

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 9/29/11
DRAFT

- A. CALL TO ORDER – 7:05PM
- B. AGENDA – Approved
- C. MINUTES (8/25/11) – Approved with changes
- D. REGIONAL PLANNING/ECC UPDATE

Leon Freeman has been transferred to the Advanced Planning Section of the Department of Regional Planning. Rena Kambara has taken over his responsibilities as the primary contact for the CAP and the community regarding the Baldwin Hills CSD. Leon will be available on a limited basis to assist in the transition.

MRS reported that a shutdown on the field occurred in connection to a planned Edison outage, and no incidents were reported during this time. AQMD issued a permit for the new flare in March and the Operator has submitted construction plans and building permits to DPW.

- E. OPERATOR UPDATE

The operator reported that 28 new wells have been drilled and currently there are 5 workover rigs operating on the field. A request to acknowledge earned Bonus Wells was submitted to Regional Planning on Sept. 9th with the listing of the 7 wells plugged and abandoned posted on website. Diagnostic tests in preparation for the fracturing operation for VIC1-330 were performed on Sept. 15th, with the fracturing operation performed on Sept. 16th. MRS and Regional Planning were onsite and observed both the test and the operation. No incidents were reported and no complaints were received. The 2012 Annual Drilling Plan has been posted to the operator website with comments due by October 10th. Approval of the Landscaping Plan – Phase II submitted to DPW is pending and all phase plans have been posted to the website. The 2nd Ground Movement Monitoring Plan had been submitted to DOGGR on Sept. 25th, and is currently posted on the operator's website.

- F. ECC DISCUSSION: Fracturing Operation

John Peirson provided a handout (attached) that includes pictures taken on scene, a brief depiction of equipment used, and how each related to the operation. Geophones were installed down-hole in nearby wells to collect data to measure duration, length, and direction of sounds during the fracturing operation. MRS inspected the equipment and the work plan and Halliburton performed a hydro test to search for any leaks in the operation. After a successful test the fracturing operation was performed on Friday. Caltech monitored and recorded data from the Accelerometer located on the field before, during, and after. Results of the diagnostic study will be forwarded to the independent contractor who will be completing the Fracturing Study provided in the settlement agreement.

- G. CAP/OPEN DISCUSSION

A CAP member questioned the removal of several trees in conjunction with the installation of the Phase I landscaping along La Brea. The operator reported that two of the trees were dead and one other had previously been hit by a car, compromising its root system. DPW (Roads Maintenance Division) is responsible for these trees, and authorized their removal.

2011 Annual Drilling Plan Amendment

Three comment letters were received related to the amendment to the 2011 ADP and VIC1-330. One comment stated that fracturing operations conducted violated Rule 3117 of the Public Resources Code however that particular section speaks to water/gas injection wells. VIC1-330 is a production well and as such Rule 3117 would not be applicable.

One comment letter opined that completion of well near the Inglewood fault is not prudent or safe. DOGGR issued a permit to complete VIC1-330 using fracturing; thereby, deeming the operation to be safe. The State Atty. General's opinion for the State of California is that DOGGR is the authority for rules and guidance for subsurface well activities, and their regulations take precedence over those of a local jurisdiction. DOGGR's approval includes well completion operations in the issuance of a permit. A CAP member inquired about how many permits are issued by DOGGR monthly to hydraulically fracture. MRS stated that no permits are specific to hydraulic fracturing. The information detailed in the DOGGR permit includes perforation, fracturing, and well completion data. The County does maintain the approval page of the application on file, but not the application itself which is maintained by DOGGR.

Another comment letter stated that the fracturing test did not need to occur. The County disagrees with this assessment. Although there are 35 wells drilled within the Sentous Zone, there is very little data for wells drilled within either the Sentous or Nodular Shale regions, as those wells were not drilled with the intent of collecting data. The operator has some fracturing data, specifically for their fracturing operations in 2006. All requested data will be made available to the independent contractor hired for the fracturing study.

