

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 6/28/12
FINAL

A. CALL TO ORDER – 7:05PM

B. AGENDA – Approved

C. APPROVAL OF MINUTES
Deferred

D. REGIONAL PLANNING/ECC UPDATE

DRP participated in the EQAP 2011 Audit with MRS: a comprehensive undertaking to determine their compliance with the provisions of the CSD. Operational records, files, and field logs were audited. Facilities were inspected, including the new flare, the gas plant, as well as the two new water tanks; inspected re-drills and reworked wells; observed perimeter wells for odors, and the new landscaping. No new drilling has occurred since June 5th, 2012. David McNeill inquired when the audit report will be available. Luis Perez responded that since this is the 2nd Annual EQAP Audit, the report will likely be completed faster than the initial audit last year, and posted to the DRP website within a few weeks. The 2011 EQAP report will include MRS findings, instances that need to be fixed and/or recommendations for improvement, as well as PXP responses to the recommendations from the 2010 EQAP audit. The 2011 EQAP report is projected to be submitted at the end of July. Overall, PXP performed well, consistent with what is also evidenced during MRS's constant presence on the field, acquiring cumulative information on compliance throughout the year. Also, other agencies have jurisdiction and conduct their own audits for those CSD conditions within their purview. The EQAP Audit results will be shared with the agencies on the MACC, as stated during the last MACC held on April 26th.

Air Quality Monitoring Study (AQMS) Update: Email notification was sent to the CAP on June 27th, indicating that Sonoma Technology, Inc. (STI) had submitted the winning proposal to the Request for Proposal (RFP) issued earlier this year, and is now contracted to perform the study. DRP met with their project management team on June 26th to discuss their draft work plan, which was shared with the CAP. Their draft work plan will also be reviewed by SCAQMD. Rena Kambara provided the link to STI's proposal. There will be opportunities for CAP input in mid-August, concurrent to STI's presentation at the CAP in August. There will be a two (2) week period for CAP review and questions, comments, and recommendations subsequent to their presentation of their methodology and work plan for the AQMS. Rena Kambara stated that comments received would likely be limited to thirty (30). Pat Hachiya stated that time could be spent addressing individual comments in writing, or on data gathering and research, but the tight schedule and budget doesn't allow for both. Mark Glasscock noted that comments will need to be prioritized if only two weeks will be available for open public comment. Luis Perez restated that comments will be distilled for redundancies. All comment and questions received will be shared with the CAP.

At the August CAP, STI is expected to present their expertise and methodology in this type of study, provide a detailed walkthrough of their Draft Work Plan, as well as outline their final products. They will also answer questions from the CAP. Paul Ferrazzi asked if group consensus was achieved from the evaluators, relating to monitoring intent. Rena Kambara responded that the RFP issued by LA County provided the language of the Settlement Agreement. Pat Hachiya added that she was part of the selection process, guidelines were used to review the RFP submissions, and that additional information was provided to the evaluation panel to assist in evaluating the proposals. No contact was made with the proposers during the evaluation process. Whether rejected proposals can be provided to the CAP will need to be discussed with DRP's Contract Manager Hsiao-Ching. Of the proposals received, only a few had the minimum relevant oil/gas experience. Gary Gless posited that perhaps the wrong proposals were received. Rena Kambara stated that the Statement of Work (SOW) within the STI proposal is not set in stone, and that opportunities exist for the CAP to provide input into how the study is developed. Gary Gless stated that locating funding outside the budget for the study should still be an option available. Rena deferred to Karly Katona, who stated that SCAQMD doesn't have enough resources or the time to perform the study, however they will provide their expertise when reviewing the SOW. STI has agreed to 20 meetings with DRP during their year-long study, which includes two CAP meetings. Data sampling is slated to begin in November 2012, and will continue through February 2014. Luis Perez qualified that the Meteorological Station data is a continuous log and

that operator's records contain specific incident data, and will take STI some time to digest the data available. More specifics to follow after SCAQMD has had time to review their methodology and draft work plan. DRP is currently mapping out their milestones, relying on MRS and SCAQMD to peer review for completeness.

Paul Ferrazzi inquired why the STI proposal was heavily weighted toward metals and why hydrogen sulfide was not a concern. Luis Perez explained that data have shown that levels of hydrogen sulfide on the oil field are much lower than levels indicated in the EIR, and below levels where health issues may arise. Hydrogen sulfide has not historically been a problem at the oil field. There are samplers for hydrogen sulfide at the gas plant, and no levels have been seen to merit that type of study. Monitors and alarms are in place during drilling for hydrogen sulfide as a result of the 2006 incident and are part of the CSD requirements. The CSD was created in response to that incident. Both DRP and LA County Fire Department provided the regulatory framework and mitigation measures put forth in the CSD. Luis Perez requested Paul Ferrazzi submit those technical questions directly to STI during their presentation at the August CAP.

A member of the public posed the option of additional services to STI for inclusion in the study, such as instruments deployed by the public with technological advancements to perform their own sampling. DRP stated that Sonoma Tech is contracted to gather the data for the AQMS and perform the subsequent technical analysis. DRP will rely on their expertise in evaluating if such supplementary options are feasible or warranted. Jon Melvin qualified that science does transcend regulations, and that citizens monitoring data may/may not be incorporated into the final design, and will defer to STI as Pat Hachiya indicated; however, is not opposed to a concurrent study.

