

BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING
Minutes May 22, 2014
FINAL

A. Call to Order - 7:00 PM

John Kuechle Chair.

B. Announcement of Agenda

Approved.

C. Regional Planning/ECC Update – Tim Stapleton

Periodic Review – Twenty five sets of comments were received. Mr. Kuechle asked about the schedule, Mr. Perez discussed the remaining steps and Mr. Stapleton explained the public hearing process that DRP must follow for the hearing. Late summer, early fall is the schedule estimate. Mr. Stapleton asked the CAP about locations and nights of the week for the hearing and whether the hearing should happen on a CAP meeting date. Ms. Sahli-Wells offered the Culver City hearing room facilities for the Periodic Review hearing. Ms. Goznell requested that a religious calendar be checked before scheduling the hearing so that the public does not have schedule conflicts.

Air Quality Study Report has been delayed several months due to the time the consultant, STI, needs to respond to comments from the SCAQMD. Ms. Steva requested that the SCAQMD comments be provided to the CAP, the comments will be included in the final report. The document will be released toward the end of summer and will be provided to the CAP prior to the CAP meeting to allow time for CAP review. The fact that the report was not completed on the expected schedule was discussed with several commenters noting the CAP would like to see the report sooner rather than later. Mr. Perez discussed the MATES (Multiple Air Toxic Exposure Study) process and timing of the most recently completed study, MATES4. The Air Quality Study was completed using older data from MATES3, STI would like to use the updated data from MATES4 for the report. The MATES4 report is currently under preparation and review by the SCAQMD. Mr. Ferrazzi noted that the Air Quality Study should be a standalone document and the separate MATES studies by the SCQAMD are different, separate studies/reports. Mr. Ferrazzi further requested that Air Quality Study be released now with the MATES3 data and updated with an addendum later when the MATES4 data is available, a suggestion also made by Mr. Gless. Mr. Perez explained that the updated MATES4 data is very useful because it provides necessary background and baseline data for the area surrounding the oil field which provides context for the STI study. Mr. Perez noted that all the parties involved want to use the updated MATES4 data and that the report is moving forward and will be ready in a few months. Mr. Perez also directed the CAP to the EIR for more information on the air quality studies. Ms. Goznell requested that the study use the most recently available data with Mr. Perez noting that the MATES4 data is exactly that. Mr. Gless commented that the County should provide any necessary funding to complete the report per the Settlement Agreement.

D. Operator Update – Lisa Paillet

Drilling Update Ms. Paillet noted 14 new wells have been drilled to date in 2014 and that there is currently one re-working rigs on the field. No changes to drilling plan have been made to date.

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

May 5, 2014 Spill – Ms. Paillet detailed a mist/spray type spill of less than a gallon of emulsion on the east side of La Cienaga. The spill was cleaned up and the suspected cause was corrosion. Applicable agencies were notified. The pipeline was a collector or feeder line between a well or wells and the tank/process area. Mr. Dusette noted that the information he received on the spill was that the cause was a bad weld and that the hole was near the top of the pipe as opposed to the bottom where typical corrosion problems occur. Ms. Paillet will follow up with the operators to get more detail on the leak cause. Mr. Dusette explained that the line was hydro-tested in December 2013 with no issues. Mr. Kuechle asked about what other types of inspections/testing are being done to check on the oil field pipelines. Ms. Paillet noted that the lines are being tested with UT (ultrasonic testing) technology. Mr. Perez explained the

hydro-test process and that every time a pipeline is tested it stresses the pipeline. Mr. Kuechle asked about the UT testing process and Mr. Perez noted that the inspections are based on pipeline history and issues of each pipeline. Mr. Kuechle noted that more attention should be paid to pipelines near the fence line/edge of the oil field due to the potential for offsite impacts. Mr. Perez noted that the SIMQAP audit process may provide an opportunity to look at the pipeline inspection program. Mr. Williams asked about a corrosion control program and Mr. Perez confirmed that FM O&G has such a plan. Mr. Dusette confirmed that FM O&G has a SCAQMD Rule 1173 inspection program. The CAP requested that FM O&G make a presentation on the corrosion control program. Ms. Gyi asked about pipeline age, pipeline metal composition, and sensitive receptor locations. Ms. Gyi further noted that the Mesa Hills Charter School may be close enough to the oil field to constitute as a sensitive receptor. Ms. Paillet will follow up with information on the age of the pipelines in the oil field.

May 8, 2014 Spill – Produced water spill from a water injection line between La Brea and Stocker. Applicable agencies were notified and the area cleaned up. Mr. Gless asked about another spill, Ms. Paillet noted that the spills were different and did not have any information on the spill Mr. Gless was referring to.

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.

