any seismic event in the region and transmits readings in real time to the Caltech Seismological Laboratory.	Operational 5/26/09	DRP	Inspection 6/3/09
Tank Seismic Assessment	L.4.b	85	Seismic assessment prepared by a licensed engineer of all tanks greater than 5,000 barrels that contain or could contain oil.	Submitted 5/26/09	DPW	Pending Review
Erosion Control Plan	L.4.c E.4.c	85-86, 23	Plan to prevent mud or other substances from washing into public streets or surrounding property	Submitted 5/26/09	DPW	Pending Review
Special Status Species and Habitat Protection Plan	L.6.a E.7.b	88, 31	Plan prepared by a qualified biologist to ensure the protection of special status species and habitats	Submitted 5/26/09	DRP	Pending Review
Updated ERP for Biological Resources	L.6.b E.1.c, E.7.a	88, 12, 30	Update to the ERP that addresses the protection of sensitive biological resources and the procedures that would be use to revegetate any areas disturbed during an oil spill or clean up activities.	Submitted 5/26/09	DRP	Pending Review
Construction Treatment Plan	L.7.b E.8.c	89, 34-35	Plan prepared by a qualified archaeologist to ensure that any new archeological discovereis are adequately recorded and evaluated.	Submitted 5/26/09	DRP	Pending Review
Landscaping Plan	L.8 (a)	89-90	Plan prepared by a licensed landscape architect that is consistent with the conceptual design to beautify and screen the oil field	Submitted 5/26/09	DRP	Pending Review CAP COMMENTS RECEIVED
Oil Field Waste Recycling Plan	L.9 E.11.c	90, 36	Plan to address the recycling of oil field waste.	Submitted 5/26/09	DPW	Pending Review
Oil Well Identification Signs	L.10.d E.13.d	91, 38	Signs that include well name and number placed at each well location to comply with Part 10 of Ch. 22.52 of Title 22,	Plot Plan Submitted 1/26/09	DRP	Approved 5/18/09 Inspection Pending
Water Management Plan	L.12 E.18	91, 41-42	The plan includes best management practices, water conservation measures, the use of drip irrigations system, and surface water runoff for dust suppression and landscaping.	Submitted 5/26/09	DRP, DPW	Pending Review
Unused/Abandoned Equipment Removal Plan	L.14 (b)	92	Plan for the removal of equipment that is no longer in service and can be removed.	Submitted 5/26/09	DRP	Pending Review
Pipelines	L.17.a E.28.f.ii	93, 49	Pipelines which are not enclosed by fence shall be placed underground or covered.	Submitted 5/26/09	FIRE	Pending Review



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(draft working document)

Please notify Leon Freeman at 213-974-6453 or [Lfreeman@planning.lacounty.gov](mailto:Lfreeman@planning.lacounty.gov) of any errors

COMPLIANCE REQUIREMENT	CSD Section	CSD Page #	DESCRIPTION	DATE SUBMITTED	REGULATORY AGENCY	DRP REVIEW STATUS
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Tank Bottom Leak Detection Program	L.18 E.29.e	93, 52	Program for controlling and detecting tank bottom leaks on all tanks at the oil field	Submitted 5/26/09	FIRE	Pending Review
Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP)	L.19.b F.3	94, 58-59	Program provides for inspection of construction techniques, regular maintenance and safety inspections, periodic safety audits, corrosion monitoring and leak detection, and inspections of all trucks carry hazardous and or flammable material prior to loading.	Submitted 5/26/09	DRP, FIRE	Pending Review
Annual Community Meetings	L.21.c J.2.a	95, 73	Annual meetings to provide the community with updates on oil field operations.	Announced 4/23/09 Held 5/26/09	DRP	Completed

