

Baldwin Hills Community Standards District (CSD)  
Community Advisory Panel (CAP)  
Minutes: 12/6/12  
**FINAL**

A. CALL TO ORDER – 7:00PM

B. AGENDA – Approved

C. REGIONAL PLANNING/ECC UPDATE

Rena Kambara informed the CAP that Sonoma Tech (STI) installed their equipment on the oil field for the initial phases of the air quality monitoring study. DRP was on-site, and the pictures taken are posted on the DRP website. The MACC met in early November, primarily to discuss the upcoming Periodic Review and to provide agency updates. The MACC meets on an as needed basis, and optimally is held twice yearly. An amended Annual Drilling Plan (ADP) for 2013 has been received, has been sent by mail to the CAP members, and is posted on the PXP website. Public comment on this amended ADP must be received by December 20<sup>th</sup>, at 5:00PM, due to various holiday and vacation schedules. Rena Kambara stated that she had attended the Regional Water Quality Control Board that met earlier on December 6<sup>th</sup>, and that Tim Kustic of the Dept. of Conservation updated the board regarding their draft regulations for fracking. DRP is currently requesting that representatives from the Dept. of Public Works (DPW) attend a future CAP meeting to update the group on the latest information regarding the Ground Movement surveys and Structural Assessment reports they received from PXP. Rena Kambara informed the CAP that the Background tab of the DRP website has been updated to include historical documents from the previous DRP website. Luis Perez stated that drilling has resumed on the oil field, and MRS presence has increased on-site accordingly.

D. OPERATOR UPDATE

Lisa Paillet stated that the 2013 Annual Drilling Plan was approved on November 20<sup>th</sup>, and that an amended 2013 ADP was submitted to DRP. The amended ADP increased the number of proposed wells from 47 to 53, for business flexibility as the operator frequently changes proposed well drilling order. The new proposal decreases the number of injection wells from 31 to 29, and increases the number of production wells from 16 to 24. There are 8 proposed re-drilled wells included in the amended 2013 ADP (1 for production, and 7 for injection). The bottom depths of these 8 re-drills will be located within the Vickers-Rindge and Rubel-Moynier geologic formations. Two drilling rigs are proposed for completing the 2013 amended ADP. Drilling has recommenced on November 30<sup>th</sup>, there are also two re-work drilling rigs on-site. The operator received a letter from DPW regarding the Structural Assessment reports on September 25<sup>th</sup>, and the operator responded on November 9<sup>th</sup>. The response explained that it was too early to draw conclusions on patterns on ground movement with only 2 years of data that currently do not show any discernible trends. The operator received a tentative permit from RWQCB for the five-year renewal of their storm water discharge plan. Comments have been received for Phases 3-5 of the Landscaping Plan. The investigation regarding the Notice of Violation issued by SCAQMD is still on-going. PXP has erected a simulated Christmas tree with strings of light on the oil field, which can be seen on La Brea Ave.

Lisa Paillet informed the CAP about the acquisition of PXP by Freeport-McMoRan (FCX), a global mining company based in Arizona, for \$9B. The deal is expected to close in the 2<sup>nd</sup> quarter of 2013. PXP may or may not retain their name, and may be re-branded as the parent company. Lisa Paillet assured the CAP that the local PXP personnel will remain intact, and will update them as more information becomes available.

E. CAP/OPEN DISCUSSION

David McNeill questioned the timing for the Periodic Review. Rena Kambara stated that per the CSD, the Periodic Review must be commenced by October 2013. As the initial Periodic Review of the CSD, the protocol is currently still in development. John Kuechle indicated that the actual start date is October 2013, but that the process is likely to be lengthy. Luis Perez read the CSD section pertaining to Periodic Review to the CAP, and clarified that a methodical process and in-depth analysis of the conditions of the CSD is being developed. Future discussions with the CAP will be scheduled in 2013.

Paul Ferrazzi inquired if DPW had drawn any conclusions from their review of the Structural Assessment reports sent to them by PXP. Rena Kambara stated that DPW had not expressed any with DRP during the recent MACC meeting. Luis Perez clarified that the lines of communication are still open between PXP, DPW, and DOGGR regarding the need for additional information. John Kuechle inquired if there is any MRS involvement in the process. Luis Perez replied that MRS is not directly involved in the talks between the agencies and PXP, only secondary review of documentation, and cannot attest to any opinions or status at any particular agency. John Kuechle stated his understanding that the data in the analysis is highly technical, but believes that PXP is not fulfilling their obligations to provide the correct information to DPW. Luis Perez responded that PXP has retained geotechnical specialists to review the studies and reports, and provide their recommendations for the requests by DPW and DOGGR. Additional data is necessary to draw conclusions, and one singular report may not provide enough data to do so. The accumulation of data over time will present a more detailed picture of the forces at work in the area.

