BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING
October 26, 2017
APPROVED 12/14/2017

A. Call to Order - 7:00 PM
John Kuechle Chair.

B. Approval of Agenda - Agenda approved.

C. Planning/ECC Update – Timothy Stapleton

Settlement Agreement Memo - Mr. Stapleton reviewed the memo for the CAP and noted that the only ongoing issue is regarding Term 11, *Landscaping*. The landscaping progress is summarized in the memo, is ongoing, and is required to be completed by April 2019. A question on Term 5, *Health Assessment and Environmental Justice Study*, was made regarding the schedule and involvement of the public/CAP. Several comments were received regarding the type of study, consistency with the previous study, and that the next study should include input from the CAP. The CAP discussed and agreed to send a letter to the Department of Public Health (DPH) requesting that DPH initiate the next Study in a timely manner. The letter will also recommend that DPH work with the Health Working Group Sub-Committee and the CAP on the design and content of the Study. Mr. Gless volunteered to author the CAP letter and will provide a draft letter to the CAP prior to the December 14 CAP meeting to allow for review and discussion. Mr. Stapleton will send DPH a reminder correspondence about the Study requirement via email.

Culver City Specific Plan (SP) EIR Presentation - Ms. Heather Baker and Ms. Melanie Doran Traxler

Ms. Doran Traxler provided an overview of the status and progress of the EIR and Ms. Baker assisted her with questions and comments (in italics below) from the CAP:

- Handouts including Frequently Asked Questions and a Comparison Table of the SP/CSD were made available.
- Next EIR Workshop is 6:30 PM, Monday, October 30th at the Stoneview Nature, 5950 Stoneview Dr, Culver City.
- *Why is a 15-year time frame used in the EIR?* The 15-year time frame was used to match up with the time frame of the CSD, however, the schedules do not line up exactly. There is no sunset date for operations, only for drilling of new wells.
- *Why is there no alternative for a park?* The alternatives analysis is based on the assumption that oil production and oil drilling will continue which is the baseline. The EIR includes a discussion on the park issue.
- *What about the City General Plan?* - The City General Plan update has begun but is in the very early stages of the process. The SP must be consistent with the General Plan.
- *The City did not work with the landowners, what about landowner's rights? The City should review the documents generated during the development of the County CSD, including legal, park, and zoning designation issues, because this issue was vetted during that process.* The park was acknowledged in the document but not analyzed. The document also notes areas of concern and controversy as required by CEQA.

- *SP and General Plan and open space?* The SP and General Plan define open space in four categories; active, natural, open space corridors, and passive. The EIR and SP provide discussion on these categories along with the oil and gas land use.
- *The land use designation of open space in the County IOF is erroneous*. The EIR presents the land use designations based on the City's adopted Land Use Plan/General Plan, see Exhibit 5 in the EIR.
- *What about legal issues and legal issues in the EIR.* The EIR does not include discussion on legal issues and the City representatives stated that this meeting is not appropriate for discussion of same.
- *Should CAP comment or remain neutral on the EIR?* It was recommended that the CAP members comment individually but not as a group.
- *The EIR review is a good opportunity for the CAP to compare to the CSD and look for potential improvements to the regulations.*
- *CC SP calls for 1 ppm standard for H_2S whereas the CSD uses 5 ppm, is that a significant difference that should be considered?* The number was derived from the Health Risk Assessment in the EIR. It was noted that different averaging times for exposures use different thresholds. The CAP was directed to SCAQMD and OSHA for more information.
- *Air grab samples are not in the CSD; did the City study this issue and find it necessary and/or helpful to have in the SP?* Yes, due to the long response time from the SCAQMD it was determined by the EIR preparers to be a beneficial addition to the SP. It was noted that the City does not use air grab samples for any other project in the City.
- *Will there be landscaping to protect City view sheds? The landscaping requirements in the CSD do not provide sufficient screening.* Yes, the Aesthetics section in the EIR provides analysis and mitigation for protection of City views. The analysis includes discussion from several different viewpoints surrounding the City IOF.
- *How does the EIR define and handle well stimulation treatments? Does the definition apply to gravel packing?* The EIR includes gravel packing in the definition of well stimulation treatments. The document includes a placeholder for hydraulic fracturing along with an alternative that prohibits hydraulic fracturing; the City Council will make the decision on what the SP will contain. It was noted that high pressure packing or fracturing at a higher pressure than the reservoir rock is what breaks the rock formation. As such, a single maximum pressure value may not work as a regulatory requirement. These operations are regulated under DOGGR and SB4.
- *New technology requirement?* The requirement is similar to the CSD. It was noted that no new technologies have been identified or implemented at the IOF to date. It was noted that the City should take the lead in research of new technologies. The CSD Periodic Review allows for review of every CSD requirement for new technological advances.
- *Was the "Frack Study" used in the EIR?* Yes, the study was referenced in the preparation of the document.

