Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 9/26/2013
DRAFT

A. CALL TO ORDER – 7:00PM
Ramya Sivasubramanian of The City Project noted that she attended the last CAP meeting; the minutes had listed Daphne Hsu.

B. AGENDA – Approved

C. REGIONAL PLANNING /ECC UPDATE
Drilling Plan – Tim Stapleton noted that the County had not received any comments on the Drilling Plan to date. The plan has been distributed and is also posted online. Paul Ferrazzi noted that none of the previous drilling plans were ever revised or changed to address comments made to the plans. Luis Perez explained that the comments are, in fact, reviewed and addressed and drilling plan comments have been discussed at previous CAP meetings. John Kuechle noted that while the comments may have been addressed in some fashion, the response was not sufficient for most CAP members. Further, Mr. Kuechle requested that for the 2014 Drilling Plan, the comments should be more thoroughly vetted and discussed; Mr. Perez stated that the comments can be discussed at the next CAP meeting. Mr. Perez also noted that past correspondence on previous drilling plans can be re-sent to those that may have missed the initial distribution and that the information was posted on the web along with the drilling plan.
Air Quality – Mr. Stapleton explained the County had their monthly call with the air quality experts (STI) and that the program is running smoothly and on schedule. Data collection is scheduled for completion in November with data processing to immediately follow. The report will be presented to the CAP in the spring, likely at the March CAP meeting. CAP members asked about the opportunity to review the report prior to the CAP presentation and Mr. Perez noted that the report can be distributed prior to the meeting, perhaps in February, for review. Mr. Perez also noted that data had been collected as planned with only one significant breakdown which was caused by an electrical failure.
Periodic Review – Mr. Perez discussed the schedule and introduced Dean Dusette of MRS, Mr. Dusette will be taking over the preparation of the periodic review from Michael Cassata as Mr. Cassata has left MRS to return to Chicago. Mr. Cassata's departure, along with the fact that the public comment period was extended and additional comments were received, has pushed the estimated schedule for completion out to the end of November or an approximately 60 day delay. Given the estimated November completion date for the report, Mr. Perez asked the CAP about extending the document review period through the holidays to allow the CAP sufficient time to review the document as opposed to attempting to review it during the busy holiday season. The issue was discussed and Mr. Kuechle noted that he supported the idea and that some previous documents had in fact been released during the holiday time frame which resulted in a difficult review process. Other CAP members voiced support for the extended review period and Mr. Perez suggested the January CAP meeting as the end date for submittal of CAP/ public comments and discussion, with the CAP members concurring. The extended comment period should provide for, at minimum, an estimated 40 to 50 day time period for review and comments on the document The draft periodic review can then be updated as necessary based on the comments received to prepare the document for submittal to the County hearing officer with the submittal expected in the early spring time frame.
2012 EQAP Audit – Mr. Perez noted that it was important to complete the audit ahead of the periodic review process as the information gained from the audit process is very germane to the goal of the periodic review. The audit serves as the yearly compliance review of the site and was completed on September 18, 2013. Mr. Perez provided and overview of what was accomplished at the audit including; review of the 2012 PXP/FM O&G Annual EQAP Report, review of the complaint log, file review of training records, contractor training records, maintenance records, the meteorological station data, air quality monitoring data, drill and work over maintenance, and a field site inspection. The field inspection included visiting the drill rig site to confirm maintenance records, check that noise and odor mitigation is in place, and confirmation that the Quiet Mode Drilling Plan requirements have been implemented. Mr. Perez noted the audit resulted in two audit recommendation which will be detailed in the forthcoming audit report.
LAI Wash Tank #2 Overflow – Mr. Perez discussed the incident where LAI Wash Tank #2 flowed into the overflow line due to a malfunctioned level controller with the amount estimated at 30 barrels of oil with 600 barrels of water. The fluid then flowed by pipeline to a second tank which also overflowed into a pipe and then into a lined secondary containment pit. Mr. Kuechle inquired as to whether the second tank had a similar malfunction which caused it to

