

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 10/27/11
DRAFT

- A. CALL TO ORDER – 7:08PM
- B. AGENDA – Approved
- C. MINUTES – Deferred until 12/15/11
- D. REGIONAL PLANNING/ECC UPDATE

The County is currently reviewing the 2012 Annual Drilling Plan, and three comment letters were received. The review should be completed next week. The operator has submitted Site Plans for new shallow wells, and will be reviewed after approval of the 2012 Annual Drill Plan. The Department of Regional Planning is working on the development of a Request for Proposal (RFP) for the Air Quality Monitoring Study, a condition of the Settlement Agreement. DRP is also developing a list of qualified consultants who will be sent the RFP once it is ready for release; consultant must be hired by the County by July 15th, 2012.

MRS continues to provide a regular presence on the field for drilling and other activities. They have noted a New Water Tank within the water processing plant was recently installed and is in the process of being painted. It is scheduled to be completed next week. The operator has submitted site plans for a new foundation for the de-ethanizer compressor, and a foundation for two condensate collection vessels and three condensate pumps. These are located within the existing gas plant. The operator has also submitted a site plan for a foundation for a new water injection pump, within the existing water plant.

MRS Incident Reporting – An electrical outage occurred on October 6, 2011, but did not cause an overflow and the vapor recovery system continued to operate as normal. A noise complaint was received on October 14, 2011, referencing the pipe storage area near the front office of the operator. The operator is currently relocating the pipe storage area to other side of the field, and should be completed next week.

The EQAP Audit report is being finalized and will be discussed at the next CAP meeting. The operator has been found to be in compliance with provisions of the CSD.

- E. OPERATOR UPDATE

32 new wells were drilled and 4 workover rigs on site. The Operator posted three items on their website in October: the Landscaping Detail Plan – Phase 2 on Oct. 11th; the CSD Annual Ground Movement Survey for 2011 on Oct. 12th; and the 3rd Quarter Water Monitoring Report on Oct. 14th. No correlations were made in the AGM Survey, and MRS will likely discuss with the CAP in future.

The Operator stated that the Landscaping Detail Plan – Phase 1 is completed, and the final walk-through will occur next week. On October 27th, a low aerial blimp (200') was used to perform before-photos for the Landscaping Detail Plan – Phase 2: Ladera Crest, which is scheduled to be put out for bid in January 2012. The pictures will be updated to the website soon. The 2011 Spill Containment Response Drill was performed. The Operator removed shrubs at the request of the County. The Operator will simulate a Christmas tree on the Oil Field, using a pole and strings of light, at the request of the community.

- F. CAP/OPEN DISCUSSION

Complaint Log 2011: 3rd Quarter: Nine (9) complaints were received by the Operator during this period: six odors, two noise, and one property complaint.

The operator updated the CAP regarding the horizontal length of the four wells to be drilled into the Nodular Shale in the 2012 Annual Drilling Plan: (approximately 1,000' to 3,900'). The operator will follow-up with interval length if drilled in stages, as well as expected fracturing radii for these wells.

A CAP member inquired what materials and their composition were used in fracturing well VIC1-330, and stated that commercial grade materials used by Halliburton were known to contain depleted uranium. The Operator stated that they would investigate the actual materials used for this well.

A CAP member requested information regarding additional funding for the Air Monitoring Study. The County stated that they follow-up with the Board of Supervisor's to detail their efforts. They also requested that public notice be provided for the RFP release. The County stated that the public is given notice, and will follow-up to determine exactly how much time is given in advance.

A CAP member restated questions regarding Conflicts of Interests for the CAP. The County informed them that the CAP is a community advisory panel, and not a decision-making body; therefore, not subject to conflicts of interests. The CAP passed a motion to research further, and a subcommittee was formed.

G. PUBLIC COMMENT

A community member inquired if the Complaint Log was available in electronic format, and if it is necessary for the entries to be hand-written. The County stated that during past CAP discussions, it was decided that hand-written entries ensured that no summarization or paraphrasing was reported to the CAP.

A community member requested that additional Proposition 65 signage be placed in areas surrounding the Oil Field. The County will review and research past CAP minutes regarding this subject and will follow-up with the CAP and the community member.

H. ANNOUNCEMENTS

Next CAP meeting will be held December 15th, 2011, at 7PM

I. ADJOURN 8:30PM

ATTENDANCE: 10/27/11
 (*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

1	Department of Regional Planning	Rena Kambara
2	City of Culver City	Paul Ferrazzi
3	West Los Angeles College	Rose Marie Joyce*

Operator (per 22.44.142.C)

4	Plains Exploration & Production	Lisa Paillet
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NOMINATED SEATS PER 22.44.142.J.1.a

(Accepted first-come/first-served within each sub-group)

Landowners (per 22.44.142.C)

5	Vickers Family Trust	Jeff Dritley*
6	Cone Fee Family Trust	Liz Gosnell

Neighborhood Organizations (Recognized Homeowners Association)

7	Ladera Heights Civic Assoc.	Carmen Spiva
8	Windsor Hills HOA	Gary Gless*
9	United HOA (View Park)	Catherine Cottles*
10	Culver Crest Neighborhood Assoc.	John Kuechle
11	Blair Hills HOA	Mary Ann Greene*
12	Raintree Community HOA	Ian Cousineau*
13	Baldwin Hills Estates HOA	Ronda Jones*

Neighborhood Organizations (No Recognized Homeowners Association)

14	Ladera Crest Homeowner	George Mallory
15	Baldwin Vista Homeowner	Irma Munoz*

School Districts

16	Los Angeles Unified	Glenn Striegler*
17	Culver City Unified	Scott Zeidman*

Neighborhood Organizations (All Others)

18	Windsor Hills Block Club	Toni Tabor*
19	Community Health Councils	Gwendolyn Flynn
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Robert Garcia*

Ray Mullins (DRP Consultant)