

DRAFT AGENDA

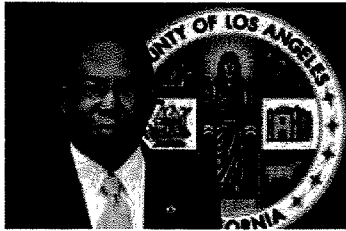
**BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING**

**Kenneth Hahn Recreation Area Community Center
4100 South La Cienega Blvd
Los Angeles, CA 90056
Thursday, May 26th, 7:00PM**

- A.** Call to Order
- B.** Approval of Agenda
- C.** Approval of Minutes – (3/24/11, 4/28/11)
- D.** SCAQMD Update
- E.** Regional Planning/ECC Update
- F.** Operator Update
- G.** CAP/Open Discussion
- H.** Public Comment
- I.** Announcements
- J.** Adjourn

REQUIRED NOTIFICATION:

**PXP OMBUDSPERSON – LISA PAILLET, Lpaillet@pxp.com
5640 S. Fairfax Avenue, Los Angeles, CA 90056
24-hour Contact Number: (800) 766-4108**



Supervisor

Mark Ridley-Thomas

Los Angeles County Second District

<http://Ridley-Thomas.LACounty.gov>

March 25, 2011

THE INGLEWOOD OIL FIELD: ANSWERS TO YOUR QUESTIONS

Thank you for attending the Community Update on the Inglewood Oil Field on February 23, 2011 at the Veteran's Memorial Building in Culver City.

This gathering created an opportunity for candid and honest dialogue regarding drilling and oil field operations at the Inglewood Oil Field.

Following is a summary of important questions that were posed, along with answers from the respective agencies (Los Angeles County, South Coast Air Quality Management District and the Department of Conservation).

In addition, I am pleased to report that after two day-long "all hands" settlement discussions, substantial progress has been made related to the ongoing litigation over the Baldwin Hills Community Standards District. Parties have agreed to many additional mitigations and benefits for the surrounding community. There is one last issue to resolve, and I hope to have a final agreement to share with the public in the very near future.

As promised, I will host a follow-up meeting on the oil field at the Junior Blind of America facility, located at 5300 Angeles Vista Boulevard, on April 25, 2011 at 7 PM. I hope you will us.

- Mark Ridley-Thomas



Images from the Community Update on the Inglewood Oil Field, February 23, 2011

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ANSWERS TO YOUR QUESTIONS

LITIGATION AND CSD REVIEW

WHEN WILL THERE BE AN INDEPENDENT REVIEW OF THE OIL FIELD, ITS INFRASTRUCTURE, ITS OPERATIONS, AND GEOTECHNICAL MAPS? An independent review of the oil field was conducted during the Environmental Impact Report (EIR) process for the Community Standards District (CSD). As required by the California Environmental Quality Act (CEQA), the EIR evaluated oil field infrastructure, operations, and geotechnical issues. These reviews lead to the development of a number of conditions covering equipment and operations at the oil field that were incorporated in the CSD. In addition, the current CSD requires a periodic review of the oil field and existing regulations every five years.

CAN THE COUNTY ENFORCE A MORATORIUM ON ALL DRILLING ACTIVITIES IN THE OIL FIELD UNTIL A SETTLEMENT IS REACHED? Under State law, a local jurisdiction is allowed to issue an urgency moratorium of up to two years to require a drilling operator to stop activity until additional regulations are put in place. The County previously implemented a two year moratorium from June 2006 to June 2008. PXP then voluntarily waived their right to drill new wells until the CSD was completed in November 2008. State law prohibits another moratorium on the same property if a two year moratorium has already been utilized. Once the CSD was implemented, PXP was required to prepare numerous studies and plans before drilling could be resumed. PXP began drilling in June 2010.

YOU HAVE SPOKEN AT GREAT LENGTH ABOUT THE LITIGATION, BUT YOU AUTHORED A MOTION TO STUDY AND AMEND THE CSD AFTER THE SUIT WAS FILED SO YOU MUST HAVE WANTED TO DO SOMETHING OUTSIDE THE LEGAL PROCESS TO AMEND THE CSD. WHY HAVEN'T YOU OR, IF YOU HAVE, WHY HASN'T PLANNING STARTED THE STUDY? HOW QUICKLY COULD YOU INITIATE THE PROCESS TO MODIFY THE CURRENT CSD? (IT SEEMS SELF-EVIDENT THAT INITIATING THAT PROCESS WOULD PUT PRESSURE ON PXP TO ENGAGE IN GOOD FAITH NEGOTIATIONS, PRESSURE THAT PXP APPARENTLY DOES NOT CURRENTLY FEEL.) The August 2009 motion was drafted to send a clear signal that the CSD, in current form, was not acceptable. The motion caused all parties to come together to work on a settlement. A decision was made to focus energy and resources on the settlement process. When settlement discussions slowed in December 2011, Supervisor Ridley-Thomas sent a letter to Richard Bruckner, Director of the Department of Regional Planning, which provided direction to revisit the CSD. The Supervisor's goal is to get additional mitigations as quickly as possible for the community.

