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WHEREAS, on June 23, 2014, the City Council adopted Resolution No. 14-0001, declaring its intention to initiate a specific plan for the Culver City portion of the Inglewood Oil Field (the "IOF Specific Plan"), with the intent of incorporating the Discussion Draft Regulations for the Culver City Portion of the Inglewood Oil Field (the "Draft Regulations") into the IOF Specific Plan for future consideration before the City Council;

1 WHEREAS, the Baldwin Hills Regional Conservation Authority (BHRCA), a
2 joint powers authority between the County of Los Angeles (the "County") and the Santa
3 Monica Mountains Conservancy, is in the process of constructing the Park to Playa (P2P)
4 Trail Project (the "Trail Project"), which is envisioned as a regional trail that will seamlessly
5 connect the greater Baldwin Hills Parklands to the Pacific Ocean; and

6 WHEREAS, a portion of the P2P Trail Project is representative of the Blair
7 Hills segment (the "Segment C") within the City of Culver City, which extends from La
8 Cienega Boulevard (on the east) to the Baldwin Hills Scenic Overlook (on the west) and
9 over properties owned or managed by BHRCA.

11 WHEREAS, Segment C of the proposed trail for the P2P Trail Project is
12 located near or adjacent to the southerly property lines of the residential properties located
13 along Lenawee Avenue, Stoneview Drive, Wright Terrace and Wrightcrest Drive, as
14 depicted on the map attached to this Resolution as Exhibit "A"; and

16 WHEREAS, the P2P Trail Segment was originally proposed to be
17 approximately 10 to 15 feet from the FMOG fence located south of the Culver City
18 residences located along an approximately 500-foot long easterly portion of Segment C,
19 and proposed to be approximately 100 feet south of the Culver City residences located
20 along an approximately 700-foot long westerly portion of Segment C; and

22 WHEREAS, in an effort to mitigate potential impacts created by the users of
23 the Park to Playa Trail on Culver City residents and in response to concerns expressed by
24 those residents, the City requested Segment C be located as far south from the City
25 Residences as feasibly possible; and

26 WHEREAS, BHRCA has also received concerns from Freeport-McMoRan Oil
27 & Gas (FMOG), the oil operator for the adjacent IOF, that a southern alignment of Segment
28

1 C, if considered a "sensitive use" or "developed area" by the City of Culver City in future oil
2 drilling regulations, would restrict FMOG's ability to drill on the Culver City portion of the Oil
3 Field; and

4 WHEREAS, in response to a previous request from County Supervisor for the
5 Second District, Mark Ridley-Thomas, in a letter to the Mayor of Culver City dated
6 September 22, 2014 in which he requested that the City Council "adopt a resolution...to
7 confirm that the Park to Playa Trail segment immediately adjacent to residential housing
8 within Blair Hills will not be considered a sensitive use as part of future City regulations";
9 the City Council previously took affirmative action on October 27, 2014 through adoption of
10 Resolution No. 2014-R084 to grant such request; and
11

12 WHEREAS, in response to the various concerns expressed by Culver City
13 residents and FMOG, County Supervisor for the Second District, Mark Ridley-Thomas, in a
14 letter to the Mayor of Culver City dated October 26, 2016 (attachment to this Resolution as
15 Exhibit "B"), is again requesting that the City Council adopt a resolution to expand the City's
16 October 2014 resolution such that the entirety of the P2P Trail Segment C, between La
17 Cienega Boulevard and the Blair Hills Scenic Overlook, will not be considered a sensitive
18 use or developed area as part of future City regulations and that it will not be considered in
19 defining the proposed 400-foot setback to buffer from the drilling area; and
20

21 WHEREAS, in consideration of the City granting the County's request,
22 BHRCA has proposed to move Segment C to a location at least a minimum of 50 to 75 feet
23 from the FMOG fence located south of the City Residences in closest proximity to the trail
24 alignment; and
25

26 WHEREAS, the City is agreeable to the County's request in order to reduce
27 the potential impacts on City Residences from Segment C, with the understanding that
28

1 such an accommodation shall apply solely to the P2P Trail Project in this vicinity and the
2 City maintains its authority to regulate setback requirements for the remainder of the Oil
3 Field; and

4 WHEREAS, in order to circumvent and avoid areas of geological constraints
5 and/or facilitate trail safety and accessibility, the City acknowledges that certain portions of
6 the western portion of Segment C may encroach upon or into the Oil Field and proposed
7 400-foot setback area, as defined in the Draft Regulations.