Within 1 Year ON OR BY 11/27/09						
Secondary Containment for Oil - Tank Areas	L.3.c E.3.d.i	84, 21	All new oil tank areas in the oil field shall have berms or walls able to contain 110% of the largest oil tank volume.	Pending Completion	DPW, FIRE	Pending Review
Secondary Containment for Oil - Above Ground Piping	L.3.e E.3.d.ii	84, 21	All above ground piping in the oil field that contains or could contain oil shall be protected by basins, berms, and/or walls.	Pending Completion	DPW, FIRE	Pending Review
Groundwater Monitoring Program	L.13 E.19	92, 42	Develop, implement and carry out a groundwater quality monitoring program.	Pending Completion	RWQCB	Pending Review
Submit to Fire Chief Plot Plan of all active pipelines regulated by DOT/CSFM	L.17.b E.27.f	93, 49	Plan will be submitted w/n 30 days of any new pipelines or the relocation of an existing pipeline.	Pending Submittal	FIRE	Pending Review
Abandoned Well Testing	E.31	53	Conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned well.	Pending Submittal	DRP, DOGGR	Pending Review
Newsletter	J.2.b.	73	Operator to publish an informational newsletter annually.	Submitted 5/26/09	DRP	Completed



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

September 10, 2009

**SUBJECT: BALDWIN HILLS COMMUNITY STANDARDS DISTRICT (CSD)  
RECOMMENDED APPOINTMENTS TO THE COMMUNITY ADVISORY PANEL (CAP)**

Dear Panelist:

I have been informed of the motion that was carried at the last CAP meeting to recommend that Mr. Ferrazzi, Mr. Kutcher, and Ms. Galloway-Gilliam be added as panelists on the Baldwin Hills CAP. We have some reservation in moving forward with the recommendation at this time.

The current number and distribution of panel seats has been determined by this Department to comply with the representational requirements specified in the ordinance while maintaining a productive dialogue. Additionally, current panelists representing the community were appointed on a first-come, first-served basis and to stray from that methodology might be premature at this time.

Therefore, it is my decision that this matter be deferred for a period of six months, during which time Mr. Ferrazzi, Mr. Kutcher and Ms. Galloway-Gilliam will continue to receive all CAP electronic communications; will continue to have access to all CAP materials provided on our website <http://planning.lacounty.gov/baldwinhills>; and will continue to have access to all available materials on the operator's website <http://www.baldwinhillscsd.com>. Additionally, I would request that the panel consistently ensure that the public is provided with an adequate opportunity to comment at each CAP meeting.

Any further inquiry regarding this matter should be addressed to the Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012, Attn: Leon Freeman

Very Truly Yours,  
DEPARTMENT OF REGIONAL PLANNING

  
Jon Sanabria  
Acting Director of Planning

CC: Supervisor Mark Ridley-Thomas, County Counsel, Baldwin Hills CAP, Paul Ferrazzi, Ken Kutcher, Lark Galloway-Gilliam

JS:JC:PH:lf



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

September 10, 2009

Paul Ferrazzi  
4209 Jackson Avenue  
Culver City, CA 90232

**SUBJECT: BALDWIN HILLS COMMUNITY STANDARDS DISTRICT (CSD)  
REQUEST APPOINTMENT TO THE COMMUNITY ADVISORY PANEL (CAP)**

Dear Mr. Ferrazzi:

This letter is in response to your formal request to be added to the Baldwin Hills CAP. There is some reservation in approving your request at this time. The current number and distribution of panel seats has been determined by this Department to comply with the representational requirements specified in the ordinance while maintaining a productive dialogue. Additionally, current panelists representing the community were appointed on a first-come, first-served basis and to stray from that methodology might be premature at this time.

Therefore, it is my decision that this matter be deferred for a period of six months, during which time you will continue to receive all CAP electronic communications; will continue to have access to all CAP materials provided on our website <http://planning.lacounty.gov/baldwinhills>; and will continue to have access to all available materials on the operator's website <http://www.baldwinhillscsd.com>. Additionally, I have separately requested that the panel consistently ensure that the public is provided with an adequate opportunity to comment at each CAP meeting.

Any further inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 West Temple Street, Los Angeles, CA, 90012, Attn: Leon Freeman.

