

Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 1/26/12
FINAL

- A. CALL TO ORDER – 7:00PM
- B. AGENDA – Approved
- C. MINUTES (12/15/11) – Deferred until next CAP
- D. REGIONAL PLANNING/ECC UPDATE

Pat Hachiya, Supervising Regional Planner and Rena Kambara's (Regional Planning) supervisor, thanked those present for attending, reiterating that the primary responsibility of the CAP is to provide ongoing communications between LA County, PXP, and the community; and to convey any received information back to their constituencies. There has been some concern that some CAP members have not regularly attended the CAP meetings, with others having not attended a CAP meeting in more than a year. Regional Planning is concerned that the constituencies those CAP members volunteered to represent may not be receiving updated or timely information so Ms. Hachiya took the opportunity to remind the CAP members that they may send an alternate to attend the CAP meetings or they request that their respective groups name a new representative. The by-laws were read to the CAP:

"In the event that a member does not attend two consecutive meetings without good cause (and without arranging for an alternate as provided below), the CAP may recommend to the Director that this member be replaced. A member may send an alternate to attend meetings the member is unable to attend; provided the alternate represents the same organization the CAP member was designated to represent; and provided the County staff person coordinating the meeting receives notice from the member identifying the alternate."

Co-Chair, John Kuechle (Culver Crest) stated that in previous CAP meetings, the matter had been discussed to change the makeup of CAP seats, and that the Director of Regional Planning had determined at that time that changing the seat allocations should be considered in the periodic review. Co-Chair David McNeill (Baldwin Hills Conservancy) restated the importance of the CAP, and called the roll: seven (7) CAP members present, three (3) CAP members represented by alternates, and eleven (11) absent. Ms. Hachiya thanked the CAP members present for their continued support and said that a letter reminding CAP members and their representative groups of their options would be sent shortly.

Both Rena Kambara and Ms. Hachiya were present at the oil field on January 5, 2012, during the fracturing of well VIC1-635 for the Diagnostic Study. Ms. Kambara described seeing the data being collected during the well fracturing operation and her visit to the well location.

Luis Perez (MRS) stated that MRS was also present during the fracturing of well VIC1-635, and continues to provide on-site monitoring of drilling activities at the oil field. He reported his inspection of oil operations during Quiet Mode Drilling on the evening of Jan. 25, 2012, to monitor operations and noise during evening hours. Mr. Perez stated that observed noise readings for various pieces of equipment used during the drilling operations were below the parameters set during the EIR process. Noise levels were lower than anticipated and the noise attenuation walls and other mitigation measures are working as intended.

- E. OPERATOR UPDATE

Two wells have been drilled in 2012, and five workover rigs are operating on the field. Lisa Paillet (PXP) hand-delivered letters to community residents regarding the Landscaping plans. Work on the new flare is being completed, and it should be operational in late March. The Storm Water Pollution Prevention Plan (SWPPP) was previously posted on the website, and we expect to post an updated version later this year. GeoSat data was taken in early January for later use in the Annual Ground Movement Monitoring Survey. Ten complaints were received during the 4th Quarter 2011: 3 concerning noise, 5 related to odors, and 2 related to property damage.

F. DISCUSSION: MINISTERIAL APPROVALS (HANDOUT)

Handouts and information were provided to CAP members on the process used by the County in the Site Plan Review process for permitting the drilling of wells.

G. CAP/OPEN DISCUSSION

Paul Ferrazzi (Culver City) questioned what methods the County will use for community notification outreach purposes, specifically citing the Air Quality Monitoring Study Request for Proposals Public Comment Period, as an example. He stated that the County has still unused resources in sign-in sheet email lists, previously generated at community meeting, Planning Commission hearings and Supervisor meetings that can be utilized to be able to distribute public notices using a master list email blast, as suggested in previous meetings. A majority of CAP members present recommended that the email list compiled during the CSD Adoption process in 2008 be used to send major announcements.

Mr. Ferrazzi requested that future CAP minutes reflect the actual names or affiliations noted during discussions for the record.

Mr. Ferrazzi asked Regional Planning whether County Counsel had responded internally to Planning on his Public Records Act request submitted in 2011. Ms. Kambara stated that she would follow-up with County Counsel.

Ground Movement Monitoring Survey: Property Damage Claims Review

During the CAP meeting held Dec. 15th, 2011, the CAP discussed the Ground Movement Monitoring survey, and the process by which property damage claims would be resolved in the event that ongoing ground movement exceeded 0.6 inches at any given location. Mr. Perez reiterated the process steps that needed to occur and read the pertinent section of the CSD governing next steps:

“The operator shall review and analyze all claims or complainants of subsidence damage that have been submitted to the operator or the County by the public, or a public entity, in the last 12 months since the last ground movement survey (since adoption of the CSD in 2008, in this case.) The operator shall prepare a report that assesses whether any alleged subsidence damage was caused by oil operations, and submit said report to DOGGR and DPW, for their review.”

On January 26th, 2012, Regional Planning met with Michael Montgomery (Geotechnical & Materials Engineering Division) and Steve Burger (Land Development Division) of the Department of Public Works (DPW) next steps regarding the Accumulated Ground Movement study were clarified and information was shared about the review of the data analysis in the Fugro report. The analysis presents information on areas where uplift and subsidence have occurred. PXP has been asked to investigate property damage claims as provided in the CSD by DPW. Ms. Paillet stated that PXP is currently in contract negotiations with a consultant to begin the property assessments. Once hired, it is expected that the consultant will be able to analyze oil operations activity, complete property assessments, and draft a summary report in approximately six weeks. PXP will be able to provide a concrete time estimate as to when the report will be forwarded to DPW/DOGGR once the contractor is in place, which is anticipated to happen within the first quarter of 2012. Contract negotiations are currently being pursued. To assess the property complaints, the consultant hired by PXP will need to look at oil operations activity in the areas where the ground movement is occurring and determine whether there is any correlation between oil operations and ground movement and the reported property damage.

The CAP requested that timeline information be conveyed to them using basic project management goals from the County. Jon Melvin (alternate for Blair Hills) asked if it is possible to establish a timeline for the procedural components of this process. Being that this is the first time this section of the CSD has been put to the test, it should be anticipated that future applications will proceed more smoothly once the process has been fleshed out.

H. PUBLIC COMMENT

Damon Nagami (NRDC), representing the Greater Baldwin Hills Alliance, requested full-disclosure of the scope of work for the Fracturing Diagnostic Study being performed by PXP. He also called for the CAP to agendaize this topic for discussion during the next CAP in February. Mr. Nagami stated that the fracturing discussions by MRS during both the August and September 2011 CAP Meetings (as well as the “Fracking 101” handout for September 2011) were good, however were still too technical for the average resident. Mr. Nagami asked for an explanation as to the difference between historical and present-day fracturing techniques, as well as depictions of fracturing performed in other locations (vs. Baldwin Hills). Mr. Nagami opined that future fracturing operations undermined the mandate of the Settlement Agreement to perform a fracturing study. It is his belief that the intent of fracturing a well for the purposes of the study should not be to determine future production value of that well, but limited only to the diagnostic study. Mr. Nagami also questioned the well location with regard to the distance from known fault lines.

I. ANNOUNCEMENTS

Next CAP meeting will be held February 23rd, 2012, at 7PM

J. ADJOURN 9:00PM

ATTENDANCE: 1/26/12
(*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	Mary Ann Greene (Alternate)
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, Supervising Regional Planner