

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 12/15/11
FINAL

- A. CALL TO ORDER – 7:05PM
- B. AGENDA – Approved
- C. MINUTES (9/29/11, 10/27/11) – Approved
- D. REGIONAL PLANNING/ECC UPDATE

DRP is currently developing updates to the County website to be more user-friendly, and to add higher functionality. The Request for Proposals (RFP) for the Air Quality Monitoring study is still in development, and is on-target for public release in January, 2012. The County has approved the request by the operator to increase the number of wells drilled annually from 30 to 35, following a thorough review of the CSD provisions governing general public welfare, health, and safety. The CSD has been effective in protecting the health, safety, and general public welfare. The Well Increase Approval letter has been posted to the operator website.

MRS clarified that the provisions of the CSD that contained health and safety elements were reviewed to determine if they were being effective at protecting the health, safety, and general public welfare. The Final EIR contained many elements that were distilled into the CSD ordinance in some form. The EIR also included a Health Risk Assessment and found that with mitigation, the health risks related to the oil field would be reduced to less than significant; those mitigation measures were included as requirements of the CSD. The results of the County's Public Health Department Community Health Assessment were also considered in the evaluation of the request. The CAP expressed concern regarding the data used to evaluate the request to increase wells drilled annually by the operator and would like further discussion on this topic.

- E. OPERATOR UPDATE

37 new wells were drilled to date in calendar year 2011, and 5 workover rigs were currently working on site. The Operator has submitted an Amendment to the 2011 Annual Drilling Plan, to include an injector well previously approved in the 2012 Annual Drilling Plan. There were no objections given by the CAP for the Amendment to the 2011 Annual Drilling Plan to include the injector well, previously approved for inclusion in the 2012 ADP.

The contract for Phase 2 (Ladera Crest) of the Landscaping Detail Plan will be awarded in early January, 2012. The plans for the next phases of the Landscaping Detail Plan will be submitted to the County by summer, 2012.

A team of consultants for the Fracturing Study have been hired, which is headed by Entrix. The consultants hired by the operator to conduct the study determined that the data gathered from the fracturing of well VIC1-330 was inconclusive. As a result, the operator informed the CAP that fracturing and micro-seismic monitoring will be used on a well in the Nodular Shale: The Fracturing test will be conducted on an existing well previously drilled in 2004, well #VIC1-635. A permit from DOGGR has been issued. The well is currently completed in the Senuous zone and is slated for fracturing at a depth of 8400', within Nodular Shale. MRS clarified that fracturing is considered reworking of a well under the CSD and is not required to be included in the Annual Drilling Plan. MRS will provide onsite monitoring during the Fracturing Test, which is expected to occur in early January.

The simulated Christmas tree has been well-received by the community.

F. DISCUSSION: 2010 EQAP AUDIT SUMMARY

MRS gave a summary presentation of their 2010 EQAP audit, which found that the operator is in compliance with requirements of the CSD. The 2010 EQAP Audit Report was submitted to the County and would be posted on the web site before the end of the year. The audit was performed in June 2011, and assesses how the operator complies with the provisions of the CSD ordinance. MRS noted that it is a thorough audit: everything is reviewed, whether it was maintenance records, operational procedure and processes, documentation logs, etc.

The operator received a positive review, and five recommendations were made which included the following:

1. Vapor pressure monitoring pressures did not have a graph line at 90%, which should aid in identifying proximity to the pressure limit in the daily charts (has since been corrected).
2. The operator response time should be added to the Complaint Log.
3. "What-if" analyses for odors should include loss of power, including shutdown.
4. Met station evaluation (shutdown-related, data loss mitigation).
5. Noise monitoring (reestablish baseline of 72hr period for location 2, and include audio recordings).

In response to CAP questions about how protective the CSD is of health and the environment, MRS stated that the CSD has many provisions in place, and clarified that the mitigation measures in the Final EIR are based on worst-case scenarios, not every day operations on the field. Also, the Final EIR analysis is predicated on a higher number of wells drilled annually by the operator than is currently being drilled today. The operator has been found to be in compliance with the provisions of the CSD. The purpose of the EQAP Audit was to ensure that the Operator is complying with all of the provisions of the CSD.