overflow and Mr. Perez noted that there was not a second malfunction rather the second tank could not handle the amount of fluid from the first tank and overflowed to secondary containment. Mr. Perez further noted that all required notifications were made and that a County inspector inspected the site. The site inspection noted that the fluid had been cleaned up and the secondary containment basin was free of debris. Mr. Kuechle asked what would have happened had the level controller been working and Mr. Perez note the controller would have simply stopped the flow into the tank. Lisa Paillet explained that the emergency overflow line was what released the oil to the second tank. Mr. Dusette explained; based on his understanding and site inspection, that due to a failed level controller at wash tank LAI #2, the tank overflowed into the overflow line which transported the oil to a second tank designed to capture the overflow. When the second tank was unable to hold the volume of fluid, it overflowed into an overflow line which transported the fluid to a lined secondary containment pit where the fluid was then removed and returned to the facility system. Ms. Paillet will follow up with additional detail due to the difference between the report given to her and the report given to the County, several CAP members noted that the two reports were confusing and not necessarily consistent. Ms. Paillet also noted that in addition to all required notifications, FM O&G also notified the SCAQMD. Jon Melvin asked about the potential need for duplicate sensors to prevent a similar event in the future, Mr. Perez noted that the system worked as designed by transporting the overflow to secondary containment and preventing the fluid from impacting the environment. CAP members asked about how FM O&G discovered the incident and whether the control system alarmed to indicate the level controller failure, Ms. Paillet stated that the failed sensor would have triggered an alarm notification. Mr. Perez discussed that the County will follow up on the alarm issue in addition to reviewing the facility Safety, Inspection, Maintenance, and Quality Assurance Program (SIMQAP) to check on level controller inspection and maintenance for potential process improvements. A CAP member asked about whether the SIMQAP process would be part of the periodic review and Mr. Perez stated that it would. Mr. Kuechle asked about an inventory of all tanks and the historical record of incidents for each tank, Mr. Perez noted that this review would also be part of the periodic review. CAP members asked about getting a detailed incident report and Ms. Paillet indicated that all notifications have already been made. Mr. Perez noted that the County did receive an email notification on the incident. CAP members would like to see a more comprehensive report of the incident and Mr. Perez noted that, as previously discussed, the County is still looking into the issue including the maintenance and inspection records for the tanks and associated tank devices. Mr. Melvin asked about the County role in incident response/follow up for situations such as the tank over flow, Mr. Perez noted that the response is part of the permit compliance program for the facility and the County reviews such incidents independent of the other oversight such as the periodic review and incidents are documented in a quarterly incident log.

D. OPERATOR UPDATE

Well Updates/ Drilling Plan Submittal – Ms. Paillet stated that 25 wells have been drilled in 2013, and there are currently four reworking rigs on the field. The drilling plan was submitted on 8/29/13 with 53 wells proposed utilizing two drill rigs. Ms. Paillet further detailed the wells proposed as 27 producers, 26 injector wells with one of the injector wells a re-drill, 28 plug and abandonment projects, and 8 wells a carryover from the 2013 plan. The plug and abandonment wells will generate bonus well credits. No new well pads are proposed. FM O&G reviewed the feasibility of natural gas powered drill rigs and determined only a single rig is currently permitted for work in California and that the rig is under contract to another company (Vintage) for approximately 3 years.
Ground Movement Report - Ms. Paillet listed the 2012 Annual Ground Movement Report was submitted and, based on the data from the 45 sensors, no significant movement was recorded. Further, the analysis did not correlate any movement from the oil field with offsite property damage. The drilling plan and the ground movement plan/reports are posted on the web site. Ms. Paillet discussed the three property damage complaints received in the past year and that two were investigated by a geotechnical engineer. Ms. Paillet also discussed monitor # 5004 which was the only sensor that recorded movement; that sensor is believed to be affected by a tree root and is recommended to be re-located away from the tree. A CAP member asked about whether the ground movement report uses County monuments for baseline data, Ms. Paillet stated that the information is in the report.
Crimson Pipeline Spill – Ms. Paillet discussed the Crimson pipeline spill on September 8 on La Cienega Blvd., the spill required FM O&G to stop sales oil into the line on September 11. The oil sales line was shut down for approximately 24 hours. NRC, the company hired to clean up the spill, contacted FM O&G and obtained permission to temporarily store bins containing the contaminated material at the oil field due to the fact that it could not be stored on the streets. AQMD inspectors visited the stored material at FM O&G several times and issued NRC an NOV during one of the inspections. Ms. Paillet noted that the stored bins and NOV were not associated with FM

