

Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 5/26/11  
**REVISED 7/28/11 & 7/30/11**

- A. CALL TO ORDER – 7:08PM
- B. AGENDA – Approved
- C. MINUTES (3/24/11) – Approved; (4/28/11) – Approved, with corrections
- D. SCAQMD UPDATE

SCAQMD did not attend as they provided a ~~thorough~~ presentation during the community update held by Supervisor Mark Ridley-Thomas on April 25<sup>th</sup>, 2011; that information is included in the CAP handout. Additionally, no complaints have been received by SCAQMD since the Supervisor's April meeting.

- E. REGIONAL PLANNING UPDATE

MRS representation not available to the May 26th CAP meeting; subsequently their presentation on well completion will be postponed until the June meeting.

Regarding the posting of Proposition 65 signs, the oil field is required to and remains compliant by having such signage posted at the entrance to the oil field.

Several handouts were given to the CAP, including the SCAQMD presentation noted above, for discussion.

Regarding a CAP member's ~~inquiry the 'wavy road' leading up~~ **questions made to the County Public Works engineer and geologist in attendance as to whether they were aware of and had inspected the surface deformation in the upper access road to Botts Field near the Dog Park in Culver City**, Regional Planning contacted the City of Culver City ~~who has as they have~~ jurisdiction in this area requesting that they respond. ~~to an assertion made to the County that surface deformation in the area was caused by oil drilling activities.~~ **The same question was posed regarding the reactivated fault distortion on Overhill which runs through the Windsor Hills Magnet School's playground as being possibly caused by oil drilling activities. Neither indicated an awareness of its condition.**

The email response indicates that the City of Culver City has no information to support ~~that assertion the possibility that oil field operations are responsible~~ and that the cause is more likely related to improperly compacted fill material placed prior to uniform grading standards.

Another handout provided to the CAP was a request to the Division of Oil, Gas and Geothermal Resources from Regional Planning to respond to ~~an assertion made to the County that injection activities would need to continue even~~ **a question about the water injection program being maintained to prevent subsidence** after production at the field stops. The Division's response indicates that this is not the case at the Inglewood Oil Field.

- F. OPERATOR UPDATE

Seventeen wells have been drilled and there are five workover rigs operating on the field. The Landscaping Phase I plan previously submitted to DPW was approved on May 18<sup>th</sup>. These plans were immediately put out for bids, with the intent of awarding a contract to proceed in early July. Four thousand newsletters were mailed out on May 6<sup>th</sup>, 2011: none were returned as 'undeliverable.' The electronic version was made available to those whose email addresses had been previously provided to the operator. The operator requests that those who did not receive the mailing (and either should have or would like to), contact them directly. The list of addresses to which newsletters were mailed include those within 1000' of the oil field perimeter or about 3000 addresses. An additional 1000 were to people who had requested separately to receive the newsletter.

The operator reported that there had been a small brush fire reported on the oil field, which affected a 30' X 40' area. The subsequent cause as determined by the LACoFD was that a squirrel had been electrocuted while traversing an electrical line, caught fire and fell to the ground igniting surrounding brush.

Regarding a CAP member's inquiry at the April 28<sup>th</sup> CAP meeting that he had observed trucks filled with dirt leaving the field, PXP's operator reported that what he saw were trucks hauling drilling mud that is exported off the oil field for disposal as described in the FEIR section 3 (3.5/3.6). This drilling mud is non-toxic/non-hazardous, and is brought to the field for use in drilling. The disposal of this mud is performed and documented per all applicable regulations.

#### G. CAP/OPEN DISCUSSION

Complaint Log – CAP members requested that more information be reported on the complaint log asserting that an incident that occurred on Jan 20<sup>th</sup> was not recorded accurately. Regional Planning indicated that the complaint log is a record of all complaints as they are received by the operator to demonstrate that PXP is being consistently responsive in a timely manner. It is not the intent of the complaint log to serve as an incident report. Incidents are investigated by regulatory agencies; each of whom follows their own codified investigative and reporting protocols. CAP requests that additional categories be included on the complaint log to reflect 'follow-up/resolution' as a means to update the status of complaints.

CAP member reports that some pumping units near the main office that had been stopped at time of last meeting appeared to be working again.

DPH Community survey will be launched in June, and phone scripts have been developed for the pilot and project that will reach 1,000 People. A subcontractor has been engaged to translate the script into Spanish. The project timeline is estimated to be completed within four months, including two months of direct calling, and one month of data analysis. The questions related on the scripts for this project have been provided to the CAP subcommittee at some time previously, but the final arrangement of the questions will not be provided or made public until after the project is completed and the data has been analyzed. DPH is reticent to skew the data sample from either pre-knowledge of the questions to the public or signs of coaching. DPH provided a brief explanation of the survey process, and how the population was chosen for both the pilot and the project population. The population will not be made available to the CAP due to non-disclosure policies and data correlation. Census data will be utilized where appropriate in the analysis; however, most of the information provided by census data is asked directly to participants in the survey.

A CAP member reported that moving pipe and the rack area adjacent to La Brea in general have been disruptive to the community. The operator urged the CAP members to report issues via the 800 number, as they are happening so that steps address the issue can be taken immediately.

The CAP expressed concern that they are not receiving comprehensive information from the regulatory agencies and suggested that simplified reporting should be investigated. Regional Planning noted that the Environmental Compliance Coordinator who conducts unannounced on site inspections at various times of the day and night has consistently attended CAP meetings to provide updates on oil field activities and that when there have been regulatory efforts to discuss - those agencies have attended the CAP and other community meetings and presented information on their efforts. Information from MACC meetings is made available on Regional Planning's website and distributed via email and hard copy to the CAP and CAP mailing list. Regional Planning has sought answers to constituent's questions or concerns from related agencies and reported those findings back and will continue to do so for all requests. Lastly, the annual Environmental Quality Assurance Program (EQAP) report, which is also distributed to the CAP on an annual basis, provides a line item view as to how compliance was maintained throughout the preceding year. All plans and reports with few exceptions are maintained and available on the oil field website. The idea of forming a subcommittee that would take a closer look at the plans and "synthesize" the technical information to make it more accessible was discussed.

H. ANNOUNCEMENTS

PXP Third Annual Community meeting for 2011 will be held on June 8<sup>th</sup>  
Next CAP meeting will be held June 23<sup>rd</sup> at 7PM

I. ADJOURN 8:30PM

5/26/11 ATTENDANCE

(\*absent)

**DESIGNATED SEATS PER 22.44.142.J.1.a*****Governmental Entities***

1	Department of Regional Planning	Leon Freeman
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
---	---------------------------------	--------------

**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 (Menaka Fernando)

Luis Perez – (DRP Consultant)

Ray Mullins – (DRP Consultant)

Rebecca Bernal

Carrie Tayour – DPH