

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 2/25/10 - 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 (Sherry Jordan)
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 Gallagher, Culver City Fire Department, Fire Marshall
Frank Ledesma, LACoFD, Petroleum Chemical Unit
Cole Landowski, Department of Public Health, Environmental Hygiene
Evenor Masis, Department of Public Health, Environmental Hygiene
Carrie Nagy, Department of Public Health, Toxics Epidemiology Program
Michael Montgomery, Department of Public Works, Geotechnical & Materials Engineering Division
Ed Pupka, SCAQMD, Engineering and Compliance Office
Candace Salway, PXP
Gerry Cales, PXP

C. APPROVAL OF AGENDA – Agenda amended to include a discussion of the Implementation Guidelines during the Open Discussion section.

D. APPROVAL OF MINUTES – Minutes for 1/21/10 were accepted

E. PXP OPERATIONS UPDATE

PXP OMBUDSPERSON

The Retention Basin Survey was approved by DPW last week. There are currently 4 workover rigs operating on the field. The Third Party Tank Seismic Assessment of tanks over 5,000bb capacity has been completed to the satisfaction of LACoFD. The annual community meeting has been scheduled for April 21, 2010 at 6:30 p.m. The community meeting will be held at the same location (Junior Blind of America) as the year before. PXP will send out an invitation to the community at least 30 days prior to the community meeting. At the last CAP meeting, an allegation was made that a breakdown event was purposefully omitted from the complaint log. The event was not included in the complaint log because it was not discovered as the result of a complaint. PXP followed protocol by reporting the event to SCAQMD and the Fire Chief within the appropriate timeframe.

PXP OPERATIONS

PXP Operations reported that there are no PXP lines running underneath the park. Regarding water usage, the monthly consumption of potable water is approximately 1,500 barrels/day (3,300 cubic feet/month). The water use is the result of the dust control mandated by the CSD and fire prevention activities like wetting areas prior to welding. None of the water consumption is used for well injection. PXP would be willing to use recycled water if it were available. However, the closest site for recycled water is two miles away and currently no infrastructure exists. During a safety measure shutdown, the gas remains in the system and does not move. PXP conducts voluntary shut downs when Edison needs additional power. Over the last 4.5 years, there have been 2-3 voluntary Edison shutdowns. The gas plant relieves pressure to the flare when gas pressure builds up. There were two questions. What is a PLC and what is a POC? The PLC is a programmable logic controller which commonly is used to control process equipment. A POC is a pump off controller which controls the on/off function of the pumping unit. There is no log of shutdowns.

F. REGULATORY AGENCIES UPDATES

DEPARTMENT OF PUBLIC WORKS (DPW)

On November 10, 2009 the Los Angeles County Department of Public Works approved PXP's ground movement monitoring plan for the Inglewood Oil Field. The Community Standard District requires that PXP implement a study that determines the accumulated ground movement (since post-Baldwin Hills Reservoir failure) and an on-going ground movement monitoring plan that is designed to determine the amount of movement that may be occurring annually.

The accumulated ground movement study will utilize differential Interferometry (DifSAR) in order to determine any accumulated ground movement from 1992 to the present. In order to determine the movement, if any, from 1992 to the reservoir failure historical bench marks will be utilized.

The on-going ground movement monitoring plans will utilize 41 global positioning satellite stations within the field and 9 control points outside of the field. The initial survey of these points will be utilized as a baseline for future surveys.

Due to problems with obtaining the necessary equipment and adverse weather, PXP was granted a 45 day extension to submit the results of the accumulated ground movement study and establishment of the baseline for the on-going ground movement study.

The Inglewood Oil Field is in a highly active tectonic area and ground movement is common. Once the results of these studies have been generated it may not be possible to distinguish movement in the oil field from regional movement due to tectonic forces. If 0.6 inches of vertical movement is detected after the baseline has been established, the information will be reported to DOGGR who will work with PXP to adjust operations in the field.