8
9 NOW, THEREFORE, the City Council of the City of Culver City DOES
10 HEREBY RESOLVE as follows:

11 1. The City Council hereby acknowledges that Segment C, as described and
12 identified herein and depicted on the map attached to this Resolution as Exhibit A, will not
13 be considered in defining the 400-foot setback requirements for oil drilling operations
14 applicable to a "developed area" or "sensitive developed area", as proposed in the
15 Discussion Draft Oil Drilling Regulations for the City's Portion of the Inglewood Oil Field¹,
16 based on the foregoing recitations and the following findings:

17
18 a. The combined length (approximately 1,000 feet) of the three
19 sections of the Segment C Trail Segment that may be permitted within the 400-foot
20 setback from oil drilling operations is limited and de minimis when compared to the 1.75
21

22
23 ¹ The Discussion Draft Oil Drilling Regulations for the Culver City Portion of the Inglewood Oil Field ("Draft
24 Regulations") requires that drilling or redrilling be conducted at least 400 feet from Developed Areas. Further,
25 as proposed in the Draft Regulations, any slant drilling of a deep-zone or mid-zone well within 800 feet of a
26 Sensitive Developed Area shall require additional plans and approvals. The Discussion Draft Regulations
27 define "Developed Area" and "Sensitive Developed Area" as follows:

28 "Developed Area. Any lot or parcel of land containing any residential, recreational (e.g. public park),
institutional (e.g. school), commercial, industrial or office structure, or used for residential, recreational,
institutional, commercial, industrial or office purposes. This definition does not include structures that serve
administrative functions in the Oil Field."

"Sensitive Developed Area. A lot or parcel that contains a single or multi-family residence, park,
school, or health care facility."

1 mile estimated length of Segment C and the entirety of the P2P Trail Project
2 (approximately 13 miles);

3 b. The Segment C Trail Segment is unique in nature, as it is the
4 only portion of the P2P Trail Project that borders in such close proximity to residential
5 properties while simultaneously being constrained by oil field operations;

6 c. The goal of providing an exception for the Trail Segment from
7 proposed setback requirements is to strike a balance between potential impacts on City
8 Residences from the immediately adjacent Segment C and the interests of the Park to
9 Playa Trail users in having a contiguous, safe and efficient pedestrian connector between
10 the greater Baldwin Hills Parklands and the Pacific Ocean;

12 d. On balance, given the City's experience of impacts to other
13 Culver City residents from park users (i.e. Hetzler Road), the balance weighs in favor of
14 creating the largest feasible buffer between the Culver City Residences and the Trail
15 Segment;

17 e. The Park to Playa Trail would be allowed to be located within
18 the proposed 400-foot setback requirement for drilling operations for those sections of the
19 Trail Segment only as depicted on the map attached to this Resolution, which includes an
20 approximate 500-foot section between the Stoneview Nature Center and La Cienega
21 Boulevard and an approximate 500-foot section along the south edge and southwest
22 corner of the Stoneview Nature Center, and such setback requirement (or any setback
23 provided for in any ordinance adopted by Culver City) would remain applicable for all other
24 portions of the Oil Field; and

26 f. The impacts of locating the Trail Segment within the proposed
27 setback requirement would be mitigated by the measures described previously in
28