In addition, Mr. Bruckner explained that his Department is currently assessing and developing the scope of a comprehensive review of the CSD, following the request from Supervisor Ridley-Thomas. The Director of Regional Planning indicated that this process would take at minimum of 18 months, given the multiple layers of review that are involved. For example, an amendment to a CSD requires consideration and approval by both the Los Angeles County Regional Planning Commission and the Board of Supervisors.

PXP has been engaged in settlement discussions, participating in good faith.

WHY ARE THE PETITIONERS BLOCKING THE LANDOWNERS, WHO ARE DEFENDANTS IN THE LAWSUIT, FROM PARTICIPATING IN THE NEGOTIATIONS WHEN THE OWNERS WILL HAVE TO SIGN OFF ON THE SETTLEMENT? Neither the petitioners nor PXP is discouraging the participation of the landowners in the ongoing litigation. A draft of the settlement document has been sent to the landowners.

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AIR QUALITY AND HEALTH STUDIES

SUPERVISOR RIDLEY-TOMAS' HANDOUT STATES THAT THE COUNTY INITIATED A COMMUNITY HEALTH ASSESSMENT TO ANALYZE CANCER AND MORTALITY RATES. THE ANALYSIS WAS FINALIZED IN DECEMBER 2010. WHAT DID THE RESULTS REVEAL? The Community Health Study analyzed cancer and mortality data for communities living in census tracts surrounding the oil field. It is a comprehensive analysis of various morbidities that is currently being peer reviewed. The community will have a chance to review these findings in Spring 2011. In addition, a survey of 1,000 community members will take place in June 2011, and findings will be released in Fall 2011.

COULD AQMD LET US KNOW THE STATUS OF PXP'S APPLICATION TO REPLACE ITS GAS PLANT PERMIT? WHAT IS THE TIMING? IS THERE A REASON FOR AQMD TO PERFORM ADDITIONAL ANALYSIS TO SATISFY CEQA? IF SO, WHAT NEEDS TO BE STUDIED? Mohsen Nazemi, Deputy Executive Officer from the South Coast Air Quality Management District (AQMD) stated that PXP has submitted an application to install a new flare and that the review and processing of the flare application was near completion. He anticipates the permit to be approved by late March 2011. He explained that part of the delay in getting the permit reviewed and finalized was due to a court order that prohibited AQMD from issuing certain types of permits, such as the PXP permit. As a result of the court order, issuances of over 1,400 permits were placed on hold. AQMD then sponsored legislation, which was introduced by Senator Rod Wright, to lift the ban on issuance of such permits. This legislation was passed and the ban was lifted. AQMD had since requested additional information from PXP and is now reviewing design specifications to complete the processing of the permit.

THE CSD REQUIRED PXP TO REPLACE THE GAS PLANT FLARE BECAUSE IT IS OLD AND CAN CAUSE MUCH NOISE AND VIBRATION. THE CSD WAS PASSED IN OCTOBER 2008. WHY HASN'T THE OLD FLARE BEEN REMOVED YET? IT HAS BEEN MORE THAN TWO YEARS SINCE PXP WAS REQUIRED TO GET A NEW FLARE. As indicated above, Mr. Nazemi of AQMD stated that AQMD's review and processing of the new flare application is almost complete. Until the new flare permit has been approved and the flare installed, the existing flare on site is used for emergency precautions to control oil field gas whenever the gas is not exported through pipeline. However, in order to address concerns related to noise and vibration, PXP applied for, and the County subsequently approved, the installation of a liquid knockout vessel in front of the existing flare. This vessel serves to eliminate the vibration issues associated with the flare by removing any liquids that currently are sent to the flare.

IS AQMD SAYING THAT THERE HAVE BEEN NO DANGEROUS EMISSIONS OF GAS? WHAT ABOUT THE METHANE GAS IN THE CULVER CITY DOG PARK? Mr. Nazemi from AQMD clarified that any oil field can be a potential source of emissions, however, the purpose of AQMD's earlier sampling and monitoring efforts was to ensure that the impacts of emissions did not require more immediate action. He indicated that, so far, levels of emissions monitored by AQMD have not required more immediate action because they did not present a public health risk.

In regards to the dog park, Mr. Nazemi indicated that methane gas alone is not toxic, but it is a "greenhouse" gas. Typically, when methane gas is detected, low levels of toxic compounds may also be present. However, AQMD's review and examination of this did not indicate that there was a need for additional sampling or monitoring since the levels detected did not present a public health risk.

