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UNTIL APPROVED BY THE CITY COUNCIL

SPECIAL COMMUNITY MEETING
OF THE CITY COUNCIL
CULVER CITY, CALIFORNIA

July 11, 2017
7:00 p.m.

Call to Order & Roll Call

Mayor Cooper called the meeting of the City Council to order at 7:01 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jeffrey Cooper, Mayor
Thomas Small, Vice Mayor
Jim B. Clarke, Council Member
Göran Eriksson, Council Member
Meghan Sahli-Wells, Council Member

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Mayor Cooper described the purpose of the meeting and meeting procedures.

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Pledge of Allegiance

Not done.

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Joint Public Comment for Items NOT on the Agenda

No cards were received and no speakers came forward.

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Action Item

Item A-1
(Out of Sequence)

CC - (1) City Council Oil Drilling Subcommittee Report to City Council on Discussions Between the Subcommittee and the Inglewood Oil Field Operator, Sentinel Peak Resources (SPR), Regarding the Operator's Request to Participate in the Inglewood Oil Field Specific Plan Process as a Project Applicant; and (2) Direction to City Staff as Deemed Appropriate

Council Member Clarke read a prepared statement about his service on the Oil Drilling Subcommittee; discussed his interest in protecting residents and Oil Field workers; provided background on the item; discussed City Council authorization to the Subcommittee to meet with the Oil Field Operator (SPR) to identify common ground for future operations of the Culver City portion of the Inglewood Oil Field; out of date regulations; the draft of new regulations by staff in 2013 and the decision to wait on implementation pending state legislation that could impact oil operations; taking public comment and new technology into consideration; the need for a proposed Specific Plan for review; staff development of a proposed project making certain assumptions about operations over the next 15 years due to the previous operator's unwillingness to provide information; the suggestion by SPR that they become an applicant for a specific project once they are able to conduct an in depth study; eagerness of the community to have the Draft EIR and proposed Specific Plan released; discussion between the Subcommittee, staff and SPR to see if there was a way to move forward with SPR being a co-applicant with the City in return for good faith actions or community benefits including greater transparency from SPR and reimbursement to the City to cover expenses for technical work done by the City and a moratorium on future drilling while discussions were ongoing; the request by SPR that the City wait for the study to be completed before releasing the EIR or any regulations; the desire of the Subcommittee to move forward or see good faith efforts from SPR; the 90 day period permitted by the City Council to meet with SPR and decide how to proceed; middle ground proposed at the last meeting with SPR whereby the City would release the 2017 Draft Regulations along with a technical memorandum but not the Specific Plan or Draft EIR which would allow the community, landowners and SPR the

ability to comment on the rules of the game if a Specific Plan were to be submitted; the condition that SPR act on good faith efforts of transparency, reimbursement of expenses, and a moratorium on new drilling; problems that SPR had with the good faith conditions and their decision to withdraw from discussions with the Subcommittee and the process; the need for the City to move forward with completion of the Draft Specific Plan including revised regulations and the Draft EIR; continued work by staff and the consultants on completing the Specific Plan including updated regulations and the EIR which would take up to 60 days; the proposed public comment period; the length and technical aspects of the document that could warrant additional time; staff response to public comment; the length of time before a document can be brought to the City Council for approval; he clarified that the operations of the Inglewood Oil Field would not change; and he noted that comments were best made during the public comment period that would begin when the documents are released.

Council Member Sahli-Wells thanked Council Member Clarke for providing details around the complicated issue; expressed appreciation for the exhaustive staff report; discussed the toxic release into a neighborhood 12 years ago that brought the issue to the attention of the City; regulations that were not doing their job; the start of the process to protect the community; she noted that 10% of the Oil Field is in Culver City with the rest in Los Angeles County; discussed the involvement of residents and staff in County regulations; concern that the County regulations did not go far enough; efforts of Culver City to deliver new regulations; the complex nature of the process; operating within the changing state regulatory landscape; tracking state developments; money spent on technical studies, outside counsel, and planning to bring forward regulations that keep the community and the environment safe; agreement by the City Council to delay release of the Draft Regulations per the request of SPR; the request from SPR to withdraw from the discussion process; moving forward with the release of the Draft EIR, Draft Specific Plan and Draft Regulations; reasons that there will not be an immediate release; she thanked everyone for their interest; discussed ways to include the public; she encouraged everyone to check out the City website to find correspondence and information; acknowledged that transparency is a big concern; asserted that the City is posting as much information as possible; and she recognized the presence of

representatives from West LA College and LA County Planning.