Very Truly Yours,  
DEPARTMENT OF REGIONAL PLANNING

  
Jon Sanabria  
Acting Director of Planning

CC: Supervisor Mark Ridley-Thomas, County Counsel, Baldwin Hills CAP

JS:JC:PH:lf

**Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)**

*The CAP was formed pursuant to Title 22, Section 22.44.142.J.1. Representative panelists volunteered and were appointed on a first-come, first-serve basis. Meeting details are available at <http://planning.lacounty.gov/baldwinhills> and all meetings are open to the public. For more information, please contact **Leon Freeman** at (213) 974-6453 or **LFreeman@planning.lacounty.gov**.*

**Representatives from area institutions and governmental entities**

West Los Angeles College	Dr. Mark W. Rocha
Los Angeles Unified School District	Glenn Striegler
Culver City Unified School District	Scott Zeidman
City of Culver City	Andrew Weissman
Los Angeles County Department of Regional Planning	Leon Freeman

**Representatives from Community Organizations**

Baldwin Hills Conservancy	David McNeill
The City Project	Robert Garcia
Community Health Councils	Gwendolyn Flynn
Windsor Hills Block Club	Toni McDonald-Tabor

**Representatives from Homeowners Associations**

Windsor Hills HOA	Gary Gless
United HOA	Theodore Irving
Blair Hills HOA	Mary Ann Greene
Ladera Heights Civic Association	Carmen Spiva
Culver Crest Neighborhood Association	John Kuechle
Baldwin Hills Estates HOA	Ronda Jones
Raintree Community HOA	Ian Cousineau

**Representatives for Property Owners who do not belong to an HOA**

Homeowner (non HOA)	George L. Mallory
Homeowner (non HOA)	Irma Munoz

**Representatives for Oil Field Landowners**

Vickers Trust Landowners	Jeff Dritley
Cone Trust Landowners	Liz K. Gosnell

**Representative for PXP**

Ombudsperson	Lisa Paillet
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**CAP Information Online:**

**<http://planning.lacounty.gov/baldwinhills>**

**Access Plans Online:**

**[www.baldwinhillscsd.com](http://www.baldwinhillscsd.com)**

REVISED MOTION BY SUPERVISOR MARK RIDLEY-THOMAS      AUGUST 4, 2009

**Proposal for Amendments to the Baldwin Hills Community Standards**

**District Zoning Ordinance**

In October 2008, the County amended the County zoning code, approving the Baldwin Hills Community Standards District ("CSD") to regulate oil drilling operations at the Baldwin Hills oil field. Over the past two years, numerous stakeholders have raised concerns about the sufficiency of land use regulation and the protection of the safety and welfare of the surrounding community.

For example, despite the regulations imposed by the CSD, concerns remain regarding potential health impacts, the aesthetics of the oil field, and the number of new, allowable wells. In addition, many have asserted that approval of the Community Standards District was not sufficiently vetted with the community. In addition to informal complaints, these concerns have been raised in four pending lawsuits which challenge the approval of the CSD and its related environmental impact report.

While the regulations in the CSD may be a start in dealing with the impacts from oil field operations, in light of the continuing concerns raised by the community, a zoning

**- MORE -**

**MOTION**

MOLINA	_____
RIDLEY-THOMAS	_____
YAROSLAVSKY	_____
ANTONOVICH	_____
KNABE	_____

**REVISED MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
AUGUST 4, 2009  
PAGE 2**

ordinance that regulates the long-term use of oil extraction on this land should ensure that the County prioritizes protecting the health, safety and well-being of the community.

**I, THEREFORE, MOVE** that the Acting Director of the Department of Regional Planning initiate a study to consider amendments to the CSD ordinance which include enhancements or modifications of regulations for the benefit of the community related to aesthetics, the intensity of drilling at the site and health impacts, through measures which may include, but are not limited to the following:

- a) revising the number of new wells allowed per year and over all;
- b) imposing controls regarding the abandonment of wells per year and over all;
- c) consider establishing an end date for drilling;
- d) the possibility of undergrounding electrical service;
- e) the possibility of undergrounding all piping;
- f) providing for additional visual screening of drilling and pumping activities;
- g) providing for immediate restoration of vegetation and topography; and
- h) ensuring the adequacy of the required health studies.

The Acting Director may procure the assistance of qualified consultants, and shall return to the Board for approval should the contract require funding at Net County Cost.

**I, further, move that after completion of the study, the Acting Director of the Department of Regional Planning:**

**REVISED MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**  
**AUGUST 4, 2009**  
**PAGE 3**

1. provide preliminary recommendations to the Multiple-Agency Coordination Committee and the Community Advisory Panel for review and comment, and

2. convene a public hearing before the Regional Planning Commission to consider possible amendments to the CSD and that the Planning Commission make a recommendation to this Board regarding possible amendments or modifications to the CSD for the Board's consideration

**####**

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