

CAP MEETING

1/21/10

Minutes

Draft CAP Minutes 12/17/09

Handouts

4th Quarter Complaint Log

Draft Notice of Availability 1/14/10

Baldwin Hills CSD Ombudsperson Responsibilities

Agenda

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

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
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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

**COMMUNITY STANDARD DISTRICT
COMPLAINT LOG**

Fourth Quarter

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
0916	08/28/09 2245	[REDACTED]	[REDACTED]	Noise Ladera Crest/ Hahn Park	Noise complaint received during the CAP meeting. Investigation found all equipment operating properly. The investigation is ongoing and we will remain in contact with the homeowner.	Spoke to [REDACTED] told [REDACTED] I would follow up either Friday or Monday. Stated that would be fine.	emailed: pubHealth (clandowski) emailed: ORP (Ifreeman)	08/29/09 0927 08/28/09 0927	
0917	09/17/09 2307	[REDACTED]	[REDACTED]	Odor Ladera Crest	2311 Returned [REDACTED] call, and began an investigation. Two operators checked all equipment in the area and detected no odors or source. Returned [REDACTED] call 30 min. later to		emailed: AGMO (mhernandez) emailed: ORP (Ifreeman)	09/18/09 1548 09/18/09 1548	
					inform [REDACTED] of the status of the investigation and to inquire if the odor was still present. [REDACTED] indicated the odor was gone. (BG)				

[illegible]

REFERENCE NUMBER	DATE/TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/TIME REPORTED	COMMENTS
0919	09/23/09 2219	[REDACTED]	[REDACTED]	Noise Ladera Crest	Field investigation reported. All equipment was operating in working order. (BO)	PXP returned [REDACTED] call (09/24/09) to report the findings of the investigation.	emailed: ORP (Ifreeman) emailed: LA Pub Health (clandowski)	10/01/09 1735 10/01/09 1735	The call to the 800 number was reported at the location of La Cienega and Fairfax.
0920	09/23/09 1545	[REDACTED]	[REDACTED]	Odor Stocker and La Brea	PXP operator's began a field investigation to locate the source. They also traveled east on Stocker between La Cienega and La Brea. Faint Skunk odor was detected, that was hit last week (SG)	[REDACTED] call was returned 09/28. A Follow up call was placed 9/29 to report the findings of the investigation.	emailed: ORP (Ifreeman) emailed: AAMO (mhermanandez)	09/29/09 0852 09/29/09 0852	1650 - 09/28 as AAMO Inspector arrived at the field to conduct an investigation based on the odor complaint. No odors were detected.
0921	10/01/09 0844	[REDACTED]	[REDACTED]	Odor La Cienega between Haha Park and Stocker	PXP operators began an investigation of the field to locate the source. The Callers route was driveway and the perimeter inside the fence line. No odor was detected and all equipment was operating properly (SG)	[REDACTED] call was returned to inform [REDACTED] of the outcome of the investigation.	emailed: ORP (Ifreeman) emailed: AAMO (mhermanandez)	10/01/09 1739 10/01/09 1739	

[illegible]

REFERENCE NUMBER	DATE/TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/TIME REPORTED	COMMENTS
0925	10/17/09 0658	[REDACTED]	[REDACTED]	Noise Ladera Crest	Returned [REDACTED] call at 0732, where [REDACTED] stated that the night before [REDACTED] heard noise coming from the oil field. [REDACTED] was informed that the operator on duty last night would not return until 1700 and we would call the operator currently on duty and also call the operator on duty last night when [REDACTED] returned at 1700 (p)	Returned [REDACTED] call at 1809 as requested to inform [REDACTED] that we had spoken with both operators and based on their investigation everything was in working order. And advised [REDACTED] to please call if the noise was heard again.	emailed: LACPH (elawdowski)	10/19/09 0800	
0926	10/17/09 2340	[REDACTED]	[REDACTED]	Noise Ladera Crest	2340 [REDACTED] called the 800 number to report a loud noise of a engine or fan. [REDACTED] call was returned at 1210, where the details were taken and a field investigation would begin. [REDACTED] was advised that pending the outcome of the investigation a return call to [REDACTED] may take place later in the morning. (SG)	Thanked us for the returning his call.	emailed: DAP (IFreeman) emailed: LACPH (elawdowski)	10/19/09 0800	
							emailed: DAP (IFreeman)	10/19/09 0800	