WHO HOLDS AQMD ACCOUNTABLE? WHAT IS THE AIR QUALITY IN THE AREA? The AQMD is the local and regional air pollution control agency for all of Orange County and urban, non-desert parts of Los Angeles, Riverside and San Bernardino Counties. AQMD's rules and regulations are adopted by the AQMD Governing Board and generally submitted to the State Air Resources Board and the U.S. Environmental Protection Agency for adoption into the State Implementation Plan. The AQMD Governing Board has 13 members, ten of whom are elected officials. Of these, four are County Supervisors representing Los Angeles, Orange, Riverside, and San Bernardino counties. The are elected to AQMD's Board by their

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respective Boards of Supervisors. Supervisor Michael Antonovich currently represents the County of Los Angeles. Six AQMD Board members are City Council members or Mayors representing cities in each County (because of its size, Los Angeles County has two representatives, elected by respective city selection committees, one each for eastern and western Regions, respectively, and the City of Los Angeles has one representative, selected by the Mayor of Los Angeles. This seat is currently held by Jan Perry). The remaining three Board members are appointed by state elected officials; one by the Governor of California, one by the Speaker of the State Assembly, and one by the State Senate Rules Committee. Dr. William Burke, appointed by Speaker of the Assembly, is the AQMD Governing Board Chairman.

With respect to the air quality in this region, <http://www2.aqmd.gov/webappl/matesiii/> provides a link to an interactive map from AQMD's Multiple Air Toxics Exposure Study (MATES) III that identifies the estimated modeled carcinogenic risk from toxics and air pollutants, by geographic location.

<http://www.aimow.gov/> provides an animated real-time map of local air quality conditions.

HAS AQMD CONSIDERED THE SUGGESTED COMPLAINT INVESTIGATION PROCEDURES PROVIDED AT THE CAP MEETING BY THE CITIZENS COALITION FOR A SAFE COMMUNITY? Mr. Nazemi of AQMD indicated that many of the recommendations from the Citizen's Coalition for a Safe Community had already been implemented as part of AQMD's complaint response and investigation procedures. He specifically noted that PXP is on a "Hot List" which means that specific instructions have been provided to inspectors, even during off-hours and weekends, to respond to even a single complaint. AQMD does not wait until a certain number of complaints (five or six) are received during off hours. Mr. Nazemi committed to further review the recommendations provided to him at the meeting, and to consider additional measures, if appropriate, prior to a follow-up meeting.

AQMD ADOPTED A "CLEAN COMMUNITIES PLAN" LAST YEAR TO ENHANCE ENFORCEMENT IN ENVIRONMENTAL JUSTICE COMMUNITIES. THIS INCLUDES SETTING UP OIL-NUISANCE RULES. CAN AQMD ESTABLISH ODOR RULES TO ADDRESS OIL DRILLING? IF SO, WHEN? Mr. Nazemi of AQMD explained that the Clean Communities Plan was recently adopted by the AQMD Governing Board to address a number of air quality-related issues, including odors. Currently, Rule 402 addresses odors that may affect a significant number of individuals, as specified by statute. Mr. Nazemi further explained that the Clean Communities Plan had identified specific industry types that were most prone to generating odors that have typically affected large group of communities. The three areas of focus include waste transfer stations, landfills, and sewage treatment plants. However, AQMD may also evaluate other industries, and could consider and investigate amending or adopting odor rules that would apply to a specific industry.

WHAT IS THE PHONE NUMBER TO MAKE COMPLAINTS TO AQMD? The toll free 24 hours/day air quality complaint line phone number is 1-800-CUT-SMOG (1-800-288-7664).

DEPARTMENT OF CONSERVATION

REGARDING BONDING: IF THE STATE REQUIRES \$15,000 TO 30,000 BOND PER WELL, AND PXP HAS 463 WELLS NOW OPERATING, IS THE STATE NOW HOLDING IN EXCESS \$6,945,000 TO \$13,890,000 FOR THESE WELLS? IS \$30,000 SUFFICIENT TO PROPERLY ABANDON A WELL? According to the Department of Conservation, Plains Exploration & Production Company (PXP) has a \$1,000,000 onshore bond to cover all their onshore operations in the state. The cost to plug a well varies greatly, depending on the well and its condition. The \$1,000,000 bond limit has been established by the California Legislature, and is the maximum allowed by law.

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DEPARTMENT OF CONSERVATION: COULD YOU INVESTIGATE AND GET BACK TO US ON RON HABEL'S EMAIL?

According to the Department of Conservation, the email chain addressed a proposed approach by PXP to verify that there was zonal isolation between zones. Zonal isolation between zones requires that when a well is constructed, efforts be made to isolate the separate oil and gas bearing strata so there is no outside influence, either from above or below. Since the date of that email, PXP has re-designed their injection proposal to address this issue. Department of Conservation's Division of Oil, Gas and Geothermal Resources (DOGGR) is committed to ensuring that, before allowing any new injection, proposed wells meet the standards of the State to confine injection fluid to the intended zones.

