

**Baldwin Hills Community Standards District (CSD)**  
**Community Advisory Panel (CAP)**  
**Minutes: 2/24/11**  
**REVISED 3/24/11**

- A. CALL TO ORDER – 7:00 PM
- B. APPROVAL OF AGENDA - The agenda was accepted.

C. REGIONAL PLANNING/ECC UPDATE

Painting of equipment as required in 22.44.142.L.11 was completed in November 2010. Final approval for the Construction Treatment Plan was issued on 1/24/11. The Unused/Abandoned Equipment Removal Plan was approved on 2/15/11. SCAQMD anticipates having the permit for the new flare application approved by March 15<sup>th</sup>. The Ground Movement Monitoring survey has been received by DPW and it will be posted on the oil field website next week. DPW will be attending the March 24th CAP meeting to discuss and DOGGR has been invited as well. CAP members indicated it is important that local staff familiar with the area attend.

Four plans remain outstanding. Recycling Plan – DPW comments are expected by 3/1/11 with final planning approval expected 3/10/11. Final approval of the Water Management Plan and the SIMQAP are expected 3/3/11. The review of the Water Management Plan will be discussed by Regional Planning at the next meeting. The Special Status Species and Habitat Protection Plan was approved on 11/15/10.

The Landscaping Plan required extensive review by DPW because portions of the landscaping are proposed to occur within the public right of way. DPW expedited their review and anticipate having comments to PXP's landscape architect next week. Final approval of Phase 1 will depend on the number of subsequent revisions if any that are needed. Though this process has taken longer than anyone would have liked, it remains important that the plan receive a thorough and thoughtful review. Additionally, the Department of Regional Planning requested that the La Brea Avenue, (previously Phase 2) be completed first and Ladera Crest (previously Phase 1) be completed second. This was done because of the desire within the community to see work begin and the higher visibility to a greater number of people afforded along La Brea Avenue.

MRS is continuing to monitor activities on site. A total of 19 wells out of 42 approved were drilled under the 2010 Annual Drilling Plan. PXP has completed 6 wells since the start of the year. Data from the meteorological station is compared against odor complaints that are received to see if it corroborates with or otherwise informs the complaint. MRS regularly checks the diesel particulate filters in place on drilling equipment to ensure that they are working appropriately. Also regularly verify that air monitoring devices are recalibrated per new manual guidelines. Noise monitoring is done onsite where a reading is taken inside the sound walls at the drilling site as well as outside the sound walls. All sound reduction devices have been found to be working properly. MRS has been working with the Department of Public Health and will be conducting independent noise monitoring within neighborhoods surrounding the fields per the CSD Section F.5. This monitoring will include an audit of all data collected to establish a baseline. Subsequently unannounced noise testing will be conducted within the neighboring areas once drilling occurs in areas near Windsor Hills, which is the area most likely to be affected by drilling noise.

Soil contamination on the site primarily consists of TPH or total petroleum hydrocarbons (typically non-hazardous hydrocarbon contaminated soil). Bioremediation is an effective way of breaking down these hydrocarbons to return the soil to within established parameters (1000 parts per million established by Regional Water Quality Control Board RWQCB) so that it may be used for other purposes (fill, road base, etc) within the field. All of the soil from bioremediation or otherwise at field must remain onsite and may not be exported. There was an inquiry as to the composition of the contaminated soil. As studied in the FEIR, the majority of soil contamination on the site was found to contain non-hazardous hydrocarbons (Non-hazardous Hydrocarbon-Impacted Soils) and low levels of heavy metals and other contaminants which were below action levels prescribed by the regulatory agencies. Bioremediation land treatment units (Biofarms) as employed on the field are the correct method for treating this type of soil contamination and are operated under Waste Discharge Requirements from the RWQCB.

The faint odor smelled in the parking lot after the January CAP meeting was not of a level that could be detected by the air monitors. These monitors are however extremely sensitive to hydrogen sulfide and hydrocarbons and none was detected. MRS will investigate to see if odor mitigation might be possible using the apple blossom spray used in other parts of the field.

The health risk analysis in the EIR found that most of the health risk related to air quality in the Baldwin Hills area is from diesel particulates from internal combustion engines (cars and trucks on highways), which are a major driver of cancer risk. The health study proposed in the motion to adopt the CSD and being conducted by Public Health is looking at overall mortality data, cancer data and then a survey of residents to start in ~~May~~ June. The mortality and cancer data report is currently under peer review before it will be made available.

D. OPERATOR UPDATE

The drilling map has been updated to reflect the 6 wells drilled since the last meeting. PXP will be submitting to the County an Amendment to the Site Plan for well LAI1-5663 to move the surface location from one existing pad to another (to LAI1-459 pad) to avoid high voltage power lines. Abandonment work will be completed at the Dog Park on March 1<sup>st</sup>. PXP will bring magnets with their 800 contact number to the next meeting.

E. APPROVAL OF MINUTES (10/28/10, 12/9/10, 11/4/10 MACC) - All minutes were approved.

F. CAP/OPEN DISCUSSION

G. PUBLIC COMMENT

CAP would like to have scheduled presentations or workshops at upcoming meetings. Well Completion (including “fracking”) and Landscaping were topics raised by the group. CAP will work with Regional Planning to develop a calendar of topics and discuss ways that information can be made available to the public. Please forward your suggestions to Regional Planning.

CAP requested that Dr. Joe Lyou, Board member of the South Coast Air Quality Management District be invited to attend a CAP meeting to speak to the group about air pollution in the Baldwin Hills.

H. ANNOUNCEMENTS

The next meeting will be March 24, 2011. The Department of Public Works will attend to discuss the Ground Movement Monitoring Program.

I. ADJOURN – 9:00 PM

2/24/10

ATTENDANCE

ATTACHMENT 1

(\*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*

Karly Katona, Second District  
Luis Perez – MRS