David McNeill inquired if a timeline is available for the completion of this process. Luis Perez responded that additional Ground Movement Monitoring surveys are made annually, as required by the CSD. The Structural Assessments for the homeowners are just one part of the data that DPW is reviewing for this process: DPW has previously stated that the Baldwin Hills area is unstable, geologically prone to movement, and that most of the residences would not be built under current building standards. All of this information reiterates that it is difficult to draw conclusions that oil operations are the direct causes for such incidents. John Kuechle questioned if no actions will be taken based on the information in one Structural Assessment report in hopes that future analyses will provide additional information, and that the answers lie with DPW and DOGGR. Paul Ferrazzi added that the studies on the injection programs of the 1960s and 1990s in the area show that most subsidence was directly caused by oil operations. He also stated that a decision must be made. Rena Kambara reiterated that these questions need to be addressed by DPW, and that DRP has requested DPW come and present to the CAP in 2013.

John Kuechle questioned the release of the amended 2013 ADP, soon after the 2013 ADP was approved, and wondered if the new drill plan was inclusive of the comments that were received for the 2013 ADP. Luis Perez stated that a new drilling plan was created due to a change in circumstances, and was not due to any comments received on the 2013 ADP. The comments and their responses on the previously submitted Annual Drilling Plan are on the DRP website. DRP is requesting another round of public comments for the amended 2013 ADP.

Paul Ferrazzi questioned that PXP will provide prior notice to the CAP when it intends to do fracking. Lisa Paillet stated that advance notice will be sent to the CAP should they pursue fracking. Paul Ferrazzi responded that he observed gravel packing operations at the oil field, and stated that gravel packing is a form of fracking. Lisa Paillet replied that gravel packing is not high-volume, high pressure or conventional fracking, and that gravel packing has been used as a well completion activity to act as a proppant and is not being used for well stimulation.

Gary Gless inquired about the ongoing investigation regarding contamination at the bio-farm. Luis Perez stated that excessive levels of VOCs were seen in the samples, and that both PXP and SCAQMD are investigating the circumstances. The Notice of Violation is outside the enforcement under the CSD, as each agency has its own purview. The provisions of the CSD primarily regulate for compliance of drilling operations, and complaint issues. DRP cannot speak to any specifics regarding the current AQMD investigation.

As stated in previous CAP meetings, bio-farm soils can be moved to other parts of the field after remediation. The soil used for slope stabilization that originated the inquiry by Gary Gless was not found to contain high levels of VOCs. MRS confirmed with Ed Pupka, from SCAQMD, that the soil source noted in the violation as dirt within the bio-farms.

Paul Ferrazzi read the section of the CSD pertaining to the Environmental Compliance Coordinator (ECC), and questioned the actions of the ECC to not report the smelly odor. Luis Perez replied that ECC action is to notify the County and regulatory agencies if violations are found. MRS does not conduct soil testing of the biofarms, but does check periodically for odors and the appropriate use of odorants to diminish the hydrocarbon smell. The monitoring efforts by MRS are on a periodic basis, spot-checking to make determinations regarding the compliance by PXP with the CSD during oil operations. The ECC is not responsible for monitoring requirement under the regulatory provisions of other agencies, such as the AQMD or RWQCB.

A member of the general public stated his concern for PXP's legal obligations, as required by the CSD, since the announcement of their recent acquisition. Lisa Paillet stated that the CSD does not refer to PXP by name, and the ordinance will apply to all operators of the oil field.

Catherine Cottles inquired if the CAP could meet at alternate locations in the future, so as to be accessible to other communities. David McNeill stated that opportunities for change exist during Periodic Review, and would like to agendize such a discussion in either March or April, 2013.

F. PUBLIC COMMENT

Carol Schwab from Culver City informed the CAP that a public meeting is scheduled for December 14<sup>th</sup> from 9:30AM – 12:00P, to be held at the Veterans Auditorium. The goal is to present information and comments regarding any future fracking adoptions from an oil drilling subcommittee to Culver City officials. David McNeill inquired if this action was step to creating an ordinance similar to the CSD for Culver City. Carol Schwab replied that Culver City is reviewing CEQA provisions with hopes to draft such an ordinance.

G. APPROVAL OF MINUTES: (10/25/12) – Approved

H. ANNOUNCEMENTS

- - Next CAP Meeting will be January 24<sup>th</sup>, at 7:00PM

I. ADJOURN – 8:30PM

ATTENDANCE: 12/6/12

(\*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	Nabil Abu-Ghazaleh

***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	Jon Melvin (Stephen Murray)
12	Raintree Community HOA	Mark Didak
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 (Mark Glasscock)
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Robert Garcia (Ramya Sivasubramanian)

Luis Perez, Ray Mullins (DRP Consultants)  
 Tim Stapleton (DRP)