

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE  
CULVER CITY  
SUSTAINABILITY SUBCOMMITTEE  
OF THE CITY COUNCIL

REGULAR MEETING OF THE  
CULVER CITY SUSTAINABILITY  
SUBCOMMITTEE OF THE CITY COUNCIL  
CULVER CITY, CALIFORNIA

July 13, 2017  
9:00 a.m.

**Call to Order & Roll Call**

Council Member Sahli-Wells called the meeting of the Sustainability Subcommittee of the City Council to order at 9:00 a.m. in the Mike Balkman Chambers at City Hall.

Present: Göran Eriksson, Council Member  
Meghan Sahli-Wells, Council Member

Staff Present: Charles Herbertson, Public Works Director  
Joe Susca, Senior Management Analyst  
Kim Braun, Environmental Programs and  
Operations Manager  
Helen Chin, Management Analyst  
Catherine Vargas, Environmental Coordinator

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**Public Comment for Items NOT On the Agenda**

Council Member Eriksson invited public comment.

No cards were received and no speakers came forward.

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**Order of the Agenda**

No changes were made.

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**Agenda Items**

Item A-1

**Approval of Minutes for the April 19, 2017 Sustainability Subcommittee Meeting**

Council Member Sahli-Wells expressed concern that a decision point regarding leaf blower standards and types of leaf blowers had not been reflected in the minutes.

Discussion ensued between staff and Subcommittee Members regarding information included in the staff report; length of time for the phase out of old equipment; and agreement to adjust wording in the minutes to clearly reflect the decision made for the recommendation to the City Council.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE SUSTAINABILITY SUBCOMMITTEE OF THE CITY COUNCIL APPROVE MINUTES FOR THE APRIL 19, 2017 MEETING AS AMENDED.

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Item A-2

**Stanford University Sampling of Methane Emissions at Abandoned Oil Well Sites at Culver Park and Presentation of Results**

Joe Susca, Senior Management Analyst, introduced the item.

Lisa Vielstädte reported on work to better quantify methane emissions from abandoned oil wells; provided background on the project; discussed well integrity; variable data; local and national data; gas migration on the outside of wells; pressure tests; the goal of advancing understanding of methane emissions in California; and methodology.

Harmony Lu discussed preliminary results in Culver City; concern with inaccurate coordinates; magnetic shield variations; increased CO<sup>2</sup> levels; change through time in the well in the Dog Park; interactions in the Dog Park; and a recommendation that the City have the well in the Dog Park checked if given the opportunity.

Discussion ensued between Ms. Lu, staff and Subcommittee Members regarding previous leakage in oil storage tanks in the Dog Park area; whether the previous oil contamination in the area could be the source of methane; clarification that the levels are not carcinogenic nor explosive; dissipation over time; previous oil field activity; and taking measurements when there is oil activity going on.

Council Member Sahli-Wells invited public comment.

The following members of the audience addressed the Subcommittee:

Azita Jolaei asked for clarification regarding soil respiration and effects to data.

Ms. Lu discussed soil microbes; respiration; increased CO<sup>2</sup> levels over time; and naturally occurring methane production.

Irene Burga questioned whether other volatile organic compounds such as benzene had been measured during the process.

Ms. Lu reported that methane and ethane had been measured; benzene and other hydrocarbons usually do not occur by themselves unless there is a specific manufacturing process creating them; she discussed other wells measured in the state; benzene measurements; natural variations; and she asserted that the majority of wells measured in California are in good shape.

Khin Khin Gyi noted that most oil operation occurs at night; she discussed odors at nighttime; and she questioned how many sites were sampled and at what time of the day.

Lisa Vielstädte reported that Dog Park measurements had been taken at two sites during the afternoon.

Discussion ensued between Stanford representatives and Subcommittee Members regarding the period of time over which measurements were taken; background rates; the scope of the Stanford study; the focus on abandoned infrastructure; older legacy wells; finding orphan wells; atmospheric measurements; the baseball field area; and signs to look for when a leak is present.

Paul Ferrazzi received clarification regarding methods of analysis.