CULVER CITY FIRE DEPARTMENT (CCFD)

CCFD has 18 firefighters on duty each day staffing three engines, one truck, two paramedic rescue ambulances and one battalion chief responding from three fire stations. Hazardous material incidents are categorized into three 'hazard levels' which dictates the effective response force; these responses range from a single engine for an odor investigation up to a mutual aid request for specialized equipment and technicians from Los Angeles City Fire Department (through Master Mutual Aid Agreements) for large scale releases, transportation accidents, etc. (SEE ATTACHMENT)

*SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)***BLUE SKY INSPECTION AND FACILITY-WIDE AUDIT**

From February 2nd through February 4th, 2010, South Coast Air Quality Management Coast (AQMD) conducted a facility-wide unannounced Blue Sky Inspection and facility audit at Plains Exploration & Production Company (PXP) facility located at 5640 South Fairfax Avenue in Los Angeles. Historically, Blue Sky Inspections have occurred at refineries, bulk loading facilities, lead-acid battery recycling plants and landfills operating within AQMD's jurisdiction however; recently the program has been expanded to include other industry types such as oil field productions sites such as PXP. During the inspection, teams were equipped with the Toxic Vapor Analyzer (TVA) to perform leak detection inspections. Used in conjunction with the TVA's, the FLIR (infrared) Gas Find IR camera was used as a screening device for leak detection purposes.

Inspection activities were divided over a three day period. The Blue Sky Inspection was based on:

- A physical survey of the facility:
 - Central Waste Water System
 - Central Gas Plant
 - Product Storage Tanks
 - Active Oil Wells
 - Bioremediation Sites
 - Gasoline Dispensing Equipment
- A review of the facility records based on Facility Permit conditions

Objectives of this Blue Sky Inspection at the PXP facility were to conduct inspections and verify compliance with various AQMD Rules and Regulations and Statewide Portable Equipment Registration Program provisions and requirements some of which included:

- Rule 463 Organic Liquid Storage
- Rule 464 Wastewater Separators
- Rule 1148.1 Oil and Gas Production Wells
- Rule 1166 Volatile Organic Compound Emissions from Decontamination of Soil
- Rule 1173 Control of Volatile Organic Compound Leaks and Releases from Components at Petroleum Facilities and Chemical Plants
- Rule 1176 VOC Emissions from Waste Water Systems
- Rule 1178 Further Reductions of VOC Emissions from Storage Tanks at Petroleum Facilities

The facility operates thirty-six (36) fixed roof crude storage tanks subject to Rule 463 requirements. The teams inspected seventeen (17) tanks. Inspections were limited to visual survey of the storage tanks' roof by utilizing Toxic Vapor Analyzers (TVA) detecting potential VOC emissions from gauging hatches located closely to the observation platform. The teams detected 2 leaks ranging from 500 to 50,000 ppm VOC. A sample was pulled from two linked tanks (T-Vic Stock & T-Vic Wash tank) to verify that the tanks were subject to Rule 463. During the audit, portable storage tanks and their air pollution control devices were noted around the facility. A sample was taken from one tank to investigate possible Permit to Operate requirements

Physical inspection of the equipment subject to Rules 1176 & 464 was concentrated in the Central Water Plant of the facility. Field staff inspected fifteen (15) devices in the Water Plant including the wastewater tanks, air flotation units (AFU) along with the associated air pollution control devices. The inspection found 4 VOC leaks among the different components of the devices ranging from 900 ppm to 60,000 ppm. A visual inspection also found an AFU, Device No. 59, with a product

leak at the inlet. Field staff inspected wastewater tanks at the facility's Packard Tank Farm and found these tanks to be in compliance.

The facility currently has four hundred twenty-three (423) active producing wells. The teams inspected one hundred fifty (150) wells for Rule 1148.1 compliance. The teams found all wells to be in compliance. PXP also operates three (3) bioremediation sites at the facility. The teams inspected two (2) of these sites. The bioremediation sites were found to be in compliance.

The teams inspected 2,852 components out of a total inventory of 26,763 components located throughout the facility at individual wells and at the Central Gas Plant. The teams detected twenty (20) leaks ranging between 500 to 100,000 ppm VOC. The teams also indentified 6 valves at the end of lines that were not sealed by a second closed valve, blind flange, plug or cap.