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
0927	10/22/09 2235	[REDACTED] (AAMO Inspect)	[REDACTED] [REDACTED]	Odor Stocker and La Cienega	An AAMO Inspector Arrived at the field to investi- gated four odor complaints from motorist who called their 800 number. As re- quested a Proce- dure Operator drove		emailed: ORP (lfreeman) emailed: AAMO (mhermendez)	10/23/09 1527 10/23/09 1527	Upon further investigation, it was deter- mined which lines run th- rough the im- mediate area. PXP Operations used an odor detector in an attempt to located the source, and when unable to iden- tify the source of the odor, Dtg Alert was promptly noti- fied in order to further investigate the possible source of the odor. The area was ex- cavated and no source was detected.
					the inspector inside the per- imeter of the field along La Cienega, where the AAMO Ins- pector stated he did smell a slight odor.				
0928	10/27/09 1900	[REDACTED] [REDACTED] (AAMO Inspect)	[REDACTED] [REDACTED]	Dust Windsor Hills	AAMO Inspector arrived at the field to investigate a dust complaint from a resident who call- ed their 800 number when at the home of the caller the ins- pector gauged the wind speed from 30- 40 mph, and asked		emailed: ORP (phsehiva) emailed: AAMO (mhermendez)	10/28/09 1712 10/28/09 1712	

REFERENCE NUMBER	DATE/TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/TIME REPORTED	COMMENTS
					if we were performing any work outside normal production. No unusual activities were occurring at the time of the complaint				The A&M Inspector asked if we watered the roads and the operator replied during daylight hours. The inspector did say we must be mindful of fugitive dust.
0929	10/27/09 2010	[REDACTED]	[REDACTED]	Dust Stocker Street	(S6) [REDACTED] called the 800 number to report dust blowing along Stocker Street. A PXP operator was notified, where the operator informed EHS staff that an A&M inspector had left the field 30 min prior and that all work had	As requested [REDACTED] call was returned the following morning at 1013, where [REDACTED] asked if any work was being done on the field during the time of the complaint, it was explained that no	emailed: ORP (phachiva)	10/28/09 1712	Based on weather conditions throughout the entire LA basin A&M issued wind-blown dust and ash advisory warning for the region.
					Stopped at 1700. And as soon as they were in a timeframe to run a water truck they would begin.	was taking place and due to the restrictive hours truck activities on the field we were unable to run a water truck during the evening.	emailed: A&M (Mhernandez)	10/28/09 1712	
0930	11/03/09 0534	[REDACTED]	[REDACTED]	Noise Ladera Crest	(S6) [REDACTED] called the 800 number to report a high pitch sound that occurred during the night and into the morning. PXP operators and EHS staff began investigation, all equipment was in working order (S6)	(10) [REDACTED] called at 0805 and left a voice message. Called [REDACTED] again at 1245 and spoke with [REDACTED] where [REDACTED] explained hearing noise between 0200-0300, we re-	emailed: Public Health (Clandowski)	11/03/09 1045	
							emailed: ORP (phachiva)	11/03/09 1045	

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
						posted to [redacted] that all equipment was in working order, and that the operators were still in the process of rechecking belts and if			
						[redacted] liked we could call [redacted] back. 1734 spoke to [redacted] that no equipment need to be replaced and to please call the 800 num-ber at the			
						time [redacted] heard the noise.			
						(ID)			
0931	11/18/09 1942 (800 Numbr.)	[redacted]	[redacted]	Noise Ladera Crest	1946 [redacted] call was returned where [redacted] reported a whining noise was especially loud, the produc-tion operator checked the im-mediate area and reported that	A follow up to [redacted] call to the 800 number and email was placed the following mor-ning where the outcome of	emailed: Public Health (clandowski)	11/19/09 1650	
	11/18/09 2426 (email to ombodperson)	[redacted]	[redacted]				emailed: ORP (Ifreeman)	11/19/09 1650	

REFERENCE NUMBER	DATE/ TIME	NAME (LAST, FIRST)	PHONE NUMBER	TYPE OF COMPLAINT	PXP ACTION	CALLER RESPONSE	CSD REPORTING	DATE/ TIME REPORTED	COMMENTS
					a belt on a well was being checked and the well would be shut down and belt replaced.	of the inves- tigation was detailed			
					(BB)				
0932	11/19/09 2015	[REDACTED] (AAMO Insp.)	[REDACTED]	Odor/Noise Hahn Park	AAMO Insp. arrived at the field at 2300 hours regarding a noise and odor complaint received to their 800 num. The AAMO Insp.		emailed: Public Health (claudowski) emailed: AAMO (mherandez) emailed: DRP (lfreeman)	11/20/09 1631 11/20/09 1631 11/20/09 1631	The Call was placed by people leaving the CAP meeting held at the park.
					and PXP operator drove the area adjacent to the park and detected no odors or noise out of the ordinary. The inspector asked if any break down had occurred.				
					None had.				
					(SC)				