Heather Baker, Assistant City Attorney, introduced Melanie Doran Traxler, Contract Project Manager and Kristin Starbird, EIR Consultant.

Melanie Doran Traxler, Inglewood Oil Field Specific Plan Project Manager, provided background on the item; discussed the voluntary withdrawal of the request for the delay of the City initiated Specific Plan project by SPR; issues and outcomes of the discussion points between the Subcommittee and SPR; consideration of process and schedule for moving forward with the City's proposed Specific Plan; preparation of the project documents; the target release date; project process considerations; guidance on addressing key issues; end of life considerations for the City portion of the Oil Field; community comments; inquiries and suggestions regarding the project process; and technical issues raised in comments received.

Mayor Cooper invited public comment.

The following members of the audience addressed the City Council:

Christine Haley, Sentinel Park Resources, discussed the 90 day extension toward a working agreement to layout their role as a potential applicant; she expressed regret that progress was not made during the time working together; she indicated that SPR would move forward but not as an applicant; and she expressed appreciation for the 90 day extension.

Mayor Cooper indicated that the City Council was limited in what they could discuss.

Tom Camarella discussed surety bonds; the need for the City to protect residents; Aliso Canyon and San Bruno; he felt that a large surety bond should be a prerequisite for any negotiations with SPR; he spoke of the highly-educated population in the City; and he suggested creation of a Health and Safety Commission noting precedent for such a Commission.

Rebecca Rona Tuttle was pleased that Culver City would be releasing the Draft Specific Plan and Draft EIR; asked that

Oil Field related meetings be made public and announced well ahead of time; she requested extra transparency in Oil Field matters; echoed the need for a \$1 billion surety bond; and she felt it critical that an oil consultant be hired.

Michelle Weiner presented a bundle of letters to the Mayor to illustrate how many residents want to communicate with the City Council; she expected more engagement from the community moving forward; wanted to see open subcommittee meetings; and she asked that a City representative conduct regular inspections on the field.

Council Member Sahli-Wells indicated that resident input is still important; regulations need to be released and a process going forward is still needed; guidance on the end of life of the Oil Field is needed; and public engagement is important moving forward.

Dr. Diana Mendez stated that health concerns would be exacerbated by Oil Field operations; she supported the City in prioritizing the health of residents; and she provided documents and a statement from Dr. Stephanie Laskin referencing the Baldwin Hills Oil Field EIR indicating increased instances of cancer in proximity to the Oil Field.

Dr. Rania Sadty provided background on herself and her experience in assessment of community contamination and she reported founding Advocates for Clean Air El Marino.

Daniel Lee thanked SPR for moving the process forward; discussed protecting the health and safety of residents; he wanted to see the Draft EIR and strong regulations put in place quickly; he suggested alternatives for the use of the Inglewood Oil Fields after adequate remediation; discussed the moratorium; felt that the delay for the release of the EIR put residents and stakeholders at risk; discussed money spent on the EIR process; he wanted to ensure that regulations currently in place are enforced; and he wanted to see a \$1 billion surety bond and an excise tax for monitoring of the Oil Field on a regular basis.

Steve Gourley discussed the amount of time provided for public speakers vs. the amount of time allocated for Council Members to speak; he expressed agreement for most points raised by previous speakers; discussed the bad faith

of SPR; and asked the City Council to get busy advocating for the City.

Steve Dunwoody, Vet Voice Foundation, provided background on himself and the organization; asked the City Council to continue to move forward on the release the Draft Regulations and EIR without delay; discussed the pledge of veterans to defend against threats both foreign and domestic; claims that delaying the project saves jobs; protection of residents from major health and safety hazards; and he expressed support for offering tax incentives to SPR for development of wind and solar resources.

Karlo Silbiger expressed concern with the health and safety of his family, neighbors and friends; asked that the EIR be released as soon as possible; wanted the City Council to ensure that the public are part of the process; and he wanted to see elected officials to do everything possible to protect the health and safety of residents.

Mary Daval thanked staff for their efforts; looked forward to the release of the Draft EIR and Draft Specific Plan; discussed the costs that SPR is willing to cover; the importance of the \$1 billion surety bond; manipulation by SPR at the April meeting; she asserted that SPR did not care about the City or the residents; she questioned what the City hoped to gain through the process; expressed opposition to oil extraction; asserted that bold leadership is necessary to counteract climate change; she wanted the City to do better than what SPR is offering; and she reminded the City to think global, act local.

Dan Haley expressed hope that those who had the foresight to ban polystyrene would also ban oil drilling in the City.