G. CAP/OPEN DISCUSSION

Paul Ferrazzi inquired as to when and where time will be allotted for the Settlement Agreement required Public Comment on the Air Monitoring Study RFP. The Board of Supervisors' representative stated that public notice for the RFP will be issued, with the CAP meeting as the venue for discussion and comment, relying on the CAP as liaisons to their communities. A CAP member inquired about what elements of the EQAP audit analyses performed by MRS will be incorporated into the requirements of the RFP. Paul Ferrazzi reiterated his request for documentation of the County's efforts in seeking additional funding for the Air Monitoring Study. Paul Ferrazzi asked where the individual peer reviews of the County Community Health Assessment could be found as he wasn't able to find them on the MRT County Environment website page. The County representative asserted they were posted on the website.

Some members of the CAP expressed concern that their community needs have not been addressed with regard to the timeliness of the process by which property damage complaints are handled. The operator stated that they have responded to all property damage complaints, and that they have sent data to DPW and DOGGR for geotechnical investigation. MRS explained that the Ground Movement Survey established a baseline by which future ground movement is measured against. Both DPW and DOGGR have reviewed the Fugro analysis report in order to establish if uplift or subsidence has occurred. Based upon the results in the annual ground movement study, DWP has told the operator that they must conduct an analysis of the property damage complaints since ground movement in some areas had exceeded the 0.6-inch requirement of the CSD. The operator is currently in the process of selecting a contractor to conduct the property damage assessment. The CAP believes that shorter turnaround time from the County and the operator is necessary.

A CAP member inquired if any soil analysis is being performed on the oilfield. They note that accumulated dust seems to be increased, and that pathogens may be present in the dust traveling off-field into the surrounding communities. The operator stated that the dust control and mitigation plans have been effective in keeping the dust contained to the oilfield. The CAP member pointed to the possibility of pathogens, such as those causing valley fever, being contained within the dust and that further soil testing and analysis should incorporate updated investigation. The operator reiterated the use of their 1(800)-number for fielding complaints, and that none had been received regarding the dust.

Paul Ferrazzi asked how the information regarding odor incident investigation outcomes including all relevant reports from AQMD would be correlated back to the Complaint Log, as previously agreed to by the County and Luis Perez of MRS. The County and MRS explained that incidents are reported along with the complaint log. When incidents occur at the field, the County reviews the complaint log to determine if the incident may have generated a complaint. No incidents occurred in the last quarter and therefore, none are included in the report.

H. PUBLIC COMMENT

A member of the general public stated that the approval by the County to increase the number of wells drilled annually from 30 to 35 presented greater exposures to the community. They urged the County to research the "Long Beach" standard, which assessed health risks in possibly 2009.

An inquiry from the general public regarding non-activation of the CAN system was made. MRS explained that the CAN system is tested annually and that at this point there has been no need to activate the CAN system since no emergencies at the field have required it.

The CAP expressed interest in resuming the use of name tags.

I. ANNOUNCEMENTS

Next CAP meeting will be held January 26, 2012, at 7PM

J. ADJOURN 8:50PM

ATTENDANCE: 12/15/11

(**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)

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|---|---------------------------------|--------------|
| 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)***

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| 5 | Vickers Family Trust | Jeff Dritley* |
| 6 | Cone Fee Family Trust | Liz Gosnell* |

Neighborhood Organizations (Recognized Homeowners Association)

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|----|----------------------------------|-------------------|
| 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)

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| 14 | Ladera Crest Homeowner | George Mallory* |
| 15 | Baldwin Vista Homeowner | Irma Munoz |

School Districts

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| 16 | Los Angeles Unified | Glenn Striegler* |
| 17 | Culver City Unified | Scott Zeidman* |

Neighborhood Organizations (All Others)

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| 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* |

Luis Perez, Ray Mullins (DRP Consultant)