[illegible]

COMMUNITY STANDARD DISTRICT COMPLAINT LOG

November 23, 2009 – December 31, 2009[illegible]

NOTICE OF AVAILABILITY

Baldwin Hills Community Standards District (CSD)

(draft working document)

Please notify Leon Freeman at 213-974-6453 or Lfreeman@planning.lacounty.gov of any errors

COMPLIANCE REQUIREMENT	CSD Section	CSD Page #	DESCRIPTION	DATE SUBMITTED	REGULATORY AGENCY	DRP REVIEW STATUS
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Prior to the Start of Drilling						
Drilling Quiet Mode Plan (or w/n 90 days 2/25/09)	L.5.a, E.5.c	87, 28	Identifies specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations	Submitted 2/25/09	DPH DRP	200900007 APPROVED 11/09/09 APPROVED 11/16/09 COMPLETED
2009 Drilling, Redrilling, Well Abandonment and Well Pad Restoration Plan (or w/n 60 days 1/26/09)	L.16, E.26.c	93, 44-45	Describes all drilling, redrilling, abandonment and restoration activities that may be conducted during the upcoming calendar year	Extension Granted: Submitted 2/3/09	DRP	200900006 CAP COMMENTS RECEIVED APPROVED 8/4/09 COMPLETED
Environmental Quality Assurance Program (EQAP)	L.19.a, F.1	94, 56-57	Details how the operator will assure compliance with all provisions of the ordinance. Requires annual report detailing the previous year's compliance.	Submitted 2/25/09	DRP	200900008 CAP COMMENTS RECEIVED APPROVED 11/19/09 COMPLETED
On-Site Environmental Coordinator (ECC)	F.2	57-58	Responsibilities include: monitoring day-to-day drilling and redrilling operations, assuring compliance, evaluating adequacy of drilling, redrilling, and construction, and reporting responsibilities to respective oversight agencies.	Verified 1/28/09	DRP	ADVISOR CONFIRMED AND WORKING
Provide to the Department of Regional Planning a Performance Bond	G.5.a	64	Ensures faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup.	Submitted 9/30/09	DRP	APPROVED 12/08/09 COMPLETED
Air Monitoring Plan	L.2.b E.2.d	80-81, 13	Requires operator to monitor for hydrogen sulfide and total hydrocarbon vapors. Monitors will provide automatic alarm and thresholds to stop work.	Submitted 2/25/09	DRP	200900009 APPROVED 1/4/09 COMPLETED

30 Days ON OR BEFORE 12/27/08						
Update Emergency Response Plan (ERP)	L.1.d, E.1.c	80, 12	Comply with all EPA, CCR and DOT regulations relating to emergency action plans and spill prevention control and countermeasure plans.	Submitted 12/19/08	LACoFD	APPROVED; ON FILE VERIFIED 9/17/09 COMPLETED
Post sign at the main entrance of the oil field	L.10.b, E.13.b	90, 37	To include contact telephone number. To be maintained in good condition, and in compliance with Part 10 of Ch. 22.52 of Title 22	Plot Plan Submitted 12/22/08	DRP	200900005 APPROVED 5/18/09 INSPECTED 11/18/09 COMPLETED
Annual Hazardous Materials Plan	L.15, E.25	92, 44	Plan provides the location of where hazardous materials are stored at the oil field.	Submitted 12/22/08	LACoFD	APPROVED; ON FILE VERIFIED 9/17/09 COMPLETED
Civil Penalties and Performance Security Deposit	I.1	69-70	Penalties will be assessed if Operator fails to correct violations to satisfaction of the Director.	Submitted 12/23/08	DRP	COMPLETED

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60 Days ON OR BEFORE 1/26/09