O&G operations in any way. The spill was related to a Crimson-owned section of pipe that was damaged; the section was removed and replaced.
SC Edison Annual Shut Down Exercise – Ms. Paillet reported on the annual two hour shutdown that SC Edison does every year that was completed on 9/19/13.
Follow-up Items – Issue with the tree noted by Gary Gless last month was reported to the Parks Department, the tree is not on FM O&G property. Ms. Paillet explained that the material brought on site by the Solvig trucks is de-emulsifiers which are used to help separate the oil and gas. Mr. Melvin asked about the injection wells, what is injected and Ms. Paillet explained that the wells inject water. A question was asked about whether the monument planned for relocation is at the same location as the site that had 14% more water injected back into the ground than oil that was removed and could that be the reason for the uplift of the monument. Ms. Paillet was not sure but noted the relocation of the monument is a recommendation at this time. Mr. Perez explained that the movement recorded from the subject monument was erratic which is why the analysis in the report indicated the movement was due to a tree root and not ground movement. The de-emulsifier product was discussed again and Ms. Paillet explained she did not have the actual product name or MSDS data but could obtain and provide that information. Ms. Paillet also explained that the Crimson pipeline is under DOT jurisdiction and that NRC is an environmental company that Crimson hired to clean up the spill. The Edison annual shutdown was also discussed further; Ms. Paillet indicated that literally everything is shut down at the oil field including the entire office facility. The reason behind the annual shutdown process was asked about; Ms. Paillet was not sure but Edison could be doing a variety of things from internal checks to complying with a PUC requirement. Mr. Kuechle asked about the FM O&G merger and purchase of PXP; does the merger involve any changes to the way the oil field does business or the drill plan/approach to drilling? Ms. Paillet noted that there is no change to the drilling plan and that any company that operates the oil field is subject to the requirements of the CSD.
Community Meeting Schedule – Meeting is rescheduled to November 12 at 6:30, Ms. Paillet will send out a notification and the information will be on the website.
Landscaping Plan Update – A CAP member asked about the landscaping plan and landscaping updates. Ms. Paillet noted that the bids for Phase 5 are expected at the end of this month. Phase 2 has been installed for approximately one year and several trees have been replaced to date. Photo documentation of the landscaping progress/status will be posted on the website.

E. ANNUAL DRILLING PLAN

General Plan Comments – Mr. Perez discussed the fact that comments were due on September 19 and that the process had been to respond to the comments received at the CAP meeting, however, no comments have been received to date. Mr. Kuechle asked if comments received at tonight's meeting would be considered and Mr. Perez stated that they would. Mr. Perez further explained that he County has 45 days to responds to the Annual Drilling Plan submittal by FM O&G. A CAP member asked about the shallow directional well process and if the well bore will be perforated and/or fracked. Mr. Perez explained that the "horizontal" well is not really horizontal but is drilled at an angle to reach a bottom hole location that is a distance from where the drill rig must be located due to set back and/or other restrictions. Mr. Ferrazi asked about what agency would have jurisdiction and what types of notifications occur for wells drilled outside the surface boundary of the oil field. Mr. Perez noted that most wells have both the drilling location and bottom hole location in the same jurisdiction. A question was noted about wells drilled in Culver City and Ms. Paillet explained that for the last five years no new wells have been drilled with either rig locations or bottom hole locations in Culver City. Ms. Paillet will follow up with FM O&G land department for historical well data and Culver City locations. Mr. Ferrazi asked about notification to residents that may have a bottom hole location under their homes, the CAP is not clear on the exact regulations and notifications. DOGGR was suggested as the agency that may have the information; the issue of mineral rights was also noted during the discussion.
Injection Wells & Earthquake Faults – The potential of injection wells to affect earthquake faults was discussed and Ms. Paillet noted that this type of information is not in the drilling plan. Mr. Perez noted that the issue has been studied and some information is included in the EIR with DOGGR the agency overseeing the issue. Mr. Perez further noted that the Inglewood field has been historically used for water injection and waste flood oil activities.
Specific Drilling Plan Comments – The letters "RD" following a drilling site was asked about, RD stands for re-drill. Mr. Kuechle had several comments on the plan. The first comment from page 8 was about the plan language stating uncertainty in drilling operations and well performance; Mr. Perez explained that the reference is likely simply FM O&G explaining that the well schedule and well details are subject to change. Mr. Kuechle stated that these changes must be reviewed and approved by the County; Mr. Perez concurred. Mr. Kuechle further stated that

it is important that drilling plan changes must be approved by the County. Mr. Kuechle noted that "P &A" (used on page 16 of the plan) stands for plugging and abandonment and asked about the hydraulic fracturing definition referenced on page 12. The CAP requested that the definition of hydraulic fracturing be clear and be used consistently in documentation. Luis Perez gave an overview on horizontal drilling techniques and noted again that the horizontal drilling technology is used to reach bottom hole locations that are not directly below drill rig locations and it is not the same as a well that is hydraulically fractured. CAP members requested that drilling plan comments be used to revise the plan document as opposed to merely discussing them. The last drilling plan comment by Mr. Kuechle was on the natural gas rig and that the reasons FM O&G provided for not using one were not sufficient or clear; he requested that the County review the FM O&G statements that the use of a natural gas rig is not a significant environmental improvement and that obtaining such a drill rig was not feasible. Mr. Kuechle also brought up that the graphics presented in the drilling plan related to the viewshed analysis were not used by anyone and thus may be unnecessary and a waste of resources to print; Mr. Kuechle suggested that the resources used for the maps may be better used for another purpose. CAP members again discussed and asked about the definition of hydraulic fracturing with Mr. Perez noting that a full set of definitions is on the web site in the hydraulic fracturing study. Mr. Ferazzi asked about the number of wells that have been drilled in the investment zone, Ms. Paillet stated she would research the issue and report back.