E. OPERATOR UPDATE

16 new wells drilled, and the drilling rig was moved off field, and not likely to return this year. Comments for the Landscaping Plans: Phases 3, 4, and 5, have been received from DRP/DPW. The Operator plans to resubmit updated plans in mid-July. Phase 2 (Ladera Crest) of the Landscaping plan was completed on June 12th, 2012. The 2012 Well Abandonment report, and the Groundwater Monitoring report for 2012 (2nd Quarter) have been posted to the operator website. The Fracturing Diagnostic Study will be posted on the website upon submission to LA County; all plans are posted on the website, and archived annually. The Peer Review process for the Fracking Study is relatively vague in the Settlement Agreement. Hopefully, both the FDS and Peer reviewer recommendations will be addressed at the Operator's community meeting in early fall, sometime in September or October. The 2013 Annual Drilling Plan will be submitted within 30 to 40 days. A breakdown was reported on May 11, 2012, at the Inglewood #4 wash tank.

Gary Gless reported that flaring had been seen recently, either on June 27-28, 2012, and Lisa Paillet stated that she would research. Gary also stated that noises were heard on the oil field (jackhammering). Lisa requested that he call into the 800-number to log the noise complaint with the Operator. She clarified that having a log of the incident narrows the research investigation to a specific date and time. Paul Ferrazzi asked if only 4 work-over rigs were onsite. He questioned the total number of reworks for 2012 year-to-date, and inquired if any of the reworks had been fracked. He noted that the presentation slides shown by Cardno/Entrix show that reworks are fracked. Lisa Paillet stated that no reworks have been fracked; only the two testing wells were fracked to provide data for the Fracking study. A member of the general public stated that a walker on the new access road at West Los Angeles College reported seeing standing water in a stagnant pool, possibly from an underground pipe. Lisa Paillet requested additional information, such as date and time that this incident occurred. She reiterated that reports such as this should be called into the Operator's 800-number to begin an investigation.

Previous CAP inquiries for follow-up: Gary Gless provided additional information and pictures of the blue truck he had seen on the oil field in May. The trucks shown were vacuum trucks vacuuming standing water out of the catch basins for mosquito abatement. Paul Ferrazzi inquired about dirt mounds seen in the area near the soccer field, which was shown to be bio farm dirt being moved. David McNeill stated that bioremediation dirt near the gas plant is not a new site, and inquired about noise from work-over rig he had heard at approximately 6:30PM, on June 26th, 2012.

F. CAP/OPEN DISCUSSION

Sam Unger with the Regional Water Quality Control Boards (RWQCB) stated that the debate for fracking in relation to potential impacts to water quality prompted more pro-action by his agency. At this time, RWQCB personnel is largely unfamiliar with technical details of fracking and is currently working with DOGGR to get up to

speed. RWQCB is reviewing outdated permits for the bio farm, and storm water runoff plans for the Inglewood oil field. He stated that storm water permit inspections had occurred within the past few months, and investigative inquiries were deferred to storm water unit within DRP/DPW. RWQCB permits cover 84 cities, and inspectors primarily come out during auditing.

RWQCB is very interested in oil producing practices, including fracking; and is currently researching existing regulations, also seeking informal opinions from DOGGR. Mark Glasscock inquired if any California-run testing programs such as groundwater assessment or ambient monitoring available for clean water for irrigation use could be used to establish baseline contamination levels. Sam Unger stated that the tributary basins within the oil field have been deemed protected groundwater. RWQCB is reviewing the adequacy of monitoring and is undertaking a full review prior to renewing permits. Paul Ferrazzi inquired about the likelihood of another scenario similar to that at the Dog Park involving a badly abandoned well. RWQCB not able to address that question at this time, as it is part of the groundwater basin being reviewed. Sam Unger also stated that over 3,000 permits are received by the Los Angeles Regional Water Quality Control Boards, which has the authority to enforce and prosecute permit violations: either through fines issued (Administrative Civil Liability), processing complaints, or cease and desist orders. Certain types of violations have mandatory enforcement protocols, but all other violations are discretionary enforcement: there is no "Three Strikes" law that would allow for permit revocation. Offhand recollection of the highest fine issued for a permit violation is somewhere in the \$4-5M range, and that was specific to a spill in Manhattan Beach.

Damon Nagami requested feedback from DRP as to why the CAP schedule changed for STI from June to August. Rena Kambara clarified that although the CAP schedule allowed for STI to present their study plans at the June CAP, STI's pre-planning schedule was not in synch with the proposed schedule.

Jon Melvin inquired why a fracking moratorium within shale formation and geology is not considered by DOGGR as a reasonable step during their regulatory framework draft process.

G. PUBLIC COMMENT

H. ANNOUNCEMENTS

- - Next CAP Meeting on July 26th, 2012

I. ADJOURN – 8:45PM

ATTENDANCE: 6/28/12

(*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
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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 (Alternate)

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 (Alternate)
20	Baldwin Hills Conservancy	David McNeill
21	The City Project	Robert Garcia*

Luis Perez, Ray Mullins (DRP Consultants)
 Patricia Hachiya, Supervisor (DRP)
 Karly Katona, Deputy to the Board of Supervisors