FRACKING

COULD YOU DISCUSS THE ISSUE OF FRACKING AND ITS APPLICATION TO THE INGLEWOOD OIL FIELD?

HOW DO YOU EXPLAIN THERE IS DOCUMENTAL EVIDENCE (FROM PXP ITSELF) THAT THEY HAVE BEEN FRACKING IN THEIR OWN COMMUNITY SLIDE AND INTERVIEW AND IN INDUSTRY MAGAZINES THEY BRAGGED ABOUT IT? Fracking is regulated by the State of California's Department of Conservation's Division of Oil, Gas and Geothermal Resources (DOGGR), and the County is pre-empted from regulating this activity. In Baldwin Hills, PXP currently uses high pressure gravel packing which is considered a type of fracking by the oil industry and experts. However, the current technique used at the oil field is different than the hydraulic fracking which is used for shale and coal gas recovery, and which has been the subject of much debate recently. High pressure gravel packing is similar to what is done for the completion of water wells that are located in sand aquifers. High pressure gravel packing involves the pumping of water, gravel, and a small amount of additives (less than one percent, made predominantly of guar gum) down the well to prevent sand in the formation from plugging the well. The mixture is placed within a ten-foot radius of the well. This is different from hydraulic fracking used for shale gas, where the fluid can be pushed out hundreds to thousands of feet from the well.

WE KNOW PXP IS FRACKING AT THE OIL FIELD. THIS IS A MAJOR RISK TO WATER TABLES AND WINDSOR HILLS. VIEW PARK GETS 50% OF OUR WATER FROM THE GROUND AND 100% DURING WINTER MONTHS. WHAT IS THE COUNTY GOING TO DO TO PROTECT OUR WATER? WHY WON'T LA COUNTY TAKE SIMILAR PRECAUTIONARY STEPS TO PROTECT US, AS HAS BEEN DONE IN NEW YORK AND OKLAHOMA? The CSD requires that PXP develop a monitoring program to evaluate groundwater flow and quality. The full program can be found at http://www.inglewoodoilfield.com/res/docs/PXP_can032409.pdf. In summary, minimal ground water has been found under the oilfield since testing began, and the test results showed no water quality issues of concern. The ground water that is pumped to serve View Park and Windsor Hills comes from the Central Basin, which is a geologically separated aquifer from the table that exists under the majority of the oil field.

The water companies, including American Water and Golden State Water, that pump water in the surrounding communities are regulated by the State of California Public Utilities Commission. They are required to test their ground water on a regular basis. In addition, the State of California's Regional Water Quality Control Board is responsible for monitoring and assessing water quality in the area.

EMERGENCY RESPONSE

IF THERE IS A MAJOR ACCIDENT AT THE OIL FIELD COSTING \$10-15 MILLION, WHO PAYS FOR IT?

DOES THE COUNTY HAVE ADEQUATE INSURANCE? DOES CULVER CITY HAVE ADEQUATE INSURANCE?

ARE THE RESIDENTS FULLY COVERED? In the event of a major accident at the oil field, the responsible party for paying for the response and damages would be determined based on various factors including the cause of the accident, the type of accident, and who was responsible for the accident occurring. Regardless of the amount of insurance, litigation would likely ensue to determine who pays what.

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IN CASE OF AN OIL FIELD FIRE, WHAT PROCEDURE DOES PXP HAVE TO PUT THE FIRE OUT? WHERE ARE YOUR NEAREST FIRE DEPARTMENT RESOURCES FOR AN OIL FIELD FIRE? The Los Angeles County Fire Department and the City of Culver City's Fire Department are the two emergency responders for the oil field. Both participate in the Multiple Agency Coordination Committee and provide oversight and review of oil field operations. The EIR provides information on the available firefighting and emergency response resources for the nearest fire department stations.

THE BALDWIN HILLS VILLAGE APARTMENT ASSOCIATION IS CONCERNED ABOUT AN EMERGENCY SITUATION SUCH AS AN EXPLOSION, FIRE, ETC. WE HAVE 566 BUILDINGS WITH 7,110 APARTMENT UNITS WITH APPROXIMATELY 28,000 TENANTS. IS THERE AN EVACUATION PLAN IN PLACE? The CSD requires the operator to develop a Community Alert Notification (CAN) System. Please see http://www.inglewoodoilfield.com/res/docs/PXP_can032409.pdf for more details. The CAN system has been approved by the County Fire Department, and is fully operational.

CSD ELEMENTS AND ENFORCEMENT

GIVEN THE NEW TECHNOLOGY, DOES THE CSD CONSIDER CONSOLIDATION? The County is pre-empted by state law from requiring closure of existing wells. The current CSD establishes a 400-foot buffer around the perimeter of the oil field where no new drilling can take place. However, the CSD does not require abandonment of existing wells; thus those that are currently located in the buffer can continue to operate. In addition, the CSD requires, through the Annual Drilling Plan, that efforts be demonstrated to disperse drilling throughout the field so that there is not an overconcentration of drilling in a specific area that would adversely impact a nearby community. The Annual Drilling Plan also requires that new wells be installed on existing well pads to the maximum extent feasible. The operator is also required to re-drill existing wells where feasible.