Posting of Perimeter Identification Signs	L.10.a, E.13.a	90, 37	To include Operator toll-free number, Regional Planning Zoning Enforcement and the SCAQMD. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	200900005 APPROVED 5/18/09 INSPECTION PENDING
Posting of other Required Signage	L.10.c, E.13.c	90-91, 38	Any other signs required by County, State, and Federal regulations. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	200900005 APPROVED 5/18/09 INSPECTED 11/18/09 COMPLETED
Director to establish a MACC	L.20 G.8	94, 66-67	Copies of all monitoring and compliance reports, plans etc. shall be submitted to the MACC	Completed 1/19/09	DRP	COMPLETED
Director to establish a CAP	L.21.a J.1	95, 71-73	A notice of availability of all monitoring and compliance paperwork will be provided to the CAP as soon as available.	Completed 1/19/09	DRP	COMPLETED

90 Days ON OR BEFORE 2/25/09

Spill Containment Response Training	L.1.c, E.1.b	80, 11	Requires operator to conduct training and have available at all times sufficient equipment and facilities to respond to a spill of the largest oil tank.	Completed 2/25/09	DRP	CONDUCTED 11/1/08 CONDUCTED 11/5/09
Odor Minimization Plan	L.2.a (a) E.2.c	80-81, 12-13	Shall address all issues relating to odors from oil operations	Submitted 2/25/09	DRP	200900010 PENDING REVIEW
Propane and Natural Gas Liquids Bullets Fireproofing	L.3.a E.3.b	82-83, 20	Requires fire proofing insulation that has a 2 hour minimum fire rating and an automatic deluge system.	Submitted 2/23/09	LACoFD	APPROVED 3/18/09 COMPLETED
Accumulated Ground Movement Baseline Plan	L.4.d (a)	86	The plan shall identify the survey measurement parameters.	Submitted 2/23/09	DPW DOGGR	APPROVED 11/18/09 APPROVED 11/30/09 COMPLETED
Insurance Programs	G.4	63-64	Provide evidence of insurance coverage that meets County requirements.	Submitted 2/25/09	DRP	APPROVED 5/12/09 NEW CERTIFICATE PENDING
Establish an information Website	L.21.b J.2.c	95, 73	Requires operator to maintain and update information on general operations and drilling/production activities.	Completed 1/20/09	DRP	COMPLETED

120 Days ON OR BEFORE 3/27/09

Fire Protection Capabilities Audit	L.1.a	79	Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates on the corrective action plan until completion.	Submitted 3/26/09	LACoFD	APPROVED; ON FILE VERIFIED 9/17/09 COMPLETED
CAN (Community Alert Notification) System Design	L.1.b (a) E.1.a	79-80, 11	Develop a system for the automatic notification of area residents and businesses in the event of an emergency at the oil field.	Submitted 3/26/09	LACoFD	VERIFIED 9/17/09 COMPLETED

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Application for Meteorological Station	L.2.d (a) E.2.j	81-82, 17-18	Design of the meteorological station shall meet all EPA and SCAQMD guidelines	Submitted 3/26/09	SCAQMD	APPROVED 7/21/09 COMPLETED
Well Amortization Report	L.2.f E.2.n	82, 19	Inventory all existing wells located within 400 ft from developed areas or 20 ft from any public roadway and provide amortization/abandonment schedule based on useful economic life.	Submitted 3/26/09	DRP	COMPLETED
Gas Plant Audit and Seismic Assessment	L.3.b	83-84	Audit results and corrective action plans submitted to Fire Chief in compliance with applicable codes. Requires monthly updates to the corrective action plan until completion.	Extension Granted: Submitted 4/6/09	LACoFD	APPROVED; ON FILE VERIFIED 9/17/09 COMPLETED
Demonstrate Adequacy of Retention Basins	L.3.d E.3.d.ii	84, 21	Retention Basins must be adequately sized and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.	Submitted 3/27/09	DPW	PENDING MACC VERIFICATION
Application for a new Gas Plant Flare	L.5.b (a)	87-88	Capable of handling the full volume of gas without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line.	Submitted 3/26/09	SCAQMD	PENDING MACC VERIFICATION
Archaeological Training Materials (Cultural Resources)	L.7.a E.8.b	89, 34	Personnel involved in ground disturbance activities shall receive cultural resources training. Training materials to be created by a qualified archaeologist.	Submitted 3/26/09	DRP	COMPLETED
Fugitive Dust Control Plan	L.2.e E.2.p	82, 19-20	Comply with SCAQMD Fugitive Dust Control Measures.	Submitted 3/26/09	SCAQMD DRP	200900011 PENDING REVIEW
No Littering Signs	L.10.e E.13.e	91, 38	Shall be posted at all oil field entrances. Signage shall comply with Part 10 of Chapter 22.52 of Title 22	Plot Plan Submitted 1/26/09	DRP	200900005 APPROVED 5/18/09 INSPECTED 11/18/09 COMPLETED