An amendment to the ADP for the coring operation could likely have been required; and moving forward, the CAP will be informed of ministerial site plan amendments when they are submitted. However, it should be noted that the County is obligated to approve an amendment or provide a list of deficiencies to be corrected. The Annual Drilling Plan process provided in the CSD was discussed during the process of approving the EIR as a means of educating the public about the activities taking place at the field, and not as a means to impede oil field operations. Drilling may not occur on a specific well until a well site plan is approved. The site plan to drill a well proposed in the current Annual Drilling Plan must have all required approvals and permits from DOGGR and the Fire Department before it can be approved by Regional Planning. A list of ministerial approvals issued to date will be provided.

A CAP member stated that an independent contractor was necessary to be part of the diagnostic testing of well VIC1-330 and oversee the fracturing operations. A reasonable effort was made and DOGGR was invited to attend; however, for the purposes of the fracking study, it is important to note that the contractors hired will have equipment and data collection devices, such as seismic monitors and hydrophones, and will have described their use in a designed data collection plan. The operator did seek professional consultation beforehand where, for example, the use of down-hole geophones in nearby wells and at the same level of the operation occurring in VIC1 – 330 was recommended. This input was forwarded to another contractor who installed the necessary equipment and collected the data. This data in turn will be provided to and analyzed by the approved contractor in the fracking study.

2012 Annual Drilling Plan

The plan seeks approval of a total of 53 wells, 28 of which are re-drills. Nineteen are production wells and 33 are Injectors. Wells depths are primarily located in the Vickers Rindge zone (shallow) ranging from 2292 feet to 3362 feet in depth. Four deep wells are proposed to be drilled into the nodular shale and 13 wells are listed for plugging and abandonment. No new well pads are proposed and no supplements as provided in the settlement agreement are required as none of the deep wells are proposed within the additional buffer area specified.

It is a requirement of the CSD that the operator continue to look forward and document reasonability regarding feasibility techniques, technology updates, and expectations to complete. Tier IV engines have yet to be retrofitted for drill rigs of the size currently in use on the field. It will require a company like Ensign, and a long and challenging certification process to reduce air emissions by requiring Tier IV engines on drilling rigs. Coil tubing rigs which are not as tall as a tradition drilling rigs, are not advanced enough to be used on the field.

Paul Ferrazzi questioned the depth, length of horizontal runs for some shallow wells the 2012 Annual Drilling Plan; also inquired about the fracturing stages and intervals to be used during these operations.

The Annual Drilling Plan does not include a section on well completion operations because its inclusion is not required by the CSD. The Annual Drilling Plan pertains to drilling, re-drilling, and abandonment activities and not well completion activities. Fracturing data for well operations has been discussed in previous CAP meetings, and

part of MRS' field review looks at the Notice of Completion issued by DOGGR as an on-going monitoring effort. Further discussions on the topic of fracturing should occur after completion of the fracturing study.

Conflict of Interest Disclosures

Paul Ferrazzi suggested that a disclosure of conflict of interest should be provided by each CAP member for the purpose of transparency. Regional Planning reported that County counsel believes this action is unnecessary because the CAP is not a unified decision-making body but a group of individuals representing the interests of their communities. Another CAP member questioned the effort and usefulness of such an exercise, and inquired if other CAPs have such a document on file.

H. PUBLIC COMMENT

A resident of Culver City asked when a complaint she filed regarding property damage would be followed up on. The complaint was filed in January 2011 regarding a loud noise she and her husband heard in their living room, and then later for property damage to their house related to ground movement. The operator reported that their investigation at the time of the noise complaint had disclosed that the drilling rig was not operating at that time. The Department of Public Works is currently reviewing ground movement monitoring results and all complaints will be investigated in the process provided in the CSD.

I. ANNOUNCEMENTS

Next CAP meeting will be held October 27th, 2011, at 7PM

J. ADJOURN 9:00PM

9/29/11 ATTENDANCE
 (*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 (Menaka Fernando)*

Leon Freeman - DRP

John Peirson, Ray Mullins (DRP Consultants)