

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 9/27/12
FINAL

A. CALL TO ORDER – 7:05PM

B. AGENDA – Approved

C. CAP DISCUSSION: 2013 ANNUAL DRILLING PLAN

Rena Kambara stated that the deadline for the CAP to submit comments regarding the 2013 Annual Drilling Plan (ADP) and Mid-Zone Well Supplemental (MZS) had been changed to Monday, October 1st before 5:00PM, in order to accommodate review by MRS, and still have it to the Director of Regional Planning for approval on-time.

Lisa Paillet provided a summary of the 2013 ADP, stating that the ADP proposes 47 wells to be constructed: 16 producers and 31 injectors. She asserted that most wells will be drilled into the Vickers-Rindge zone, and 6 drilled into the Rubel-Moynier zone. The deepest well proposed will be 6,205ft in depth, and the shallowest will be 2,292ft in depth.

The 2013 ADP was accompanied by a Mid-Zone Well Supplement for an injector well, Stocker 3468, as required in accordance with the Settlement Agreement (July 2011). The proposed well will be drilled to a depth of 5,621ft into the Rubel-Moynier zone to assist with a designated water flood area for six producers. The supplement addresses the rationale for establishing the top hole within 800' of a Sensitive Development Area. Paul Ferrazzi inquired if the water flood occurred in a linear or radial pattern to the bottom holes of the producer wells. He also questioned if the 5 wells abandoned in 2012 were in accordance to DOGGR requirements for Areas of Review. He asserted that 8 additional wells are proposed for abandonment in 2013, and wondered if the rationale was the same. Lisa Paillet stated that she did not know, and would inquire internally with PXP technical staff.

John Kuechle questioned which wells abandoned earned bonus wells for PXP: before or after the Settlement Agreement. Luis Perez stated that the Settlement Agreement depicted that all wells abandoned since the adoption of the CSD earned accumulative bonus well credits. John Kuechle also regards the Mid-Zone Well supplement as insufficient, stating that the cost consideration to move one well pad without any detailed cost-benefit analysis is substandard. He also believes that the County and MRS should be able to determine cost parameters that are deemed unreasonable such as cost variables to drill/not drill for existing well pads, and extrapolate for relocation to existing well pads, and intangibles for allowing this well to be drilled versus the assumption of desirability for PXP to drill this well at the proposed location, and not at an adjacent well pad location. David McNeill stated that the CAP can agree to disagree, with coordination, cooperation, and healthy adversarial conflict.

Liz Gosnell stated that the CAP can extend an invitation to PXP technical staff to participate in a CAP conversation, or submit written questions from the CAP to those technical staff. Paul Ferrazzi asked if gravel packing will be used in any of the proposed wells. Replying to a question from the general public, Rena Kambara stated that the County will respond to all applicable questions received by October 1st, before the deadline by which the County will approve the 2013 Annual Drilling Plan.

D. REGIONAL PLANNING/ECC UPDATE

Luis Perez stated that the 2011 EQAP finalized report will be posted to the DRP website early next week. The EQAP audit provides an important snapshot for how MRS works to ascertain PXP compliance with the CSD, and is based in part with comparisons to previous audits. The EQAP Audit is comprised of file review, plans and training certification compliance requirements, and field review, which supplements reviews occurring over the course of the year. MRS also takes a look at compliance on the field of operational equipment.

Overall, the 2011 EQAP audit results are positive; objectives are being met, and only a couple recommendations for improvement were included in the report. Response times will need to be added to the Complaint Log, and submittal of an updated water management plan consistent with recycling plan. Both of these recommendations have already been adopted or complied with by PXP.

Paul Ferrazzi questioned whether actual readings or data sets are reported for the air monitors near the gas plant. Luis Perez reported that the data is spot checked; also reviewing for alarm incidents, conducting calibration tests, asking operators to conduct an alarm test. There is an entire monitoring system which collects data, and notes high readings, not just alarms. Any potential high readings would be reported.

Gary Gless questioned if the air monitoring were strategically located near the drill rig, or in sensitive areas, and requested exact placement of the monitors. Luis Perez replied that exact placement varies from well to well: some are placed next to drilling equipment, and some are spread out over various distances from equipment based on the location of the noise attenuation walls and the topography of the pad.

E. OPERATOR UPDATE

Lisa Paillet stated that the drilling rig may return to the field in November. She also stated that the number of workover rigs previously reported on the field may have been overstated, as some were maintenance rigs. There is only 1 workover rig on site this month. PXP newsletter incorrectly stated that the 2012 Annual Community meeting would be held on Wednesday, October 15th, and not Monday. Subsequent to the discovery, a correction postcard was sent to all addresses that received the newsletter. The Hydraulic Fracturing study will be posted to the PXP website on October 10th, by 5PM. She is uncertain how many hardcopies will be sent out. The resubmittal of the Landscaping Plans for Phases 3-5 will be delayed, pending DPW questions planting on the public right of way, which is currently in negotiations. The Water Management Plan was approved on Sept. 13th, and posted to the PXP website. PXP complied with a 30-minute notice of SCE shutdown (no electrical operation for 2 hours). Mark Glassock asked if PXP was still considering giving the CAP an interior tour of the oil field. She stated that there is no plan to do so at this time, nor in the foreseeable future.