180 Days ON OR BEFORE 5/26/09

Oil Tank Pressure Monitoring and Venting System	L.2.c E.2.f	81, 16-17	Operator to ensure that all oil tanks or tanks that could contain oil have a fully operational pressure monitoring system that notifies the operator via an alarm if pressure in the tank gets within 10% of tank relief pressure	Operational 5/26/09	DRP	INSPECTED 6/3/09 COMPLETED
Ground Movement Monitoring Plan	L.4.e E.4.e	86-87, 24-25	Plan for annual surveys of vertical and horizontal ground movement conducted by a licensed surveyor.	Submitted 5/26/09	DOGGR DPW	PENDING MACC VERIFICATION

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Install Accelerometer	L.4.a E.4.g	84-85, 26	Measures site specific ground accelerations caused by any seismic event in the region and transmits readings in real time to the Caltech Seismological Laboratory.	Operational 5/26/09	DRP	INSPECTED 6/3/09 COMPLETED
Tank Seismic Assessment	L.4.b	85	Seismic assessment prepared by a licensed engineer of all tanks greater than 5,000 barrels that contain or could contain oil.	Submitted 5/26/09	DPW	PENDING MACC VERIFICATION
Erosion Control Plan	L.4.c E.4.c	85-86, 23	Plan to prevent mud or other substances from washing into public streets or surrounding property	Submitted 5/26/09	DPW	PENDING MACC VERIFICATION
Special Status Species and Habitat Protection Plan	L.6.a E.7.b	88, 31	Plan prepared by a qualified biologist to ensure the protection of special status species and habitats	Submitted 5/26/09	DRP	200900012 PENDING REVIEW
Updated ERP for Biological Resources	L.6.b E.1.c, E.7.a	88, 12, 30	Update to the ERP that addresses the protection of sensitive biological resources and the procedures that would be use to revegetate any areas disturbed during an oil spill or clean up activities.	Submitted 5/26/09	DRP	200900013 PENDING REVIEW
Construction Treatment Plan	L.7.b E.8.c	89, 34-35	Plan prepared by a qualified archaeologist to ensure that any new archeological discoveries are adequately recorded and evaluated.	Submitted 5/26/09	DRP	200900014 PENDING REVIEW
Landscaping Plan	L.8 (a)	89-90	Plan prepared by a licensed landscape architect that is consistent with the conceptual design to beautify and screen the oil field	Submitted 5/26/09	DRP	200900015 CAP COMMENTS RECEIVED PENDING REVIEW
Oil Field Waste Recycling Plan	L.9 E.11.c	90, 36	Plan to address the recycling of oil field waste.	Submitted 5/26/09	DPW	PENDING MACC VERIFICATION
Oil Well Identification Signs	L.10.d E.13.d	91, 38	Signs that include well name and number placed at each well location to comply with Part 10 of Ch. 22.52 of Title 22,	Plot Plan Submitted 1/26/09	DRP	R220900005 APPROVED 5/18/09 INSPECTION PENDING
Water Management Plan	L.12 E.18	91, 41-42	The plan includes best management practices, water conservation measures, the use of drip irrigations system, and surface water runoff for dust suppression and landscaping.	Submitted 5/26/09	DPW DRP	200900016 PENDING REVIEW
Unused/Abandoned Equipment Removal Plan	L.14 (b)	92	Plan for the removal of equipment that is no longer in service and can be removed.	Submitted 5/26/09	DRP	200900017 PENDING REVIEW
Pipelines	L.17.a E.28.f.ii	93, 49	Pipelines which are not enclosed by fence shall be placed underground or covered.	Submitted 5/26/09	LACoFD	VERIFIED 7/16/09 COMPLETED

NOTICE OF AVAILABILITY

Baldwin Hills Community Standards District (CSD)

(draft working document)

Please notify Leon Freeman at 213-974-6453 or Lfreeman@planning.lacounty.gov of any errors

