

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 9/24/09**

DRAFT

- A. CALL TO ORDER - 7:15 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	Gary Silbiger
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	Homeowner (Non HOA)	George L. Mallory*
16	Homeowner (Non HOA)	Irma Munoz*

Operator

17	Ombudsperson	Lisa Paillet (John Martini)
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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*

Patricia Hachiya, Supervising Regional Planner, Department of Regional Planning

- C. APPROVAL OF AGENDA - accepted
D. APPROVAL OF MINUTES – July 30th and August 27th accepted
E. REPORT FROM SUPERVISOR RIDLEY-THOMAS' OFFICE - No report at this time.

F. REGIONAL PLANNING IMPLEMENTATION UPDATE - Notice of Availability update is forthcoming; only one change to note is the approval of the 2009 Annual Drilling Plan completed on August 4th. MACC minutes from 9/17/09 are forthcoming. Regarding the requests to add three additional members to the CAP, the director has postponed a decision until March 2010. The Third Quarter Complaint Log was submitted and included three complaints received by PXP from June through August.

G. PXP OPERATIONS REPORT - Four drilling applications have been approved by DOGGR. Three drilling site plans have been submitted to DRP for approval and the Drilling Quiet Mode Plan corrections will be provided to the County soon. The Third Quarter Complaint Log and the Ground Water Monitoring Plan have been submitted. LACoFD has approved the CAN system, Tank Bottom Leak Detection Program, the Gas Plant Audit. Approximately 65% of the equipment on the field has been painted per CSD requirements. Soil Gas testing is being conducted as required. The Accelerometer has been installed and is operational. Legal action has been filed against the City of Culver City in response to its recent moratorium.

H. EQAP UPDATE CAP DISCUSSION - The EQAP was distributed (and will be sent by mail to those absent) will be posted and available on the CSD website next week. Mary Anne Green relayed confusion from her community related to the processes of amortization and abandonment; what they are and why they are important. Theodore Irving suggested that a glossary and appendix be created with CAP oversight. Gary Gless suggested that the document be synthesized in some way for easier understanding.

I. OPEN FLOOR - Gary Gless asked if work on the bioremediation farms occurred on a set schedule and commented that he had observed the field "completely shut down" on two different occasions. PXPs representative requested that he email his questions to the ombudspersons and to be sure to include the dates of his observance so that PXP could adequately respond.

J. PUBLIC COMMENT - Paul Ferrazzi questioned the ongoing excavation activities near West Los Angeles College and asked whether there had been soil contamination and testing. He was advised to contact the college for more information as the work is occurring outside the CSD boundary and is not part of the oil field operations. Regarding soil remediation activities at the college site, Mr. Ferrazzi was informed by PXPs representative that due to ongoing litigation, he would need to utilize proper channels and contact PXPs attorneys to make his request.

K. ANNOUNCEMENTS - The next CAP meeting will be Thursday, November 19, 2009.

L. SRT REVISED MOTION CAP DISCUSSION - David McNeill requested that Regional Planning investigate similar jurisdictions to give the County direction. John Kuechle questioned whether the CAP could get independent brown field experts who could evaluate efforts of the CSD to date. He acknowledged the role of the Environmental Compliance Coordinator but felt that that an independent third party is needed to ensure that no shortcuts have been taken. David McNeill asked whether DOGGER should be brought in to talk about abandonment regulations and agreed to set that up for the next CAP meeting. John Kuechle expressed concern that the language of the ordinance needed to be amended to provide clear instruction to the County. He also indicated that a requirement for electric drilling rigs and landscaping considerations for Culver City be reconsidered. Gary Gless requested that SD2 send the town hall information out to all people who previously participated in public hearings. PXP noted its objection to this discussion.

M. PUBLIC COMMENT - Paul Ferrazzi noted that he has been unable to view the Annual Drilling Plan on the CSD website. He also questioned why the CSD does not cover Culver City. PXPs representative noted that the EIR covered and anticipated development in Culver City and that Culver City is currently reviewing requirements.

N. ADJOURNED 8:51 PM