1 Supervisor Ridley-Thomas' September 22nd letter: "BHRCA is committed to incorporating
2 the feedback provided by Blair Hills residents on the trail design, including planting a
3 landscaping buffer with mature trees and shrubs, incorporating visual screening on the
4 pedestrian bridge over La Cienega Boulevard, and incorporating trail signage that reminds
5 users to be respectful of the Stoneview property owners" along with any additional
6 measures identified in the County's Mitigated Negative Declaration for Segment C; and
7

8 g. BHRCA has committed to discuss with the City, with the
9 objective of developing a mutually agreeable plan, the possible placement of
10 environmental quality testing and monitoring devices, as may be required by the City to
11 monitor air quality, soils or other physical conditions related to operation activities with the
12 Oil Field, along or adjacent to the Trail Segment, which will afford the City an opportunity to
13 monitor the effects of oil field activities in proximity to the P2P trail location.
14

15 2. The City Council further acknowledges that the Discussion Regulations
16 include a provision that would allow for consideration of an exception to drilling within the
17 setback area, provided that the setback reduction not be detrimental to the public health,
18 safety and welfare, or the environment;

19 3. The City Council hereby acknowledges and accepts BHRCA's
20 commitment to:

21 a. Locate the Trail Segment as far as feasibly possible from City
22 residences, taking into consideration topographical and other engineering limitations;
23

24 b. Provide other mitigations to reduce related impacts, including,
25 but not limited to, planting a landscaping buffer with mature trees and shrubs, incorporating
26 visual screening on the pedestrian bridge over La Cienega Boulevard, and incorporating
27 trail signage that reminds users to be respectful of the adjacent property owners; and
28

1 c. Discuss and coordinate with Culver City a mutually agreeable
2 plan to allow for placement of environmental quality testing and monitoring devices along
3 or adjacent to Segment C, which may be related to monitoring oil field activities within the
4 Oil Field.

5 4. Nothing in this Resolution abrogates or waives the City Council's
6 authority to conduct the required public process, including consideration of any
7 environmental analysis, when deliberating on and adopting future oil drilling regulations for
8 the Culver City portion of the IOF.
9

10 5. The City Clerk is hereby directed to transmit a copy of this Resolution
11 to the Baldwin Hills Regional Conservation Authority Board and the Los Angeles County
12 Board of Supervisors.

13 APPROVED and ADOPTED this _____ day of _____ 2016.
14
15

16 _____
17 JIM B. CLARKE, MAYOR
City of Culver City, California

18 ATTEST:

APPROVED AS TO FORM:

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20 _____
JEREMY GREEN, Deputy City Clerk