COMPLIANCE REQUIREMENT	CSD Section	CSD Page #	DESCRIPTION	DATE SUBMITTED	REGULATORY AGENCY	DRP REVIEW STATUS
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Tank Bottom Leak Detection Program	L.18 E.29.e	93, 52	Program for controlling and detecting tank bottom leaks on all tanks at the oil field	Submitted 5/26/09	LACoFD	VERIFIED 9/17/09 COMPLETED
Safety Inspection, Maintenance and Quality Assurance Program (SIMQAP)	L.19.b F.3	94, 58-59	Program provides for inspection of construction techniques, regular maintenance and safety inspections, periodic safety audits, corrosion monitoring and leak detection, and inspections of all trucks carry hazaardous and or flammable material prior to loading.	Submitted 5/26/09	LACoFD DRP	APPROVED; ON FILE VERIFIED 9/17/09 COMPLETED
Annual Community Meetings	L.21.c J.2.a	95, 73	Annual meetings to provide the community with updates on oil field operations.	Announced 4/23/09 Held 5/26/09	DRP	COMPLETED

Within 1 Year ON OR BY 11/27/09						
Secondary Containment for Oil - Tank Areas	L.3.c E.3.d.i	84, 21	All new oil tank areas in the oil field shall have berms or walls able to contain 110% of the largest oil tank volume.	Submitted 12/10/09	DPW LACoFD	PENDING MACC VERIFICATION
Secondary Containment for Oil - Above Ground Piping	L.3.e E.3.d.ii	84, 21	All above ground piping in the oil field that contains or could contain oil shall be protected by basins, berms, and/or walls.	Submitted 12/10/09	DPW LACoFD	PENDING MACC VERIFICATION
Groundwater Monitoring Program	L.13 E.19	92, 42	Develop, implement and carry out a groundwater quality monitoring program.	Submitted 8/27/09	RWQCB	APPROVED 11/25/09 COMPLETED
Submit to Fire Chief Plot Plan of all active pipelines regulated by DOT/CSFM	L.17.b E.27.f	93, 49	Plan will be submitted w/n 30 days of any new pipelines or the relocation of an existing pipeline.	Submitted 12/9/09	LACoFD	PENDING MACC VERIFICATION
Abandoned Well Testing	E.31	53	Conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned well.	Submitted 12/22/09	DOGGR DRP	PENDING MACC VERIFICATION
Newsletter	J.2.b.	73	Operator to publish an informational newsletter annually.	Submitted 5/26/09	DRP	COMPLETED

3. Ombudsperson. The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each ombudsperson shall be familiar with all the provisions of this section and all conditions of approval related to permits and approvals issued by the county or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the director, the MACC, and the CAP on a quarterly basis.

OMBUDSPERSON RESPONSIBILITIES

- a) Designated operator employee or agent
- b) Responds to all questions and concerns related to oil operations
- c) Must be familiar with CSD provisions
- d) Must be familiar with all conditions of approval related to permits and approvals issued by County or State
- e) Facilitates, as feasible, the prompt resolution of issues related to oil operations
- f) Contact info posted on website
- g) Contact info prominently displayed in newsletter
- h) Contact info distributed to CAP and MACC twice per year
- i) Contact info distributed to any other person requesting
- j) Available at all times
- k) Responds within 1 hour of initial call
- l) Meet at reasonable times with interest parties in an attempt to resolve issues related to operations
- m) Has authority to initiate response on behalf of operator in all foreseeable matters
- n) Maintains written log of all calls of complaints or concerns regarding operations or other matters
- o) Complainants name, date time phone number, nature of complaint and response or resolution offered.
- p) Copy of complaint log provided to Director, CAP and MACC on a quarterly basis

Baldwin Hills CSD Administrative Items and Enforcement Account - 1/21/10

Draw Down Account: (Section G.2, Page 62)

Check for \$500,000 was deposited on 1/26/09

Balance as of 11/30/09 was \$271,858.71 with charges totaling \$228,141.29

Insurance: (Section G.4, Page 63)

Original Submitted 2/25/09, Terms Approved by CEO 5/13/09, Certificate received 1/19/10.

General Liability: \$1M base policy with excess policy of \$25M each occurrence, no aggregate limit.

Automobile Liability: \$1M base policy with excess policy of \$5M each occurrence, no aggregate limit.

Environmental/Pollution Liability: \$25M each occurrence and \$50M aggregate.

Operators Extra Expense: (sudden or accidental occurrences) \$3M coverage each occurrence

Performance Bond: (Section G.5a, Page 64)

Submitted 9/29/09, Terms Approved by CEO 12/4/09.

Performance Bond No. 22 021 967, Plains Exploration and Production Company (PXP), Principal, Liberty Mutual Insurance Company, Surety and Baldwin Hills Community Standards District of the County of Los Angeles, Obligee, in the amount of \$5M.

Enforcement Account (Section I.1, Page 69)

Check for \$100,000 deposited on 1/12/09. No charges have been made.