Culver City Bottom Hole Location Question – Question was asked at the April CAP, Ms. Paillet noted that there are 46 bottom hole locations in Culver City (outside the CSD boundary). Surface well locations in Culver City are on record with Culver City Fire and there are 26 locations. Mr. Ferrazzi and others noted there is some confusion due to the difference number of surface and bottom hole locations. Ms. Paillet directed the CAP to the DOGGR web site for more information. Ms. Sahli-Wells asked for a map or graphical representation to provide the information to the CAP. A request was made for the number of all the wells outside the boundaries of the CSD. An additional question was made for how many wells with surface locations inside the CSD have bottom hole locations outside the CSD. Mr. Williams explained the DOGGR requirement for a collision map whereby any well bore path must be mapped surface to bottom hole to make sure it does not cross the path of another well.

Oil Lease Question - Question was asked at the April CAP, Ms. Paillet noted FM O&G can provide someone to discuss mineral rights and oil lease issues.

Property Damage Geologist - Question was asked at the April CAP, Ms. Paillet provided John Petros as the name of the geologist and that some follow up investigations require more than one visit.

AQMD Enforcement Update – Issue has been settled and has been closed.

Well Completions – Mr. Ferrazzi asked about the well completion techniques used on the 14 wells completed to date in 2014; how many were gravel pack and how many were multi zone gravel pack.

Fire Department Response – Ms. Cottles discussed the fact that in certain situations the Fire Department dispatches their resources to different areas to deal with emergencies. The Fire Department is required to deal with multiple emergencies at times and has a protocol to allocate resources. Mr. Perez noted that the Fire Department uses mutual aid agreements with other agencies to coordinate emergency response.

E. Periodic Review Update – Discussed above.

F. CAP Form/Function/Representation – Ms. Sahli-Wells

Ms. Sahli-Wells discussed ways to improve CAP attendance and achieve the goals of the CAP. Notably absent from most CAP meetings is a representative from West LA College. Mr. Ferrazzi noted that the Planning Director was asked by the CAP to provide some direction to the CAP on members/absent members. Mr. Kuechle point out that governmental agency CAP members should be appointing new representatives if current CAP members are not attending independent of direction from DRP. Mr. Stapleton noted that the Periodic Review calls for an update to the CAP membership issue and that the County could send update letters out to check on CAP members and their interest in remaining on the CAP. Mr. Kuechle also pointed out that the CAP HOA members can and should send alternates when the appointed member cannot attend a meeting. Further, Mr. Kuechle noted that other HOA or community groups that have expressed interest in CAP membership have not had the opportunity to gain membership. Ms. Gyi pointed out that given the proximity of West LA College to the oil field, an effort should be made to get a representative from the College and the Unified School District (Windsor Magnet School) on the

CAP with Ms. Sahli-Wells concurring. Mr. Kuechle requested that the Periodic Review recommendation on the subject be strengthened to provide a revised protocol on CAP membership. Several CAP members noted that the CAP itself can contact absentee or potential new CAP members to get some new interest and new people on the CAP. Mr. Kuechle reminded the room that anyone from the public can attend and provide comment at CAP meetings. Mr. Stapleton will get the CAP guidelines and by-laws posted on the web site. Ms. Steva recommended that the periodic review process be used to the maximum extent feasible to help increase attendance and participation in the CAP.

G. Public Comment –

Concern on Oil Field Operations - A member of the public from Ladera Heights (sitting in for Carmen Spiva) noted her concern on oil field operations and that many members of the public are not familiar with the oil field. The CAP encouraged her and other members of her neighborhood to attend future CAP meetings to learn more about the oil field and associated issues.

Property Damage - Ms. Shapiro, a Blair Hills resident, discussed damage from hydraulic fracturing to her home, the associated cost to repair her home and the fact that FM O&G has not paid for the damage. Ms. Shapiro listed damage to windows, doors, ceiling leaks, and cracked concrete. A report was filed and the CSD process was followed with an investigation on the damage. Ms. Shapiro described the changes in the neighborhood over the last few years and that the community has changed in a negative way. Ms. Shapiro requested that her explanation of the situation at her home be part of the minutes. Mr. Kuechle asked about what the County can do past the CSD process to help the Shapiro's. Mr. Stapleton confirmed that the geotechnical investigation records have been forwarded to Public Works and DOGGR. Mr. Ferrazzi noted that studies (he referenced the 1976 Castle & Yerkes Study) on the oil field have been shown to cause ground movement, therefore, damage caused by ground movement must be related in some way to the oil field. Mr. Perez reminded the CAP that there are other variables in the area and in California in general that contribute to damage to homes such as pre seismic building code construction, seismic activity, building on the side of hills, and homes built on unconsolidated materials. Mr. Gless concurred with Mr. Ferrazzi and pointed out that the other variables do not explain away the fact that the oil field causes ground movement and ground movement causes damage to homes. Ms. Sahli-Wells asked about more information on the subject and whether data is available to better understand the issue.

Odor Issue – Ms. Goznel noted that the sewer smell near the Outlook area near Culver City is getting worse and whether the CAP can do anything about it. Ms. Sahli-Wells will look into the issue with Culver City.

H. Approval of Minutes – Postponed till next meeting due to time restraints.

I. Announcement – Next CAP meeting June 26, 2014. Adjourn 9:00.

ATTENDANCE: 5/22/14

(*absent)

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

1	Department of Regional Planning	Timothy Stapleton
2	City of Culver City	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	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*