

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 12/17/09**

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	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	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
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Community Organizations

18	Baldwin Hills Conservancy	David McNeill
19	The City Project	Elise Meerkatz
20	Community Health Councils	Gwendolyn Flynn*
21	Windsor Hills Block Club	Toni McDonald-Tabor*

Richard P. Fajardo, Senior Deputy for Supervisor Ridley-Thomas
Karly Katona, Deputy for Supervisor Ridley-Thomas
Iris Chi, Department of Regional Planning
John Martini, PXP

C. APPROVAL OF AGENDA - Accepted

D. APPROVAL OF MINUTES - Minutes for 9/24/09 and 11/19/09 were accepted

E. REGULATORY UPDATE – none at this time. Regional Planning will be soliciting CAP and community member questions for various MACC agencies via email to identify topics of concern prior to requesting a presentation to the CAP.

F. PXP OPERATIONS REPORT

The Performance Bond has been accepted by the CEO. The ground water monitoring plan has been approved and 65% of the required painting has been completed on the field. Sixteen total permits have been issued by DOGGR. The accelerometer is connected wirelessly directly to Caltech and PXP does not maintain or have access to records of any readings. The Accumulated Ground Movement Monitoring Plan will be posted shortly.

Soil Gas Vapor testing was considered in Appendix E of the EIR. Current testing has been completed and the report is being compiled. Soil contamination was considered in the EIR (starts page 2-30). Biofarms are watered twice a week and the soil is turned an average of three times a week. Soil sampling is not a requirement in the CSD. The EIR is available at <http://planning.lacounty.gov/baldwinhills>.

PXP participates in a voluntary program with Southern California Edison (SCE) as an “interruptible customer.” Interruptible customers allow SCE to shut off their power without notice when electrical demands on the power grid are high. Other reasons an electrical shutdown may occur include for safety when work is being done or equipment malfunctions. No events have occurred due to an electrical shutdown. PXP operators will attend a future CAP meeting to explain what happens when an electrical shutdown occurs. They will also talk about the gas pipelines and the associated safety measures in place.

In October, a tank near La Cienega containing produced water overflowed and was contained on site. The white coveralls worn by workers at the site are standard disposable garments.

H. REGIONAL PLANNING IMPLEMENTATION UPDATE

Notice of Availability corrections and updates have been made. The County may only require PXP to provide documents required in the CSD to the extent they may be legally disclosed. David McNeill had inquired about the creation of an Energy Division similar to that of Santa Barbara County to oversee the Inglewood Oil Field. County Counsel has indicated that any change to the administrative oversight structure of the CSD would require a formal amendment to the ordinance and that a field the size of the Inglewood Oil Field did not warrant such an oversight body.

Members of the community using an internet browser other than Internet Explorer to view plans at www.baldwinhillscsd.com have experienced some challenges accessing the list of available plans. It was discovered that the list appears outside of the viewable area of the screen and requires the user to scroll over to it. If difficulties persist, please visit your local library for free assistance in accessing the plans online or make an appointment with Regional Planning to review the plans at the front counter.

Community Health Councils inquired about the process for reporting property damage. Reports of property damage should be made directly to PXP’s ombudsperson who will initiate an investigation. An ombudsperson is available 24 hours a day by calling (800) 766-4108 and may be reached in non-emergency situations by writing to: PXP, Office of the Ombudsperson, 5640 Fairfax Avenue, Los Angeles, CA 90056. All complaints received by PXP are recorded in the complaint log which is made available on Regional Planning’s website <http://planning.lacounty.gov/baldwinhills> quarterly.

I. CAP DISCUSSION

Draft 2010 Annual Drilling Plan – Regional Planning should check for any other technical updates that should be considered and verify that existing wells are redrilled when possible. CAP comments will be an integral part in considering concentration of wells per the guidelines of the CSD. The viewshed diagrams for proposed permanent equipment are based on a measurement from the base of the equipment. These diagrams assume that

no structures, landscaping or other formations exist to obscure the view of the equipment. The landscape plan will also work to some degree to address this issue. (It was noted that early discussions about landscaping throughout the field at each individual well site occurred during the CSD vetting process. The rights of the private land owners, the potential for heavy maintenance and infrastructure burdens as well as the potential impairment of day to day field operations are noted as factors that led to the landscaping provisions adopted in the CSD.)

A well typically takes an average of ten days to drill. PXP indicated that it is not possible to provide an estimate with any degree of accuracy on the total number of wells that might be drilled in a particular area. Concern was expressed that the maximum number of drilling rigs (three) and the maximum number of reworking rigs (eight) might be operated in the same area at one time. Operating multiple rigs in one area would go against sound business practices which aim to extract the resource in the most direct and effective manner possible. PXP will provide a report on the number of reworking rigs in operation on the field at each future CAP meeting.

Subsurface geologic data is highly proprietary and is not provided by any operator. DOGGR maintains sole purview for all subsurface activities. Persons requesting maps regarding bottom-hole locations for wells located outside of the CSD area are directed to contact DOGGR.

Implementation Guidelines – The implementation guidelines should provide a greater level of specificity and provide the qualitative decisions that are to be made.

Ombudsperson discussion was postponed to the next meeting

J. PUBLIC COMMENT

None

K. ANNOUNCEMENTS

The next CAP meeting will be Thursday, January 21, 2010 at 7:00 PM

L. ADJOURNED 9:00PM