

**Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 5/13/10 – DRAFT**

A. CALL TO ORDER – 8:00 PM Staffing mix up at Kenneth Hahn Park caused meeting to be relocated to Community Health Councils, Inc. Thank you CHC!

B. ROLL CALL (skipped)

*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	Robert Garcia (Elise Meerkatz)*
20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor*

Luis Perez – MRS

C. APPROVAL OF AGENDA – Approved

D. APPROVAL OF MINUTES – Minutes for 3/25/10 were accepted

E. PXP OPERATIONS UPDATE

Currently there are 3 work-over rigs operating on the field. The community meeting was held on April 21<sup>st</sup> and approximately 15 members of the community attended. United Homeowners Association was thanked for posting the announcement on their website. Painting on the site has progressed to include the Gas Plant. Drilling is anticipated to commence in the second week of June. PXP will investigate and report back to the CAP regarding the vibration complaint received on 3/17/10 as well as specifics of flare operations, frequency and whether operations are recorded. The flare is a

necessary safety device used to burn off gases that are encountered rather than releasing them directly into the atmosphere. A total of 6 complaints were received in the first quarter of 2010.

F. REGIONAL PLANNING UPDATE - None

G. CAP DISCUSSION

Well Concentration – no comments.

Special Status Species and Habitat Protection Program – identifies areas that contain special status species and steps that must be taken to protect habitat or replace habitat if disturbed. The oil field is considered highly disturbed with very little pristine environment. Special Status Species are those that are listed as federally endangered.

City Project Proposal for Equity Analysis to be included in Health Study – DPH will consider as much of the diverse population in the area both in terms of ethnicity and level of wealth to the extent feasible. Concern was raised previously about including those who rely on cell phones and do not have land lines. The survey will now also include a random sample of cell phone users which are retrieved from voter registration. The survey will be underrepresented in some areas (i.e. undocumented immigrants) and DPH is working to minimize these effects to the greatest extent feasible. DPH will continue working on finalizing the survey and making changes before distributing it to the subcommittee.

Insurance – Concern was expressed regarding PXP self-insuring its liability and the specified policy limitations given that clean up in other areas is costing significantly more than the amounts listed in the policy. The insurance provides additional financial protections while the Operator has active operations on the field. Policy limitations indicate the maximum obligation assumed by the insurance company and do not constitute a release from further liability. Among the insurance coverage types required, the Operator sought to self-insure (as provided in section G.4 of the CSD) the Environmental / Pollution Liability portion. The Chief Executive Office investigated to their satisfaction the Operator's ability to self-insure.

Performance Bond – Some felt that the 120 day notice by the bond company to withdraw from their obligation was not enough time. This stipulation in the bond requires that the bond holder must provide written notice to both the County and PXP of its intent to withdraw from the bond. A replacement bond would have to be in place or PXP would be operating in violation of the CSD and subject to enforcement. Concern was expressed that the \$5MM bond would be inadequate to "clean up" the site if PXP were to be unable to fulfill its obligations. The performance bond is in place to ensure that obligations related to well abandonment, site restoration and environmental cleanup can still be met should the Operator become unable to faithfully perform as agreed. Because it is a requirement of and held by the County, it could only be applied to the areas of well abandonment, site restoration and environmental cleanup that fall within the County's purview. The County has no jurisdiction with regard to the ordering or selection of wells for abandonment or any of the abandonment activities in the subsurface portion of a well. DOGGR maintains separate bonding requirements for these activities. Future uses of the privately owned field are not contemplated in the CSD beyond ensuring safe oil field operations and therefore site restoration as it would apply to the bond would be limited to such activities that are required to stabilize the site as indicated in the evaluation provided by MRS (Included in 5/13/10 handout). Examples include things like the removal of leftover equipment, the completion of the soil remediation program, and incidental grading or vegetating of well pads required to prevent erosion.

Indemnification – None

H. OPEN DISCUSSION

Soil Contamination - Chevron conducted a study in the early 90's that identified 285 sites on the field that were contaminated with the main contaminant being hydrocarbons. Some heavy metals were also identified but not at levels requiring further remediation. Biofarms were established on the site to remediate the hydrocarbon contamination identified and over the life of the CSD, this liability will diminish. Since the Chevron study there has been a much more concrete history of activities on the site. Petroleum companies retain responsibility for environmental cleanup of soil contamination unless it is assumed by the new buyer when property changes hands. Claims of soil contamination remain civil issues. DRP will report back whether WLAC was included in the Chevron Study. Subsidence issues will be discussed at a later meeting.

I. PUBLIC COMMENT – None

J. ANNOUNCEMENTS – None

K. ADJOURNED 9:15 PM