Discussion ensued between staff, Subcommittee Members and Stanford representatives regarding additional measurements if usage intensifies; concern with changes related to increased activity; legacy wells; fluids surfacing; remediation of the Dog Park; inspections with a handheld gas meter; different measuring methods; agreement that the City can use the data generated; and appreciation for the work done.

Khin Khin Gyi received clarification on items marked on the map and well locations.

Azita Jolaei received clarification on measuring methodology and difficulties involved with measuring benzene.

Discussion ensued between staff, Stanford representatives and Subcommittee Members regarding measuring bacterial contamination; a suggestion that the City use a handheld monitor on a regular basis; and sound monitoring and best practices.

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Item A-3

**Discussion and Consideration of Rescinding Level 1 Water Supply Shortage Declaration and Replacing with the City's Permanent Water Conservation Regulations**

Joe Susca, Senior Management Analyst, provided a summary of the material of record.

Discussion ensued between staff and Subcommittee Members regarding concern with mixed messages going out to the public; communication from Golden State Water (GSW); ensuring that restrictions do not conflict with those from GSW; coordination; seminars about the executive order; state implementation guidelines; making conservation a way of life; the concept of permanent conservation; the method for formulating reduction rates; different measurements based on mapping of existing landscaping; complex ways of measuring water allocation; the value of conservation;

waiting for the state to finalize their guidelines; keeping Level 1 restrictions in place; and an observation that people have already adjusted watering in response to information from GSW.

Council Member Sahli-Wells invited public comment.

The following members of the audience addressed the Subcommittee:

Michelle Weiner observed that there were no more incentives to save money; suggested providing information and education to encourage voluntary self-restrictions even if it is not required; she discussed drip irrigation; and she did not want to see people revert to old habits as water will always be needed.

Rich Waters discussed laws on the books and enforcement; misaligned sprinklers; and he suggested communicating with associations by providing fliers to submit to those residents that need to fix issues.

Discussion ensued between Mr. Waters and Subcommittee Members regarding permanent restrictions; use of the City website or an available application to make complaints; Culver City Connect and GoRequest; communication with the public; improving relationships between the government and the community; the Climate Action Plan in the General Plan update process; and NASA projections.

Azita Jolaei discussed enforcement; household usage; and conservation suggestions.

Discussion ensued between staff and Subcommittee Members regarding the focus on outdoor water usage; indoor regulation; regulations that discourage gray water usage; and state regulations.

Catherine Vargas, Environmental Coordinator, discussed resources with the County and West Basin; announced a Smart Gardening Workshop at Veterans Memorial on July 15, and a landscaping class offered by West Basin on July 27; and she noted that the Community Calendar was an underutilized resource.

Council Member Sahli-Wells indicated that those who filled out a comment card would be put on the sustainability

notification list and notified of upcoming workshops; she discussed outreach; and social media.

Rich Waters suggested that condensation from air conditioning could be captured and used for watering.

Discussion ensued between staff and Subcommittee Members regarding further educating and engaging the public on the importance of water conservation; concern with changing policies when state guidelines would be forthcoming; support for continuing Level 1 conservation methods currently in place; enforcement; encouraging conservation without enforcing limits; clarification that if there is not unanimity in the Subcommittee a recommendation would not be brought forward; bringing forth an item to the City Council for consideration; and keeping the status quo.

Jeremy Maler questioned what steps could be taken to encourage water conservation rather than impose it on people, and he suggested looking for support and solutions from the community.

Council Member Sahli-Wells reported that the state is working on guidelines entitled "Making Water Conservation Methods a Way of Life"; she wanted to see those guidelines before the City rescinds any regulations; and she discussed the General Plan as an opportunity to affect culture change.

Discussion ensued between staff and Subcommittee Members regarding City Council encouragement of public input; the process for creating the Parkway Landscape Ordinance; education; and the Water Efficient Fixtures Project.

Khin Khin Gyi reported that the City of Los Angeles has a permitting process for gray water usage and she suggested that a project like that would be beneficial to Culver City.

