

BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING
Minutes June 26, 2014
DRAFT

A. Call to Order - 7:00 PM

David McNeil Chair.

B. Announcement of Agenda

Approved.

C. Regional Planning/ECC Update - Tim Stapleton

CAP Procedures/Bylaws - Re-posted on web site under the CAP tab. County also working on a letter to CAP members to remind them of the attendance and CAP member responsibilities.

Periodic Review - Schedule remains for early fall release.

Air Quality Study – Schedule remains late summer, SCAQMD has not provided a release date.

Bio Farm Settlement Amount – A member of the public asked about the SCAQMD NOV settlement amount, Ms. Paillet announced that the settlement amount is confidential.

Compliance Plans - FM O&G submitted the following 2013 compliance plans to the County; Special Status Species Compliance Report, Invasive Plan Survey Report, and the Abandoned Well Testing Report.

D. Operator Update – Lisa Paillet

Drilling Update Ms. Paillet noted 17 new wells have been drilled to date in 2014, number 18 is currently being drilled with the drill rig scheduled to leave the field upon completion of the well. The drill rig may not return this year and 4 re-working rigs are currently operating at the oil field. Mr. Kuechle noted that drilling 18 wells was significantly less than what was detailed in the drilling plan for the year; Ms. Paillet stated that the drilling plan has not been revised and the drill rig may return to drill additional wells. Current plans, however, are to use the drill rig at a different site.

Compliance Plans - Special Status Species Compliance Report, Invasive Plan Survey Report, and the Abandoned Well Testing Report as noted above have been submitted to the County.

Landscaping Update – Ms. Paillet reminded the CAP of the scheduled start of Phase 5 landscaping which began June 2, 2014. Phase 5 is along the west side of La Cienega/north of Stocker.

Questions from Past CAP Meetings:

May 5, 2014 Spill – Cause has been determined to be corrosion. Ms. Paillet briefly discussed the corrosion monitoring program and that the FM O&G program is consistent with Cal OSHA, DOGGR and other regulatory requirements. Ms. Paillet noted that a corrosion program presentation may be scheduled for the annual community meeting. Next month a presentation on mineral rights has been scheduled for the CAP.

Pipeline Age – Ms. Paillet provided the age of the oil field pipelines as a range from 1970 to new and noted that pipelines can be replaced or repaired in sections, which makes the determination of the age of a pipeline difficult. Pipeline materials are carbon steel and fiberglass.

Culver City Bottom Hole Location – Ken Quick of Culver City Fire Department has a map on file with surface locations. The FM O&G map person is on vacation, Ms. Paillet will provide the bottom hole location map at the next CAP meeting. Ms. Paillet provided that there are 47 bottom hole locations outside the CSD boundary in the County and 46 in Culver City, therefore, 93 bottom hole locations are outside the CSD boundary total; the numbers are for active wells. Ms. Paillet also stated that the surface locations are within the CSD boundary.

Gravel Pack Completions – Ms. Paillet noted that no wells are subject to the SB4. Mr. Ferrazzi inquired about 1148.2 reportable well completions; Ms. Paillet was not familiar with the requirement and did not have that information available. The referenced requirement is a SCAQMD Rule to

notify and report well drilling information for the determination of emissions from well drilling activities. Mr. Ferrazzi further noted that gravel pack well completions that may not be subject to SB4 requirements can be subject to other regulatory rules. Ms. Paillet stated that FM O&G wells follow all applicable regulatory requirements. The gravel pack well completion question was reiterated as how many well completions have been done with gravel packs, Ms. Paillet will research the issue.

Ferrazzi Email – Mr. Ferrazzi sent an email to FM O&G asking about Well LAI 1–2267 and the operations being conducted by Halliburton at the well site. Ms. Paillet will research the question.

Oil Field Rigs – Mr. Gless asked about the other types of rigs in the field besides re-working rigs and requested that FM O&G provide the number of all rigs (re-work, maintenance, etc.) in the field. Ms. Paillet noted that there are 4 reworking rigs plus the drill rig currently on the field, no maintenance rigs. Mr. Gless requested information from last month (May).

Palm Trees – Mr. Ferrazzi requested that the palm trees on the oil field be trimmed and Ms. Paillet explained that FM O&G works with the Fire Department on vegetation management and with a landscaping company on vegetation maintenance of the oil field.

E. CAP/Open Discussion

Abandon Well Soil Vapor Testing - Mr. Ferrazzi inquired about the soil gas testing under the abandoned well testing provision of the CSD and why the testing program started with 96 wells in 2009 and in 2013 only tested 4 wells were tested. Mr. Dusette explained that the testing is for specific areas, not wells, and that the CSD allows for areas that test below a 50 ppm threshold for two years in a row to move to an every 5 year testing interval. Mr. Ferrazzi also asked for more information about the sampling depth, sampling technique, and well testing area locations. Mr. Stapleton provided an overview of the CSD requirement. Mr. Gless requested that the testing be done when the field is under pressure (as part of the field injection program) as opposed to when the field is experiencing subsidence. Mr. Dusette showed the 2013 report map with the locations of the areas tested and stated that the County could research the field testing method utilized in the report. Mr. Ferrazzi noted that all the areas tested last year are on the east side of the field and that he does not believe the conclusion in the report is sufficient with regard to the potential for leaking wells at the oil field. Mr. Perez stated the County will review the report and explained the fact that the testing is for areas identified where oil wells were previously abandoned as opposed to testing at 96 actual well locations. Mr. Ferrazzi further asked about the current process of checking for well leak potential and the EQAP program; Mr. Perez explained DOGGR reviews the data and requires repairs as applicable. Mr. Ferrazzi also pointed out the report states that the City of Inglewood regulates the issue which the CAP thought was unlikely.