THE COUNTY ALLOWED PXP TO START NEW DRILLING LAST JUNE. THE CSD REQUIRES THE COUNTY TO MEASURE NOISE AND VIBRATION FROM DRILLING ON SURPRISE INSPECTIONS. HAS THE COUNTY DONE ANY SURPRISE NOISE INSPECTIONS? IF SO, WAS PXP IN COMPLIANCE? CAN WE SEE THE INSPECTION RESULTS? The County regularly monitors drilling activities at the oil field. As part of these monitoring activities, noise measurements have been taken in areas around the oil field. In addition, the County has conducted audits of noise data for various drilling activities to assure compliance with CSD provisions. To date, PXP has been found to be in compliance with all drilling noise provisions in the CSD. This is supported by the fact that there have been no noise complaints registered with the County or PXP that have been associated with drilling activities.

The County is currently conducting a detailed noise audit of the drilling activities, which includes audits of noise data for a select number of wells, and the collection of independent noise monitoring data for a well to be drilled in close proximity to a residential area. This noise compliance work is expected to be complete at the end of March 2011. A noise compliance report will be developed that should be available to the public sometime in May 2011.

ACCORDING TO THE CSD, 133 OF THE EXISTING WELLS ARE LOCATED TOO CLOSE TO THE EDGE OF THE FIELD. WHY HAVEN'T THEY BEEN CLOSED DOWN YET? WHEN WILL THEY CLOSE? There are 133 wells that currently operate within the 400-foot buffer of the oil field. The CSD prohibits new wells from being drilled in this buffer, but does not require abandonment of the existing wells. However, the wells currently operating in the buffer cannot be redrilled to access deeper oil deposits; only maintenance is allowed on these wells. The County is pre-empted by State law from requiring the closure of existing wells.

HOW IS THE ISSUE OF RE-STABILIZING THE GROUND ON THE INGLEWOOD FAULT BEING ADDRESSED? The EIR has an extensive review and analysis of earthquakes risks. The document looked at the past occurrences of earthquakes in the area of the oil field, and found that the area had fewer earthquakes than other areas in the LA Basin. This included both major and micro-earthquakes. The CSD has a number of provisions related to earthquakes, including a requirement that the

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operator install an accelerometer to monitor ground motion at the site. The accelerometer must be connected to the Caltech seismology lab. In the event of ground motion of 0.13 g or more, the facility must be shutdown and inspected. This value was chosen since it is well below the level of ground motion that would damage an oil tank.

In addition, the CSD requires the operator to develop a baseline report on accumulated ground movement. This report is available at www.inglewoodoilfield.com/res/docs/Accumulated%20Ground%20Movement.pdf. It provides a baseline to measure potential ground movement in the future.

THE LANDSCAPE PLAN CAN MITIGATE AIR QUALITY, WATER QUALITY, AND FISCAL ISSUES. WHICH PLAN IS PART OF CSD? A ROW OF TREES WILL NOT DO THE JOB. The CSD requires that a Landscape Plan, consistent with the Mia Lehrer 2008 Conceptual Plan be submitted to the County for review and approval. The County will require landscaping around the perimeter of the oil field that screens the oil field from public view. Details of the plan can be found at www.inglewoodoilfield.com/plans/. Installation of landscaping will help reduce noise levels since it will provide for some sound attenuation.

WHAT IS THE AVERAGE COST OF CLEANING UP A WELL, AND HOW MUCH IS NEEDED TO COVER THE CURRENT AMOUNT AND FUTURE WELLS? PXP is required by the CSD to provide a Performance Bond to the County related to well abandonment, site restoration, and environmental clean-up. This amount of the bond has been based on the documented costs of comparable oil and gas facilities to remove equipment, clean up, and restore sites. The cost for abandonment and removal of the facilities, cleanup of site contamination, and site restoration has been estimated at approximately \$4.2 to 5.3 Million. Therefore, the County has required a \$5 Million bond. In addition, PXP is required to have a bond in place with DOGGR that covers well abandonment. PXP currently has a \$1,000,000 bond with the State, the maximum amount allowed by State law. An amendment to DOGGR's standards must be advocated for at the State level.

MISCELLANEOUS

IN THE INTERESTS OF TRANSPARENCY: WHY WAS PREVIOUS PLANNING DIRECTOR BRUCE MCCLENDON FIRED ON JANUARY 16, 2010 AFTER HE TOOK ISSUE WITH THE SUPERVISORS' AIDES INFLUENCING PLANNING DEPARTMENT STAFF IN THEIR DECISIONS? There was no determination that Mr. McClendon was terminated due to his relationship with Board deputies. A report completed by the Auditor Controller investigating Mr. McClendon's allegations may be reviewed at http://file.lacounty.gov/bc/q1_2010/cms1_142947.pdf.