F. CAP/OPEN DISCUSSION

Citizens Coalition Health Study - Carrie Tayour (DPH) noted that due to the fact that the health assessment done by Public Health was just recently completed last year, as she presented at the August CAP meeting, it is too preliminary to do another study at this time and that this decision was part of Public Health comments on the periodic review process. Ms. Tayour discussed the fact that Public Health is receiving phone calls from members of the public inquiring about a health study involving urine samples. Ms. Tayour stated that the study is not a County study and that the County is not involved in the study in any capacity; she asked the CAP if anyone was aware of the study and could provide any information on it. Mr. Ferrazi explained that the study is being coordinated by the Citizens Coalition and that the study results will be available soon. Ms. Tayour inquired further as to the details of the study and Mr. Ferrazi noted that the study is being done by a physician, that the results will be published soon, and that no plans have been made to date to make a presentation on the study to the CAP. Ms. Tayour further asked about the study such that Public Health would have the information to address the public inquiries on the subject. Mr. Ferrazi stated that no information is available on the study at this time.

G. PUBLIC COMMENT

Bruce Anders, a member of the public, asked two questions with the first regarding whether the ground water is being tested and the second about the status of air quality testing at West LA College. Ms. Paillet explained that groundwater testing is underway and the results are posted quarterly on the web site. Mr. Perez noted that the County is not aware of the air quality testing at West LA College. A member of the public asked if any of the wells will use hydraulic fracturing, Mr. Kuechle reminded the CAP the FM O&G is required to notify the County and the community if they plan to use hydraulic fracturing and they have not done so to date. A question was asked about Senate Bill 4 and Mr. Perez commented that the bill was just signed, that hydraulic fracturing regulations are under DOGGR jurisdiction as opposed to the CSD requirements, and that the bill is still being analyzed to determine its applicability.

H. APPROVAL OF THE MINUTES

2/28/13 minutes cannot be revised and approved until public works provides input. The 4/25/13 minutes are approved with the changes that were received. 8/22/13 minutes approved with a correction to the attendance noted above, comments provided by Ms. Cottles in an email and Ms. Paillet's recommendation that the minutes not document that government agencies are unavailable to meet on weekends.

I. ANNOUNCEMENTS

Mr. Kuechle will not be available to attend the October CAP meeting. Next CAP scheduled for 10/24/2013.

A member of the public noted that the 50th Anniversary of the Baldwin Hills Reservoir Disaster is December 14, a Saturday, and to contact Irma Munoz for more information. Additional questions and comments were recorded in previous discussions.

J. ADJOURN – 9:00PM

ATTENDANCE: 9/26/13
*(*absent)*

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

1	Department of Regional	Timothy Stapleton
2	City of Culver City	Paul Ferrazzi
3	West Los Angeles College	Nabil Abu-Ghazaleh*
4	Culver City Council	Jim Clarke*

Operator (per 22.44.142.C)

5	Plains Exploration &	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)

6	Vickers Family Trust	Roger Shockley
7	Cone Fee Family Trust	Nancy Snowden for Liz Gosnell*

Neighborhood Organizations (Recognized Homeowners Association)

8	Ladera Heights Civic Assoc.	Carmen Spiva
9	Windsor Hills HOA	Gary Gless
10	United HOA (View Park)	Ruth Oates for Catherine Cottles*
11	Culver Crest Neighborhood	John Kuechle
12	Blair Hills HOA	Jon Melvin
13	Raintree Community HOA	Mark Didak*
14	Baldwin Hills Estates HOA	Ronda Jones*

Neighborhood Organizations (No Recognized Homeowners Association)

15	Ladera Crest Homeowner	Rene Talbott*
16	Baldwin Vista Homeowner	Irma Munoz*

School Districts

17	Los Angeles Unified	Glenn Striegler*
18	Culver City Unified	Scott Zeidman*

Neighborhood Organizations (All Others)

19	Windsor Hills Block Club	Toni McDonald-Tabor
20	Community Health Councils	Erin Steva for Mark Glassock*
21	Baldwin Hills Conservancy	David McNeill*
22	The City Project	Ramya Sivasubramanian for Daphne Hsu*

Luis Perez, Dean Dusette (DRP Consultants)
Timothy Stapleton, Pat Hachiya (DRP), Carrie Tayour (DPH)