

**Baldwin Hills Community Standards District (CSD)**  
**Community Advisory Panel (CAP)**  
**Minutes: 4/28/11**  
Revised 5/26/11

- A. CALL TO ORDER – 7:00PM
- B. AGENDA – Approved
- C. MINUTES (3/24/11) – Postponed
- D. REGIONAL PLANNING/ECC UPDATE

Ray Mullins of Indigo Fakir Consulting will be supporting the efforts of Regional Planning by managing and maintaining the documentation efforts related to compliance monitoring for CSD. He will also be assisting in activities related to the CAP and MACC as well as helping to develop and implement new efforts undertaken by Regional Planning to provide easier access to CSD related information and otherwise improve transparency. Regional Planning will remain as the primary point of contact for all issues related to the CSD zoning ordinance.

AQMD rescheduled their attendance to the next CAP meeting. The schedule of agencies remains flexible and with the attendance of DPW at the last CAP meeting, followed by AQMD at the next meeting and the presentation from MRS on well completion scheduled for June. DOGGR does not have the staffing resources to attend CAP meetings however they will answer any questions submitted to Regional Planning.

Regarding a CAP member's request that MRS check the noise monitoring data for the period of time approximately two weeks before the last CAP meeting in which he felt significant vibration, MRS did check the data and the noise monitors did not record any unusual occurrences during that time.

Operations and activities on the field remain in compliance as PXP prepares to drill the fifteenth well this year.

- E. OPERATOR UPDATE

Fourteen wells have been drilled and there are 4 workover rigs operating on the field. The SIMQAP has been approved by Regional Planning but will not be made available online per LACoFD. The Meteorological Station Data Audit has been posted on the CSD website. The Landscaping Plan has been submitted to DPW and approval of Phase I should be issued shortly. Upon receipt of necessary approvals, bid packages will be compiled and sent without delay. The Annual Newsletter has been created and ~~is currently~~ will be posted on the CSD website. It will be forwarded to all CAP members next week and mailed to all addresses on file for the mailing list. Additionally, magnets with the 800 complaint number have also been made and are available.

Regarding a CAP member's previous inquiry about observing absorbent material placed at the Packard Tank Setting, the field operator indicated that it was on hand as a required safety precaution while maintenance work was being performed.

- F. CAP/Open Discussion

Complaint Log – During the first quarter of 2011 PXP received a total of 9 odor complaints, 2 noise complaints and 4 property damage complaints including one unrelated to ground movement. The CAP requested that "Follow-up" be added to the log to provide some conclusions regarding incidents reported by complainants and further requested that the complaint log be reviewed on a quarterly basis and include findings, actions taken, person(s) responsible, and follow-up measures to prevent repeating incidents. The CAP also indicated that legibility has been an issue. Regional Planning noted that the first complaint log had been typed however CAP members at that time raised concerns that details could be altered or paraphrased between the time the log is taken and the time the CAP receives it. As such, Regional Planning requested that moving forward the hand written log that is maintained as calls are received be reproduced in its original state and provided to the CAP. Anyone requiring clarification of an entry should contact the ombudsperson.

Complaints to the 800 number are taken by a PXP operator and are then forwarded to PXP's Environmental Health and Safety (EH&S) division for investigation and follow-up. There are a series of investigations beyond PXP's own EH&S investigation that occur simultaneously with a report to the Complaint Log. Responding agencies

follow their own investigative processes and complete their own reports. PXP provides MRS an analysis of complaint/incident reporting. MRS verifies singular events, as the events are logged by PXP and in this particular example subsequently visited the site to perform a root-cause analysis of the incident. MRS found that during this incident a piece of equipment broke down and what has been estimated as approximately 6.73lbs of volatile organic compounds was released. Estimates are usually used since it can sometimes be difficult to exactly quantify gaseous materials that have been released. An email detailing how the estimate was made was provided to the CAP member. PXP operations were compliant with the CSD at the time.

#### G. ANNOUNCEMENTS

PXP provided magnets with the 800 complaint line number for distribution to the public.  
Newsletter has been posted and will be mailed shortly.  
Next CAP meeting will be Thursday, May 26<sup>th</sup> at 7PM

#### H. ADJOURN 8:30PM

4/28/11 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)	Catharine 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 – MRS