**ACTIVITIES OF THE OFFICE OF THE HONORABLE MARK RIDLEY-THOMAS ON
THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT
JULY 2009 TO THE PRESENT**

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Visit http://ridley-thomas.lacounty.gov/Pages/green/baldwin_hills_drill.htm for a Complete Chronology

- July 28, 2009 Supervisor Ridley-Thomas introduces a motion directing the Department of Regional Planning to initiate a study to consider amendments and modifications to the CSD.
- August 2009 With encouragement from Supervisor Ridley-Thomas, the August 5th Trial Hearing Date is continued to April 2010 to allow for meaningful settlement discussions between PXP and the Petitioners. Given ongoing community concerns, Supervisor Ridley-Thomas introduces a motion, approved by the Board of Supervisors, to study possible amendments to the CSD.
- September 2009 SD2 Staff meet with all petitioners separately to review their key issues that should be included in a settlement proposal. Petitioners collectively provide an initial Settlement Proposal on September 24, 2009 for PXP/County consideration. On September 24th, the Baldwin Hills Community Advisory Panel (CAP) convenes.
- October 2009 The California Attorney General's Office, represented by Ken Alex and Brian Hembacher, assumes a mediator role in the litigation. The first formal settlement meetings take place on October 8th. Supervisor Ridley-Thomas hosts a Town Hall at West LA College on October 15, 2010 to discuss the Baldwin Hills Community Standards District with constituents.
- November 2009 Settlement meetings continue, convened by the California Attorney General's Office (November 10th). On November 19th, the CAP convenes.
- December 2009 On December 11th, the County sends a formal settlement proposal to all parties that aims to address Petitioners concerns. On December 17th, the CAP convenes.
- January 2010 Petitioners and PXP review document. On January 21st, the CAP convenes.
- February 2010 SD2 Staff and County Counsel convene separate meetings with Petitioners (February 2nd) and PXP (February 16th) to discuss outstanding issues. Additionally, the Baldwin Hills Health Working Group (comprised of the Second District, residents, community organizations and PXP) kicks off their planning efforts with a meeting with the Department of Public Health to discuss the scope of the Community Health Assessment, funded by the Second District. On February 25th, the CAP convenes.
- March 2010 Supervisor Ridley-Thomas meets with Petitioners on March 16th and March 18th in attempts to resolve outstanding issues in light of April hearing date. On March 25th, the CAP convenes.
- April 2010 The Trial Hearing date, which had been set for April 5th, is continued until August 5, 2010 to allow for additional settlement discussions.
- May 2010 Supervisor Ridley-Thomas convenes a meeting with the Attorney General's Office on May 3rd to discuss settlement strategy and outstanding issues. On May 13th, the CAP convenes. On May 13th, Supervisor Ridley-Thomas convenes meeting with Petitioners, PXP and the Attorney General's office. At this meeting, the framework for a settlement proposal is agreed to. The Health Working Group meets again to further refine questions that will be asked as part of the interview component of the Community Health Assessment.

**ACTIVITIES OF THE OFFICE OF THE HONORABLE MARK RIDLEY-THOMAS ON
THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT
JULY 2009 TO THE PRESENT**

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- June 2010 County Counsel sends all parties a written settlement proposal on June 2nd; PXP responds on June 21st with nominal changes (and are essentially prepared to accept the County's proposal); Petitioners begin a more comprehensive review of the document. Drilling begins at the Oilfield. On June 24th, the CAP convenes.
- June and July 2010 Petitioners continue to make changes to the settlement proposal drafted by County Counsel, some of which the County considers to be inconsistent with the nature of the agreement reached on May 13th. SD2 staff, County Counsel and the Attorney General's Office spends considerable time over multiple meetings and conversations with the petitioners to address new and outstanding concerns. On July 20th, the Petitioners send their first response to the draft proposal. On July 22nd, the CAP convenes.
- August 2010 The Petitioners provide an updated draft of the settlement proposal on August 6th. SD2 Staff, County Counsel and the Attorney General's Office meet with Petitioners to discuss outstanding concerns on August 9th. On August 12, the County issues a revised draft settlement to Petitioners only. On August 17th, the Petitioners issue another revised settlement agreement to the County only. On August 26th, the CAP convenes. Additionally, the Health Working Group meets to finalize questions that will be asked as part of the interview component of the Community Health Assessment.
- September 2010 On September 8th, Petitioners send another revised settlement agreement to the County only. On September 14th, the County sends a response draft to all Petitioners. Multiple drafts are exchanged because the County is concerned that the versions offered by the Petitioners continue to present too many new issues that will not be acceptable to PXP and are inconsistent with the nature of the May 13th settlement agreement. PXP receives an updated settlement proposal from that County that reflected the Petitioners significant changes to the original settlement proposal. On September 21st, upon request from the Second District, the Department of Public Health extends the terms of its contract with Fields Research, who will be conducting a comprehensive interview-based assessment of residents of the Baldwin Hills as part of a Community Health Assessment. The interview element of the Health Assessment is postponed to allow for the data to be collected after drilling has been underway for the duration of one year. Interviews are calendared for June 2011. Other elements of the Community Health Assessment, including an analysis of mortality and cancer data for the zip codes surrounding the oil field, are being finalized by the Department of Public Health. On September 23rd, the CAP convenes.
- October 2010 PXP responds to Petitioners last settlement agreement, rejecting all significant changes to the May 13th settlement proposal. SD2 Staff, County Counsel and Attorney Generals Office draft an updated settlement document with the following terms: no new issues identified after the May 13th settlement are included, elaborations made by the Petitioners that are consistent with the intent of the May 13th settlement agreement are included.
- November 2010 An updated settlement proposal is sent to all parties on November 5th by County Counsel, with the understanding that the County has limited resources to continue to engage in settlement discussions given the upcoming trial date. County Counsel continues conversations with both parties on the latest version, but comments are requested in writing.

