

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 3/25/10 - 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 | 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 |
|----|--------------|--------------|

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 2/25/10 were accepted

E. PXP OPERATIONS UPDATE

The 2009 Annual EQAP report was submitted and has been posted online. This document details how compliance with the ordinance was achieved and maintained throughout 2009. The 2010 Annual Drilling Plan is pending approval. The newsletter was emailed to the CAP and has been posted on the website. Hardcopies will be mailed to addresses within a 1000' radius of the field as well as to residents who have requested to receive it within the next week. The annual community meeting will be held April 21st at the Junior Blind of America. Currently there are 6 workover rigs operating on

the field. PXP has a new website that will be going online shortly. The address is www.inglewoodoilfield.com and it will replace www.baldwinhillscsd.org which will soon redirect viewers to the new website. SCAQMD conducted a follow up inspection related to the Blue Sky inspection earlier this month and found no compliance issues.

F. REGIONAL PLANNING UPDATE – None at this time.

G. IMPLEMENTATION GUIDELINES

MRS reiterated that the implementation guidelines were originally intended to provide further guidance to the County and PXP. During the drafting of the CSD, it was decided that the details from the EIR were not appropriate for inclusion in the wording of the CSD and that it would be more appropriate to include that information in the implementation guidelines. MRS was working closely with the County prior to distribution of the guidelines on 8/4/09 and no plans included in the implementation guidelines were approved prior to that time. As the preparers of the EIR with extensive experience in oil and gas projects, MRS has a keen familiarity with requirements. The impression that there has been insufficient guidance is incorrect.

The EIR provides an analysis of a specific project and identifies mitigation monitoring measures that apply to that particular area. The mitigation measures specified in the EIR were incorporated into the CSD. Even some Class III impacts, for which CEQA does not require mitigation, were included in this CSD as requirements. There are too many specific details to include all of them in the implementation guidelines. MRS is reviewing comment letters received and is incorporating some of the comments into a revision. The guidelines will be a living document and will continue to be updated as warranted.

The Quiet Mode Drilling Plan identifies various opportunities throughout the drilling process where certain practices can be implemented to reduce noise during drilling activities. Specific decibel levels were not necessary in the approval of that plan because it addresses noise reduction activities and not specific measurements. The baseline noise level has yet to be determined by the Department of Public Health who is in the process of hiring a qualified acoustical engineer.

John Kuechle indicated that he wanted the implementation guidelines to lay out how the County is considering information to identify whether there could be another way to evaluate that information. Well consolidation was cited as an example where the implementation guidelines should include a discussion of the steps being taken to avoid over-concentration.

The desire is for a clear and definitive answer where there isn't one. There are too many considerations and options involved in these decisions that are subjective in nature. A number that defines "over-concentration" can't be provided because it's just not that simple. A variety of factors goes into each individual consideration and what affects one may affect all, some or none of the others depending on the circumstances. Mitigation Monitoring measures are developed to be measurable so that compliance with them can be achieved.

MRS suggests that the CAP take a different approach by soliciting their homeowners association or other groups for topics they are questioning and then coming back to the CAP for a discussion of those topics. It's important to understand that all of the requirements of the CSD work together and that there isn't one that is going to provide all the answers.

H. OPEN DISCUSSION

Update on CAP membership requests from Ferrazzi, Kutcher and Galloway-Gilliam was requested.

I. PUBLIC COMMENT

None.

J. ANNOUNCEMENTS

The next meeting will be Thursday, May 13, 2010 at 7PM

K. ADJOURNED 8:45PM