F. CAP/OPEN DISCUSSION

The County declared that the first annual assessment of the compliance requirements from the Settlement Agreement was completed in July, the assessment report provided to PXP, and subsequently posted to the DRP website. Several letters detailing questions and comments regarding the assessment report were received by DRP, and responded to individually. A member of the general public questioned the use of updated comments on subsequent responses made by DRP, and not in summary updates. Paul Ferrazzi submitted letters to DRP addressing concerns on the Air Quality Monitoring Study in accordance with the requirements of the Settlement Agreement, and would like their inclusion on the DRP website with the other submittals. Luis Perez stated that the County has fulfilled its compliance obligations with the response letters, and that complainants can send another letter to reflect their responses to the letters.

Responding to a question from Mark Glassock regarding comments received for the Air Quality Monitoring Study, Rena Kambara stated that over 30 responses were received (with some duplicates), that STI addressed all responses, and that both questions and answers will be posted on the DRP website next week. Responding to a question from the general public, Rena Kambara stated that some of the items submitted were incorporated into the STI final work plan.

Paul Ferrazzi inquired if the Hydraulic Fracturing study will contain submitted questions to Cardno/Entrix (PXP consultant). Lisa Paillet stated that she would inquire and follow-up with Cardno/Entrix. A member of the general public questioned the qualifications and independence of the Peer Reviewer. Luis Perez stated that a vetting process was used by PXP, and the County to identify an impartial peer reviewer. Responding to a question from the general public regarding conflict disclosures, Luis stated that MRS provided facilitation for contracting the peer reviewer, but no day to day supervision of the reviewers work, and that the peer reviewer worked independently with PXP's consultant during the preparation of the report. John Kuechle inquired if CAP sign-off is necessary prior to release of the Hydraulic Fracturing study, and concurrent to approval protocol by the County. The Settlement Agreement simply provides for release of the report to the public and the CAP, but there are no additional prescriptions.

Gary Gless questioned how much water, what kind of water is used for the dust mitigation program, whether Cal American or Golden State provided water to the field, and if Culver City is impacted by the increased water use. Lisa Paillet stated that she would inquire and follow-up.

Responding to a question from Gary Gless regarding the bioremediated soil, Lisa Paillet stated that some of this soil is being used for slope restorations and cleanup where the pipe yard was previously located. Luis Perez led a small discussion on bioremediation soil and its uses on the field: Gary Gless stated that the soil is smelly. Luis stated that the soil is compliant with the Regional Water Quality Control Board permit cleanup requirements, and may be moved off the biofarm to other areas within the oil field (roads, berming, pad construction, etc.). Paul Ferrazzi questioned if an updated grading plan was submitted. The Regional Water Quality Control Board dictates what ppm levels of TPH are adequate for beneficial uses of bioremediation soil, and soil that the public may perceive as smelly may comply with those requirements. The soil bioremediation plan and RWQCB permits were originally obtained by Chevron in the early 1990s and PXP is continuing with the implementation of those requirements. Paul Ferrazzi stated that approximately 180,000 cubic yards of soil had been in full remediation for 25 years, and that some additional soil came from West Los Angeles College. Luis Perez stated that odorant sprayed on bioremediation soil is standard protocol during the bioremediation process. Responding to a clarification question from Mark Glasscock: Luis Perez stated that odorant (apple) is a spray used on the bioremediated soil to minimize its odors. A member of the general public questioned which specific microbes are used in the bioremediation program. Luis stated that detailed information is listed in the EIR, and that additional information on bioremediation used at the site can be researched on the Internet. Most bioremediation programs are fairly standard: contaminated soil is watered, aerated, and tilled with microbes designed to naturally breakdown the contaminants.

Paul Ferrazzi stated that he had received a request from the City of Los Angeles for a seat on the CAP. Motion proposed, and carried for the CAP to request an additional seat from the Director. DRP stated that changes/modifications to CAP seating on-hold pending periodic review in 2013.

G. PUBLIC COMMENT

A member of the general public inquired if an aerial map of the Inglewood Oil Field could be brought to the next CAP for visual clarification. Lisa Paillet stated that she would inquire and follow-up.

H. APPROVAL OF MINUTES: (6/28/12, 8/23/12) – Approved
(5/24/12) – Approved with changes
(7/26/26) – Postponed for DPH Clarification

I. ANNOUNCEMENTS

- - Next CAP Meeting will be October 25th, at 7:00PM
- - Modified Holiday Schedule: Combined Nov/Dec. CAP to be held Dec. 6th, 2012

J. ADJOURN – 9:00 PM

ATTENDANCE: 9/27/12
(*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	Rose Marie Joyce*

Operator (per 22.44.142.C)

4	Plains Exploration & Production	Lisa Paillet
---	---------------------------------	--------------

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*
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 (Mark Glassock)
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Robert Garcia (Ramya Sivasubramanian)

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