BALDWIN HILLS CSD
COMMUNITY ADVISORY PANEL (CAP) MEETING
July 27, 2017
APPROVED 8/24/2017

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

B. Approval of Agenda - Agenda approved.

C. Introduction of Mr. Talal Balaa, P.E. LEED, New CAP Member LAUSD - Mr. Balaa introduced himself as the new CAP member representing the Los Angeles Unified School District and provided a brief overview of his background. Mr. Balaa is a Deputy Director of Architecture and Engineering Services for the LAUSD. Mr. Balaa is interested in the geotechnical aspect of the oil field as ground movement is a concern at one of the LAUSD schools.

D. Planning/ECC Update – Timothy Stapleton
Compliance Plans

- **2nd Quarter 2017 Complaint Log -** The log was distributed and is available on the web site. Seven complaints were registered in the second quarter 2017; 5 for odors, one noise, and one property damage. The CAP recommended that the operator provide more detail on the general location of the complaint; the actual address is redacted from the log in the public distribution version. SPR will provide more location detail on future log reports.
- **2nd Quarter 2017 Groundwater Monitoring Results -** The report is available on the web site. Results indicated all measured contaminants were within the standards for drinking water. Wells with water sufficient for testing included wells MW-3, MW-6, and MW-7. It was noted and discussed that arsenic levels in MW-3 were within the standard whereas in some previous quarters elevated levels were detected; the good rain year and ample water in the well was discussed as a potential reason for the lower levels of arsenic in MW-3. As discuused in previous reports and during previous CAP meetings, arsenic is common in the LA Basin because it is naturally found in the geologic strata and can leach into groundwater. Also discussed was whether the County ECC attends the groundwater sampling event; the ECC has not in the past but will be onsite for the third quarter sampling event. MRS staff will coordinate with the County and the groundwater consultant on the next scheduled sampling date.

DRP Director Retirement - Richard Bruckner is retiring in August as Director of Los Angeles County Department of Regional Planning.

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 July 2017, month-to-date, four maintenance rigs have operated during normal work days.
- There have been no rework rigs operating in May 2017.

Culver City Oil Ordinance EIR - Mr. Kuechle asked about the status of SPR's involvement with the Culver City EIR process; Mr. Taimuty reported that after several discussions with Culver City staff, SPR determined the best approach is for the EIR to continue to completion as originally scheduled without SPR involvement as a project applicant. SPR can comment on the EIR through the normal CEQA public comment process. Mr. Taimuty noted that Culver City is aware of SPR's concerns on the new ordinance and received similar comments from the previous operator of the oil field.

F. Open Discussion/Public Comment

Meeting Room Layout - It was suggested and discussed that the County staff and the oil field operator face the audience to assist in the interface with the public. The CAP agreed the tables can be set up in a U shape so everyone can see each other.

Complaint Follow-up - The follow-up investigation on odor complaints was asked about and why it is difficult to find the odor. Mr. Taimuty explained that the gas plant and the tank farms operate in a vacuum with a vapor recovery system, therefore, odors from the oil field should not be occurring. Mr. Taimuty further explained that if a release of odors occurs, the gas plant sensors or the vapor recovery system will alert the operators. Rule 1173, the AQMD fugitive emissions program, was also discussed as a method to check for emissions leaks. In response to a question on maintenance and quality assurance against leaks Mr. Dusette and Mr. Perez noted that the last SIMQAP (Safety Inspection Monitoring and Quality Assurance Program) audit along with past EQAP (Environmental Quality Assurance Program) audits have confirmed the operator has completed the required maintenance and testing on the oil field equipment. Methyl Mercaptan, the chemical used to odorize natural gas, was also discussed as the cause of odors at the Inglewood and other oil field operations.

Biofarm Status - As part of the complaint follow-up discussion, the bio farm was briefly noted and that contaminated soil is now trucked offsite and not bio-remediated at the oil field.

G. Approval of Minutes

June 2017 minutes approved.

H. Announcements

Next CAP August 24, 2017 at same location, *Culver City Julian Dixon Library, 4975 Overland Avenue, Culver City, CA 90230.*

Adjourn: 07:55

ATTENDANCE: 7/27/17

*(*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
	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		
16	Baldwin Vista Homeowner	Irma Munoz*

School Districts

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

Neighborhood Organizations (All Others)

19	Windsor Hills Block Club	Toni McDonald-Tabor*
20	Community Health Councils	Jackie Illum
21	Baldwin Hills Conservancy	David McNeill*
22		