

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 7/28/11
DRAFT

A. CALL TO ORDER – 7:01PM

B. AGENDA – Approved

C. MINUTES (5/26/11) – Approved: additional corrections to be provided subsequently.

D. REGIONAL PLANNING/ECC UPDATE

DRP restated that Ray Mullins of Indigo Fakir Consulting was retained by them to provide assistance in supporting compliance monitoring and documentation.

MRS reported that EQAP audits had been performed, that the operator is compliant to all items within the CSD. MRS is currently working on preparing the EQAP audit report that will include findings, and recommendations.

MRS Incident Reporting – Discussion of oil field incidents will be added to the CAP monthly meetings, beginning with August 2011. Such reporting will include a discussion of incidents.

MRS reported that a small fire broke out on the oil field, affecting one half-acre, and determined to be caused by an electrical short. MRS reported that a water tank overflowed, and that a complaint was received regarding this incident.

E. OPERATOR UPDATE

Twenty-two new wells have been drilled, and there are seven workover rigs operating on the field. Drill Plan previously approved 52 wells. The 2nd Ground Monitoring Movement Plan, as well as the Settlement Agreement, was posted to the operator website.

American Landscaping Co. awarded contract for performing the Landscaping Plan - Phase I, and is on target to be completed by October 31, 2011. Landscaping Plan – Phase II has been submitted, and operator is waiting for approval from County.

Eight complaints were received by the operator in July: 2 odor complaints, 2 property damage complaints, and 4 noise complaints. The investigation of the noise complaints relating to moving pipe has concluded that although no noise thresholds were exceeded, operator is evaluating changes to the pipe racking protocol or location.

A CAP member inquired whether noise monitoring recordings/data or electronic copies were kept. MRS clarified that during the EQAP audit of four wells, a number of spikes were identified that were exceedances. For each exceedance, MRS listened to the audio tape recordings to determine what may have caused the exceedances, and if it could be attributed to drilling operations. Obvious exceedances include a group of Harley Davidsons driving on nearby surface streets or birdcalls from nearby roosting birds. One of the elements of the EQAP audit will be a noise compliance audit.

F. ECC DISCUSSION: WELL COMPLETION

MRS presented a general comparison study of the type of fracturing ‘fracking’ methods used in the oil/gas industries, and detailed which type is being used at the Inglewood Oil Field. A handout was provided to the CAP, and MRS stated that it will be made available on the County website. The Settlement Agreement calls for a fracking study to be completed, and reported that the operator has already started the work plan, which could include studies on one approved well in the 2011 Annual Drilling Plan. If PXP chooses to

undertake the study on this one well, a Drilling Plan amendment will be required. This Amendment would be provided to the CAP for comment and review. MRS noted that approximately 80% of the wells drilled at the oil field were less than 6000ft. in depth. A CAP member noted that fracking was performed on wells completed in the past, prior to the adoption of the CSD, notably in the Nodular Shale, and inquired what fracking method/protocol was used for those wells. The operator responded that the protocol for well completion is tailored to each individual well process. A CAP member asked if chemicals used in fracking wells is proprietary information. The operator responded that some formulas, compositions, and techniques used in their industry were proprietary. The operator noted that there was reluctance, in general, to disclose methods used by individual companies. However, two years ago, states such as Wyoming and Texas began pushing for disclosure of industries operating in their states; and operators such as PXP began coming forward to voluntarily disclose their methodology. The operator stated that currently, public policy is trending toward disclosure: a disclosure bill is currently in the California State Senate, and will likely pass in January 2012, and there are two policy discussions held in the California Assembly, and will likely be on the State Senate floor in August 2011. The operator clarified that they are ahead of the curve, and proactive in all discussions in 'Frac Focus.' The chemicals used for a fracturing job at Inglewood were provided to the CAP members as part of the MRS presentation.

G. CAP/OPEN DISCUSSION

A CAP member questioned the operator about water seen on the oil field, present for more than a week: pools of water that he stated were not DWP-related. No dates were provided, but stated that pictures would be provided subsequent to the meeting.

A CAP member asked if electrical power outages had occurred on the oil field, and what proactive measures were in place to prevent equipment failure on the field during an outage. MRS stated that, as a part of the EQAP audit, MRS checked on PXP procedures to prevent power outages that could be originated within the field. The operator runs a program that checks with infrared cameras areas that are in need of replacement or maintenance. There are also events that are out of the operator's control, such as wildlife or balloon strikes of power lines that could cause an outage.

A CAP member requested the process be clarified regarding residential/property damage complaints previously submitted to PXP. MRS affirmed that claimants' names were put onto a list, for their complaints to be researched after DPW and DOGGR review the annual accumulated ground movement study. Until the report is produced, all complainants are requested by the operator to send them follow-up correspondence, formalizing their lodged complaint. MRS added that as the most recent Accumulated Ground Movement Report was in the process of being completed, any action by County agencies or the operator regarding assessing property damage caused directly by oil field operations could not be completed until after the annual report has been issued to DPW and DOGGR, and they had had a chance to review the report and make their determination. The operator clarified that they respond to all property damage complaints: they schedule visits to residences when complaints are submitted to the Ombudsperson, and request that the complainants send correspondence to follow-up with them; complaints submitted in writing are responded to in writing. Operator response to complaints have been prompt, in compliance with the CSD.

A CAP member thought it would be a good idea to have a simple form that people could use to file a complaint regarding ground motion. This CAP member volunteered to draft a form for review by the CAP.

Settlement Agreement:

County Counsel provided a brief synopsis of the terms of the Settlement Agreement completed 7/15/11 to the CAP, as well as provided a handout highlighting some of its principal provisions: namely, the reduction of total wells permitted to be drilled under the CSD in the Inglewood Oil Field from 600 to 500; the reduction of wells drilled annually to 30 new wells, and 15 bonus wells; and subsequent to the Director's review and approval, that number could increase in the future to 35 new wells, and 18 bonus wells, per year. The operator stated that the 50th well to be drilled will occur in late September 2011. County Counsel also discussed the changes in nighttime drilling noise exceedances levels from 5 to 3 dBA. A CAP member inquired about the weighted average methodology used by the operator. The operator will investigate.

County Counsel informed the CAP that no study of the land/surrounding terrain, or fault lines and seismicity is required in the Settlement Agreement; however, that may be in the fracking study to be completed.

A CAP member inquired about the Air Monitoring Program illustrated in the Settlement Agreement. County Counsel stated that a Request for Proposal will be developed, and protocol to design the scope of work will be created, most likely by DRP and SCAQMD. MRS stated that currently there are various air monitors located on the oil field near the gas plant, drill rig, and some workover rigs.

A CAP member stated that public comment and reasonability is called for in the Settlement Agreement for their input into the Air Monitoring Program. DRP stated that comments from the CAP would be solicited as part of the RFP process.

I. ANNOUNCEMENTS

Next CAP meeting will be held August 25th at 7PM

J. ADJOURN 8:47PM

7/28/11 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
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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 (Menaka Fernando)

Luis Perez, John Pierson – MRS
 Elaine Lemke – County Counsel
 Ray Mullins – Indigo Fakir Consulting