DOGGR SB4 Hydraulic Fracturing Regulations – Mr. Kuechle discussed the status of the regulations and announced that a public hearing will be held July 17 in Long Beach and that the public comment period has been extended to July 28, 2014. Mr. Kuechle asked if the County will be providing comments on the regulations, Mr. Stapleton will follow up with the County. Culver City will be providing comments. Mr. Kuechle further requested that the County provide comments on the regulation. Mr. McNeil will follow up on whether the Baldwin Hills Conservancy is going to provide comments.

Odor Issue – Ms. Gosnell asked about the status on the follow up on the Culver City odor issue. Mr. McNeill provided an overview of the status of the LA City sewer system maintenance. The source of the odors appears to be the LA City sewer system. The odor scrubbing system infrastructure has aged and certain components (scrubbers) are in need of replacement. Mr. McNeill further explained new signs will be posted to allow the public to call in complaints. Replacement equipment will be discussed by LA City soon and near term mitigation measures are under review. Mr. Weissman provided that LA City has provided Culver City with an update as follows; man holes have been re-sealed, the air treatment facility at 6000 W. Jefferson has been inspected, the outfall carbon scrubber near Raintree was inspected and adjusted, the West LA interceptor line was treated with caustic sewer

drops to reduce H₂S odor, the north outfall carbon scrubber was replaced, the Jefferson/La Cienega facility carbon scrubber was replaced, and monitoring and other maintenance is scheduled. Contact info for the work is vlad.lorenzo@lacity.org. Mr. McNeill recommended the public utilize the 1-800 Cut Smog number with complaints. Ms. Gosnell asked that Culver City post the LA City contact numbers and that a contact number be provided to CAP members.

New Technologies – Ms. Steva asked about Tier IV engines and whether that type of information is in the periodic review. Mr. Perez reminded the group that for areas where the oil field is in compliance, new technologies may not be required and that part of the County compliance effort is to review the mitigation measures and their effectiveness. Mr. McNeill asked about the 10 in a million threshold for cancer risk and how the threshold applies to urban versus rural areas; Mr. Perez explained the concept of sensitive receptors. Mr. Dusette added that the threshold is set by the Air Resources Board and is independent of population density. Ms. Steva asked about the threshold and other CSD requirements such as noise and how new technologies are reviewed. Mr. Perez reiterated that if you are below the threshold new technologies may not be required. Mr. Perez further noted the periodic review will look at the noise issue that noise monitoring does not capture noise spikes because it is averaged out. Mr. Kuechle provided that Culver City has reviewed the noise monitoring issue in the past and had similar difficulties in dealing with short term noise spikes and the way noise is monitored over an averaging time period.

F. Public Comment

See CAP/Open Discussion above.

G. Approval of Minutes:

April 24, 2014 – Mr. Ferrazzi requested a change to the minutes regarding the discussion on mineral rights and to remove the word “vote” and replace with the DOGGR code reference on the process. Mr. Dusette will correct the minutes.

May 22, 2014 – Ms. Steva noted that she had requested that the periodic review process be used to the maximum extent feasible to help increase attendance and participation in the CAP; Mr. Dusette will add to the minutes. Mr. Ferrazzi requested a clarification on his comments regarding the air quality study and the MATES3 and MATES4 reports; the minutes should state his request that the study be released with the MATES3 data as soon as possible and when the MATES4 data is available, an addendum can be prepared with the updated data. Mr. Dusette will add to the minutes. MATES is acronym for Multiple Air Toxics Exposure Study. Ms. Gosnell asked for a clarification on the issue and whether the County has made a formal request to the AQMD for the MATES4 data. Mr. Perez provided brief overview of the data provided in the EIR, the MATES3 and MATES4 study including how cancer risk is calculated for the oil field as compared to overall cancer risk for the LA basin. Ms. Gyi asked about the cancer risk threshold of 10 in a million; Mr. Perez explained the cancer risk in the LA basin is 1010 per million which is over the threshold and that the threshold is not calculated from the data, the threshold is an Air Resource Board criteria number. Mr. Perez also reviewed the mitigation measures for diesel particulate that were required in the EIR. Mr. Ferrazzi requested a clarification on the ground movement discussion and that he had referenced certain studies that should be included in the minutes.

Minutes approved per the revisions discussed above.

H. Announcement – Next CAP meeting July 24, 2014. Adjourn 8:30.

ATTENDANCE: 6/26/14

(*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a***Governmental Entities***

1	Department of Regional Planning	Timothy Stapleton
2	City of Culver City	Andrew Weissman for Meghan Sahli-Wells*
3	West Los Angeles College	Nabil Abu-Ghazaleh*

Operator (per 22.44.142.C)

5	Freeport McMoran Oil & Gas	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)***

6	Vickers Family Trust	Roger Shockley*
7	Cone Fee Family Trust	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)	Catherine Cottles
11	Culver Crest Neighborhood Assoc.	John Kuechle
12	Blair Hills HOA	Jon Melvin
13	Raintree Community HOA	Bambi Njamfa*
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	Susanne Robins for Katherine Paspalis*

Neighborhood Organizations (All Others)

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