Discussion ensued between staff and Subcommittee Members regarding the Culver City Water Conservation webpage; graywater system installation for residents; and informational workshops on graywater held by Culver City.

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Item A-4

**Discussion of Feedback Received from Polystyrene Workshops**

Kim Braun, Environmental Programs and Operations Manager, provided a summary of the material of record.

Discussion ensued between staff and Subcommittee Members regarding the number of food vendors that have attended educational sessions; outreach for future sessions; work with the Business Improvement Districts; a suggestion to film a workshop and make it available online; livestreaming; scheduling for optimal attendance; the need for additional outreach; opt in cutlery and straws; third party delivery; the Surfrider campaign regarding opt in cutlery; and clarification that Culver City restaurants should not be using polystyrene cutlery.

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Item A-5

**Refillable Propane Cylinder Campaign through Refuel Your Fuel**

Catherine Vargas, Environmental Coordinator, provided a summary of the material of record.

Discussion ensued between staff and Subcommittee Members regarding stores in the City that sell refillables and provide the refilling service; encouraging use of refillables; the magnitude of the issue in the City; residents that use the tanks and throw them away; truck fires; working to change the culture; the exchange program used in Europe; the Southern California Association of Governments presentation on refillable tanks; education and encouragement; providing a map of refillable locations; the Sustainable Business program; outreach to appropriate businesses and organizations that have outdoor events; residential use of propane run burners; the California Product Stewardship Council; and Extended Producer Responsibility.

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Item A-6

**Discussion of Future Agenda Items**

Discussion ensued between staff and Subcommittee Members regarding procedures for bringing items forward; a request to add a discussion of Round Up to a future agenda; investigation of lead plumbing in the City; water testing; GSW; contamination; costs; vendors to provide the testing; CR&Rs; the Climate Action Plan; goals and examples of Climate Action Plans adopted with other cities; Urban Runoff updates; Green Streets; the Baldwin Avenue Raingardens; a suggestion to invite the Loyola Marymount University professor and students who are doing testing during rain events to make a presentation; long term plans for urban runoff and storm water funds; the role of the Subcommittee in the long term process for addressing storm water runoff; adding urban runoff as a running item on the agenda; and overall sustainability goals.

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**Public Comment for Items NOT on the Agenda**

Council Member Sahli-Wells invited public participation.

The following member of the audience addressed the Subcommittee:

Michelle Weiner suggested that the parkway along Culver Boulevard be used as an urban storm water capture area.

Discussion ensued between staff and Subcommittee Members regarding the regional storm water project; community concerns regarding the Culver median; the need for a dedicated forum and robust public input; accomplishing benefits from a storm water urban runoff perspective; engineering concerns; providing a buffer for the other side of Culver; involvement of the Subcommittee in sustainability and outreach; Measure CW; inclusion of the Culver median in the Enhanced Watershed Management Plan; staff agreement to include plans and ideas for the next meeting; coordination with the School Board Liaison Committee regarding water testing; and a suggestion to investigate clearly marking the outside of the new refuse containers with photographs to improve separation.

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**Items from Subcommittee Members**

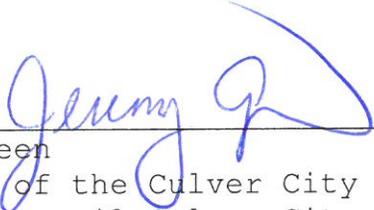
None.

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**Adjournment**

There being no further business, at 11:06 a.m., the Sustainability Subcommittee of the City Council adjourned its meeting to October 19, 2017 at 3:00 p.m.

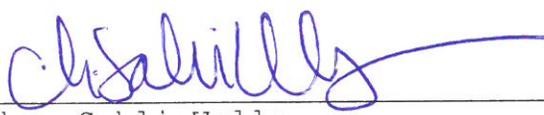
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Jeremy Green  
SECRETARY of the Culver City Sustainability Subcommittee of  
the City Council Culver City, California

APPROVED



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Meghan Sahli-Wells  
Council Member, Sustainability Subcommittee of the City  
Council Culver City, California

