

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 6/25/09**

A. CALL TO ORDER

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

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	Jose De La Rosa

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	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
----	--------------	--------------

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*

Agency Staff

Ed Pupka – South Coast Air Quality Management District

Jose De La Rosa – Department of Regional Planning

Susana Franco-Rogan – Department of Regional Planning

Karly Katona – Second District

C. APPROVAL OF AGENDA**D. APPROVAL OF MINUTES**

John Kuechle noted that the attendance record for the last two meetings has incorrectly shown Dr. Rocha as having attended. The minutes as amended were approved.

E. REPORT FROM THE OFFICE OF SUPERVISOR RIDLEY-THOMAS

No report at this time.

F. PXP OPERATIONS REPORT

PXP requested and was granted an extension until July 15th to submit the Revised Annual Drilling Plan. PXP applied for and received four drilling permits from DOGGR. These permits are also administrative requirements that must be included in the site plan review applications. The four wells proposed are LA1-1466, LA1-1473, VRU-363, BCLAI-465. Once the drilling plan is approved PXP will move forward with the requisite site plan applications.

Signage plans have been approved and signs have been ordered.

The community meeting required in the CSD was held on May 26, 2009. Thirty five people attended the community meeting. The presentation given by John Martini is available on PXP's website.

G. BYLAWS SUBCOMMITTEE REPORT

Draft bylaws were presented by John Kuechle. The bylaws as amended, were approved 8/2 with Regional Planning abstaining. (see attached A)

MOTION TO HEAR FROM AQMD OUT OF ORDER

Ed Pupka has visited the facility and met with Regional Planning and MRS. Processes for sharing information were clarified. AQMD has initiated its review of the Meteorological Station and has requested other documents to review with the intention of providing comments within 30 days.

Additional testing is possible however, AQMD would like the opportunity to review the proposed Air Monitoring Plan and then make an evaluation. Issues related to other sources of odors including traffic and the sewer system will be evaluated to determine what type of monitoring needs to happen. In the analysis, it is possible to identify particulates that are associated with other sources. A primary factor is the large size of the field which requires a community based approach. Other considerations include wind and complaint patterns. Comments provided by the CAP members and the community that are of a technical nature will be addressed by the MACC as needed.

H. PUBLIC HEALTH SURVEY SUBCOMMITTEE REPORT

The committee will meet independently and provide updates to the CAP as needed. Volunteers for the Public Health Survey Subcommittee include:

- Theodore Irving, United Homeowners Association
- Lark Galloway-Gilliam, Community Health Councils
- Lisa Paillet, PXP Ombudsperson
- Liz Gosnell, Cone Fee Trust landowner
- Brian Cole, UCLA
- Gary Gless, Windsor Hills Homeowners Association

Committee members are to contact Cyrus Rangan from the Department of Public Health, Toxics Epidemiology Program.

I. REGIONAL PLANNING CSD IMPLEMENTATION UPDATE

Complaint Log - Copies of the 1st and 2nd quarter complaint logs as provided in 22.44.142.F.7 were provided the CAP members.

Landscaping Plan - Regarding Phase I of the landscaping plan (Shenandoah) residents are concerned that the height of the trees may obscure view corridor and asked that trees in that area should reach a maximum height of 12 feet.

Gary Gless expressed concern about the use of non-native and invasive species. He cited the California Peppertree as invasive and the Eucalyptus as a fire hazard requesting that both be replaced in the proposal. He distributed a handout on native plants (see attached B). He also questioned the realism of the photo simulations.

PXP noted that it had consulted with the Fire Department in its plant selection process and had integrated existing County-planted trees into their design. An irrigation plan will be completed once the landscape plan has been finalized. Irrigation will be accomplished by employing drip systems with transpiration technology.

J. OPEN DISCUSSION

CSD Website Opportunities – Postponed

Well Amortization – Postponed

Well Abandonment – Postponed

Request for County to send notification of CSD implementation to all emails from public hearings – copy of the email sent on May 26th was provided to all CAP Members

Status of CSD Implementation Plan - Postponed

K. PUBLIC COMMENT

Mim Shapiro expressed her preference that the public be allowed to comment as relevant items are discussed rather than have to wait till the end.

L. ANNOUNCEMENTS

Next CAP meeting will be Thursday, July 30th at 7pm.

M. ADJOURNED 9:00pm