It was announced that the Culver City Oil Drilling Subcommittee will meet on December 14, 2017.

D. Planning/ECC Update – Timothy Stapleton (continued)

Mr. Stapleton continued the County update with the following compliance plan notes:

- The 3rd Quarter 2017 Groundwater Monitoring Report is on the web site and was emailed to the CAP on 10/16/2017.
    - The Vickers basin was discussed as having an odor, the ECC will follow up on the next ECC inspection.
    - Mr. Dusette described the new storm water discharge system that includes baker tanks and sand based filters that remove most of the sediment.
- The 3rd Quarter 2017 Ground Movement Surveys is on the web site and was emailed to the CAP on 10/4/2017; the documents include:
    - PSOMAS Ground Movement Survey
    - Laguna Geosciences, Inc. Ground Movement Survey
    - Minner Engineering Evaluation Report
    - InSar Monitoring Analysis Report

  The reports indicate the majority of the movement was in the upward direction (uplift) in the past year. In many cases, dry years are associated with subsidence and wet years with uplift. The operator noted that water is returned to the oil bearing reservoir to maintain reservoir balance and oil operations do not "apply pressure" to the formation. It was noted that the figures in the PSOMAS report on pages 23 and 24 are missing; Mr. Stapleton will check and re-send the document as applicable. DOGGR is the agency that oversees the water injection/water flood activities. It was noted that the report acknowledges that as more data is collected, the understanding of the injection program will improve. The ground water in the IOF and the fact that the water is perched and not connected to other aquifers was explained and discussed. The water is not used for any purpose but is tested to drinking water standards.
- The 3rd Quarter 2017 Complaint Log is on the web and was emailed to the CAP on 10/4/2017.
    - Complaint was generated from SCAQMD; however, the cause was not determined and SCAQMD did not provide a follow up report.
- 2017 Newsletter on the web site and was emailed to the CAP on 10/16/2017.
    - Neighborhood meeting scheduled for 6:30 November 8 at Kenneth Hahn State Park.
    - The Newsletter provides a link to sign up for the CAN system.
    - It was discussed that the Newsletter is a public document and can be shared with social media such as "Next-door" should the CAP choose to do so.
- 2016 EQAP Audit emailed to CAP on 10/19/2017
    - Mr. Dusette provided a summary of the three findings and current status of same. Two have been completely addressed by the operator (front gate closure and meteorological data downloading). The third, the CAN system list update, has been partially completed.

Meeting Location - The meeting location is set at the Culver City Library for next year, a discussion on the location will be on the December CAP agenda.

E. Sentinel Peak Resources (SPR) – Dan Taimuty

Operations Summary – Mr. Taimuty provided the following summary:

- There are currently no plans to drill in Year 2017.
- In October 2017, month-to-date, three maintenance rigs and a coiled tubing unit operated during most work days.
- There have been no rework rigs operating in October.

F. Approval of Minutes

October 2017 minutes approved.

G. Announcements

Next CAP December 14, 2017, *Culver City Julian Dixon Library, 4975 Overland Avenue, Culver City, CA 90230.*

Adjourn: 09:00

ATTENDANCE: 10/26/17

*(*absent)*

DESIGNATED SEATS PER 22.44.142.J.1.a

Governmental Entities

1	Department of Regional Planning	Timothy Stapleton
2	City of Culver City	Jim Clarke
3	West Los Angeles College	Jim Limbaugh*
4	City of Los Angeles	Uduak-Joe Ntuk*

Operator (per 22.44.142.C)

5	Sentinel Peak Resources	Dan Taimuty, John Landgard

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 Associations)

8	Ladera Heights Civic Assoc.	Carmen Spiva
9	Windsor Hills HOA	Gary Gless
10	United HOA (View Park)	Charles McCaw
11	Culver Crest Neighborhood Assoc.	John Kuechle
12	Blair Hills HOA	Lloyd Dixon*
13	Raintree Community HOA	Keith Curtiss*
14	Baldwin Hills Estates HOA	Lory Johansson

Neighborhood Organizations (Not Recognized Homeowners Associations)

15	Baldwin Vista Homeowner	Irma Munoz*

School Districts

16	Los Angeles Unified School District	Talal Balaa
17	Culver City Unified	Summer McBride*

Neighborhood Organizations (All Others)

18	Windsor Hills Block Club	Toni McDonald-Tabor*
19	Community Health Councils	Jackie Illum
20	Baldwin Hills Conservancy	David McNeill*