**ACTIVITIES OF THE OFFICE OF THE HONORABLE MARK RIDLEY-THOMAS ON
THE BALDWIN HILLS COMMUNITY STANDARDS DISTRICT
JULY 2009 TO THE PRESENT**

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- December 2010 The trial hearing date scheduled for December 9th is continued to March 29, 2011 upon request of Petitioners. The CAP convenes on December 9th. On December 13th, Supervisor Ridley-Thomas sends a letter to Richard Bruckner, Director of the Department of Regional Planning, requesting that he initiate a review of the Baldwin Hills Community Standards District.
- January 2011 The County receives a written response to the November 5th settlement document from PXP which is distributed to Petitioners on January 26th.
- February 2011 The County and Attorney General's Office convene separate follow-up meetings with Petitioners and PXP to confirm their interest in continuing with settlement negotiations. Supervisor Ridley-Thomas hosts a Community Update at the Veterans Memorial Building in Culver City on February 23rd. An "all-hands" settlement meeting is scheduled for the week of February 28, 2011. All parties agree that this will be the last effort to come to a comprehensive settlement agreement. If a settlement can not be finalized, parties will go to court on March 29, 2011.
- March 2011 Petitioners, PXP, the County and the Attorney General's Office convene for settlement discussions on March 1st and March 10th. After two days of discussions, parties come to agreement on all but one issue. All parties agree to a final continuance of the Court date to allow for the final issue to be resolved. The Court directs the parties to appear on June 29, 2011. At this point, the parties will be required to make a good faith statement that the case will not settle or that it has.

For more information about the CSD:

Department of Regional Planning

Contact: Leon Freeman

Email: lfreeman@planning.lacounty.gov

Phone: 213-974-6453

Website: www.planning.lacounty.gov/baldwinhills

To report a complaint:

Plains Exploration and Production (PXP)

Ombudsperson: Lisa Paillet

Email: LPaillet@pxp.com

Phone: 800-766-4108 (24 hours a day/7 days a week)

Website: www.inglewoodoilfield.com

If the complaint specifically relates to smoke, dust and odors:

Contact the South Coast Air Quality Management District (SCAQMD)

Phone: 800-288-7664

Website: <http://www.aqmd.gov/>

*FOR A LIST OF EMPOWERMENT OPPORTUNITIES, AND TO THE FOLLOW SUPERVISOR AND
SECOND DISTRICT ACTIVITIES, VISIT THESE SOCIAL NETWORKING SITES:*

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 5, 2011

Barry R. Wallerstein, D. Env., Executive Officer
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

Dear Dr. Wallerstein:

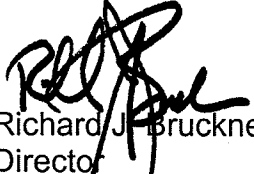
RE: Dr. Joseph K. Lyou

As you are aware, the Los Angeles County Board of Supervisors adopted the Baldwin Hills Community Standards District (CSD) in November 2008. The CSD is a zoning ordinance that established new oversight and operating procedures for the Inglewood Oil Field. One part of the CSD created a Community Advisory Panel (CAP) comprised of community representatives from the local area. The CAP has been meeting monthly now for more than two years and it should be noted that your Engineering and Compliance Office has been very responsive and helpful throughout.

At a recent CAP meeting, the group requested that AQMD governing board member Dr. Joseph K. Lyou be invited to attend a future CAP meeting to discuss air quality in the Baldwin Hills. We are hoping you can assist in making this request.