21 A16-00988

22 
23 _____
CAROL A. SCHWAB, City Attorney
24 for
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26
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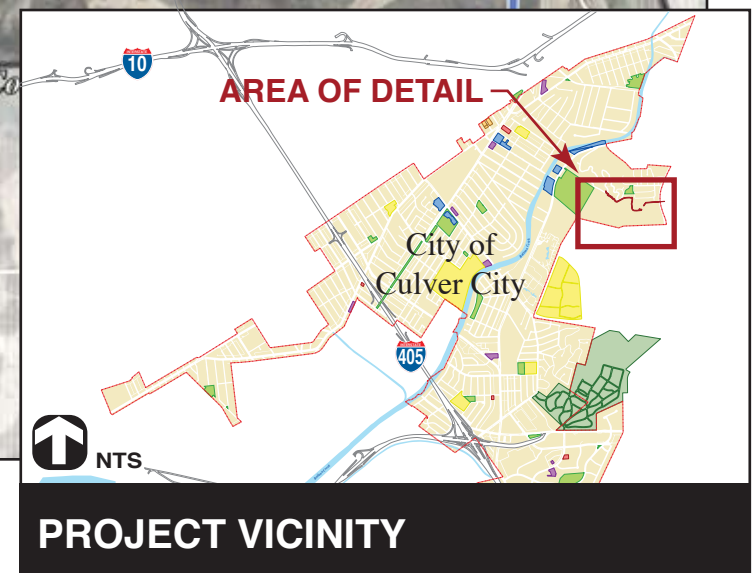
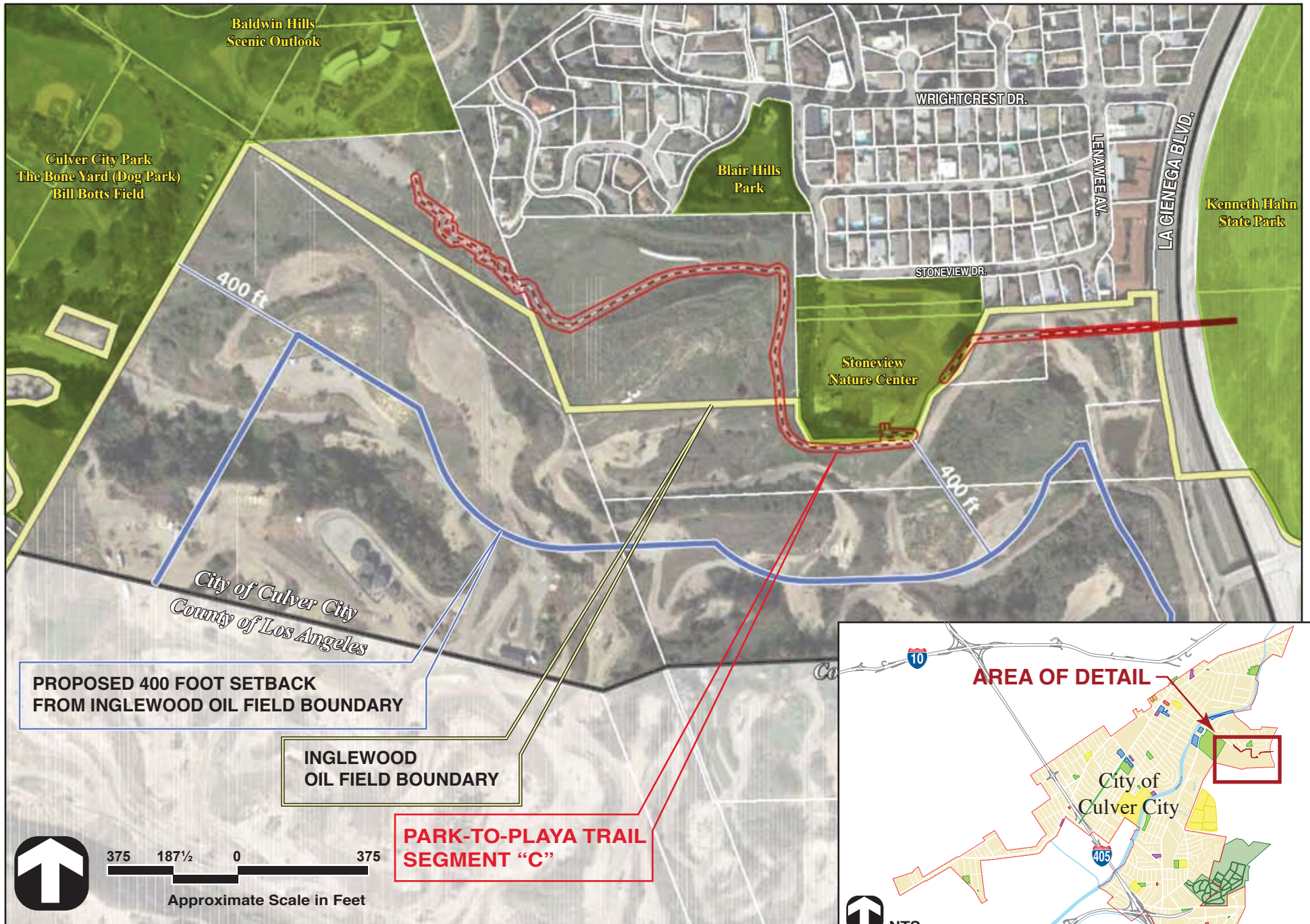


Exhibit A
PARK-TO-PLAYA TRAIL Segment "C" Culver City