Over the course of the three day inspection, three Notices of Violation were issued. Overall, of the components inspected, there was less than a 1% leak rate for the facility. This is a relatively high rate of compliance consistent with other facilities that receive Blue Sky inspections. Inspectors will conduct a follow-up inspection of the facility to verify that corrections have been completed.

PARTICULATE SAMPLING EFFORT

In late November, SCAQMD staff met with Paul Ferrazzi, Gary Gless and other community members to hear community concerns about air quality issues relating to PXP operations and to discuss enforcement practices and the use of various sampling methods. Particulate sampling plates were disseminated at that time for placement at various locations for the purpose of determining whether further testing for particulate would be needed. Nine sampling plates were provided to members of the community for placement throughout the areas surrounding PXP operations. Analysis of the plates found the presence of various particulates consistent with what would be expected in the Los Angeles basin including rubber, organic matter, combusted plant material (likely wildfire ashes) and soot. Of the nine plates collected, six showed less particulate matter than would be expected elsewhere in the Los Angeles basin. Eight of the nine plates contained combusted plant material, which would not be expected at an oil exploration field. One possible source could be attributed to remnants of windblown ash following last fall's wildfire events. All test results are shared with the Department of Public Health. SCAQMD will be conducting ambient air monitoring in the area at the perimeter of the PXP utilizing self activated equipment to measure emissions at specific target levels. There are no plans for the future placement of additional particulate sampling plates in the community.

DEPARTMENT OF PUBLIC HEALTH (DPH)

The Environmental Hygiene Program is responsible for enforcing the County's standard noise ordinance for both day and night time. DPH reviewed the Quiet Mode Drilling Plans and approved it 9/9/09. The Quiet Mode Drilling Plan provides a detailed list of noise reducing activities or procedures that will be employed for oil field operations. DPH is currently in the process of hiring a qualified acoustical engineer who will establish an ambient noise level baseline measurement, collect actual and meteorological data and develop a mathematical model for use in the future. The consultant will also determine where to place monitors, consider the vibration component, and establish a baseline decibel level. A baseline decibel level is unique for any area and the standard is an average measurement of ambient noise. When investigating a noise complaint, an EHS officer will monitor and collect data taking into consideration meteorological data at the time of the report. EHS officers who investigate complaints are not on call.

LOS ANGELES COUNTY FIRE DEPARTMENT (LACoFD)

The Petroleum Chemical Unit and the Health Hazardous Materials Unit are in the Fire Prevention Division of LACoFD and both have areas of responsibility at the Inglewood Oil Field. Health HAZMAT responds to complaint based problems and conducts facility inspections every three to five years. Fires within an oil field are unlikely as the product itself is not very combustible. Gas products are highly combustible which is why a flare is required to be employed.

G. OPEN DISCUSSION

Anyone wishing to provide further comments on the implementation guidelines should do so by March 4, 2010. Members of the community expressed concern that plans had been approved prior to finalization of the guidelines. Additionally, some expected to see a higher level of detail in the guidelines and to have a formal public comment period.

Regional Planning has been using the guidelines since August 2009 and is relying on the ECC for technical assistance. The CSD is based on existing standards, laws, codes, and regulations and the guidelines are intended to provide further information while remaining flexible to accommodate future needs. No formal comment period is provided in the CSD. However, the Implementation Guidelines were emailed to the entire CAP mailing list and were also posted on the website to assist CAP members in disseminating that information. The implementation guidelines were a discussion item at the 12/17 CAP meeting. MRS will attend the next CAP meeting to answer specific questions pertaining to the guidelines.

H. PUBLIC COMMENT

Document created by the *Citizen's Coalition for a Safe Community* dated 2/24/10 titled 'Recommended SCAQMD Complaint and Investigation Procedures for the Inglewood Oil Field' and distributed during the public comment period was received and filed.

I. ANNOUNCEMENTS

The next meeting will be Thursday, March 25, 2010 at 7PM.

J. ADJOURNED 9:00 PM