CAP Meetings are held on the 4th Thursday of the month from 7:00 p.m. to 9:00 p.m. in the community room at Kenneth Hahn Park. If you have any questions or need further information, please contact Leon Freeman of my staff at (213) 974-6453, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,


Richard J. Bruckner
Director

RJB:JG:PH:LF

c: Mohsen Nazemi, Deputy Executive Officer,
Engineering & Compliance Office

MAY 9 2011

Freeman, Leon

From: Jordan, Sherry [sherry.jordan@culvercity.org]
Sent: Wednesday, April 27, 2011 2:31 PM
To: Freeman, Leon
Subject: RE: Road to Botts field
Attachments: image001.gif

I spoke with our Public Works Director and the Senior Civil Engineer and found out the following. We do have an on-going issue of subsidence in Culver Park which we believe may be a result of the roads and ball fields being build on an old landfill that was not compacted to today's standards. There have been geotechnical investigations identifying voids in the landfill. At this time we have not studied the impact of oil drilling and therefore, do not have any information that the subsidence affecting any of the roads or ball fields in the park are caused by oil drilling in the vicinity. I hope this information helps.

From: Freeman, Leon [mailto:lfreeman@planning.lacounty.gov]
Sent: Monday, April 18, 2011 9:46 AM
To: Jordan, Sherry
Subject: Road to Botts field

Hi Sherry,
Hoping you can help me by forwarding this to the right place for a response.

At the last CAP meeting (3/24) during the discussion about the ground movement monitoring program, something was mentioned about the road to Botts field being wavy with the implication that the deformation was caused by oil drilling activities. I'm not sure if Botts is the correct field name but it's the road up by the Dog Park that you take to get to the baseball fields. The section in question is just before the top parking lot – and the parking lot itself if I remember correctly – I haven't been up there in a couple of years.

As the area is within your jurisdiction, we'd like Culver City to weigh in.

Much appreciated,
Leon

Leon Freeman
Planner
Zoning Enforcement West Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6453



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Dear Sir,
I am writing to you regarding the matter of the
contract for the supply of goods to the
Government of India.

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Freeman, Leon

From: Khan, Ali [Ali.Khan@conservation.ca.gov]
Sent: Thursday, May 12, 2011 10:34 AM
To: Freeman, Leon
Cc: Huff, John C.; Dudak, Daniel; Salera, Jerry
Subject: RE: Baldwin Hills Question
Attachments: image001.gif

Hi Leon,

Sorry that I could not reply right away. But here it is.

Question: Will injection be required even after the field stops producing? (The assertion is that water injected would be more likely to migrate or dissipate away from the area therefore requiring continual replenishment in order for subsidence to be prevented.)

Short Answer: Injection (mass replacement) will not be required after the production (mass withdrawal) has stooped.

Explanation: In nature gas, oil and water (structurally in that order from top to bottom) are found in "reservoirs" with a trapping mechanism that has held that volume of gas, oil and water thru geological times (millions of years) . Once the oil and gas are extracted and replaced with water the same trapping and holding mechanism is expected to stay for geological times. Gas storage project and nation oil reserves are stored on same principal. A major-major earth quake could change that trap, but then that is like a major earth quake could do lots of things that are beyond our mitigation plans.

Best of regards.

...Ali

Name:	M. Ali Khan
Title:	Acting District Deputy
Company:	Division of Oil, Gas, and Geothermal Resources Department of Conservation State of California
Phone:	(714) 816-6591 (714) 699 -0652 (cell)
Fax:	(714) 816-6853
Email:	akhan@conservation.ca.gov
Webpage:	http://www.conservation.ca.gov/dog/Pages/Index.aspx
Address:	5816 Corporate Ave., Suite 200 Cypress, CA 90630-4731

From: Freeman, Leon [mailto:lfreeman@planning.lacounty.gov]
Sent: Thursday, May 05, 2011 9:18 AM
To: Khan, Ali
Cc: Huff, John C.
Subject: Baldwin Hills Question

Good morning Ali and John,

At a recent meeting, a community member raised a question for DOGGR regarding the relationship between injection and subsidence.

Question: Will injection be required even after the field stops producing? (The assertion is that water injected would be more likely to migrate or dissipate away from the area therefore requiring continual replenishment in order for subsidence to be prevented.)

We would appreciate your response.

Thank you,

Leon

Leon Freeman
Planner
Zoning Enforcement West Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6453



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BALDWIN HILLS CSD - COMPLAINTS

(Title 22.44.142.F.7) See Page 61 of Certified Ordinance*

7. Complaints. **All complaints related to oil operations received by the operator** shall be reported on the same business day to the environmental compliance coordinator and to the director. In addition, the operator shall maintain a written log of all complaints and provide that log to the director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

(Title 22.44.142.J.3) See Page 74 of Certified Ordinance*

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.

*Available at <http://planning.lacounty.gov/baldwinhills>