Prisca Gloor asserted the top priority of Council Members is to protect residents; noted increased instances of cancer on her block; discussed toxins and damage to her home; she asserted that oil and gas are energy from the past; suggested the land be used for a wind farm or a park; and she asked that the EIR be released immediately with a public conversation.

Jessica Cattelino discussed long term planning and the end of life for the Oil Field; she wanted to see the public involved in Subcommittee consideration of what will happen

in the long term; discussed efforts of SPR to go into real estate development on oil fields purchased; low income housing; health and safety issues; long term land use planning of the City; ensuring health and safety; and she asked for broad discussions of land use planning and possible beneficial uses of the Oil Field.

Dr. David Haake noted that SPR is a real estate developer; discussed their project on Montebello Hills built on top of oil operations; he suggested that the City think about how to properly zone out those kinds of operations near sensitive receptors; he asserted that a lawsuit is coming from SPR; noted the importance of gathering evidence that oil drilling poses health risks; and he suggested asking the LA County Public Health Department to look into the incidence of health issues around the Oil Field.

Daryl Gale reported that the City of Los Angeles has a Petroleum Administrator who is studying the health effects of living next to oil and gas activities; she expressed hope that such a report would lead to a 2500 foot setback for all oil and gas drilling that would shut down 80% of oil and gas activity in Los Angeles; she reported support from Herb Wesson; and she asked Culver City to follow the lead of Los Angeles and do a similar study.

Nicholas Cregor discussed greedy property developers threatening the safety of the community and expressed opposition to the threat to the safety of their homes.

Dr. Suzanne De Benneditis asked the City Council to reflect on what they can do to allow for community engagement with the expertise of residents in the City; she asked for respect; discussed incidences of low income housing in contaminated areas; violating environmental justice; being a City of Kindness; and she asked that decency be put before profits.

Dr. Khin Gyi thanked the City for agreeing to release the Draft EIR and oil drilling regulations; discussed drilling permit requirements; discretionary permits; she felt that the City should not enter into any agreements until SPR is willing to honor the City Municipal Code; she noted the importance of carrying a \$1 billion surety bond; suggested that the City consider tax incentives for wind and solar energy at the Oil Fields and insist on a 2500 square foot

setback; and she reported that the Culver City Democratic Club had sent a resolution to the office.

Deborah Weinrauch thanked staff and Council Members for putting the welfare of residents in first place; discussed her cancer; the Inglewood Oil Fields next to her home in Raintree; she expressed concern for the health of her family, pets, neighbors and friends; reported another loss of a Raintree neighbor to cancer; she discussed property values; SPR Oil Field workers; and she questioned why SPR suddenly withdrew their request to delay the release of the Draft EIR and the Draft Regulations.

Gary Silbiger discussed the amount of time allowable for citizens to speak vs. the amount of time allowed for oil company representatives; the need for cities to protect residents as Federal support has been eliminated; discussed fair and equal process; open meetings on the smoking ban; the Champion Corporation; the Irving Place development; meetings with the community; concern with official meetings behind closed doors; he asked that the City work together to make the best option; and he asserted that the public wants to be a full partner.

Aura Walker, Citizens Coalition for a Safe Community, expressed concern with the sudden and last minute withdrawal; felt that SPR did not have the best interests of the community in mind; felt manipulated; wanted the Draft Regulations and Draft EIR released immediately; wanted an independent consultant for inspections; expressed concern that SPR would not follow rules and with unregulated exploration underground; she supported the 2500 foot setback and wanted security insurance to safeguard against problems in the future; and she felt it not improbable that negotiations would be needed to convert the usage of the field to something more useful.

Carlene Brown quoted Dr. Martin Luther King; discussed moving beyond oil dependence and she suggested a wind and solar farm instead of the Inglewood Oil Field with tax incentives provided to switch.

Alex Fisch encouraged the City Council to agendize consideration of establishing an Oil and Gas Citizens Committee; discussed the age of the Oil Field and processes; end of life for the Oil Field; and he suggested increasing the current business tax on the Oil Field.

Angus Alexander reported having a brain tumor and spending a lot of time around the Oil Field; discussed the faultline; experimental fracking by Chevron in the 1960s; he suggested the City look at the EIR for additional information; discussed Oklahoma City; wanted to see a Baldwin Hills Park; and asked that the City not allow oil which is the past, to be the future.

Barbara Hope ceded her time to Dr. Rania Sadty who expressed concern with the health and safety of the community; known human carcinogens; increased traffic; diesel trucks; noise; safety; water pollution; the need for a health needs assessment; felt the EIR should be made public; felt community should come first and oil last; cited the need for transparency; discussed the use of harmful chemicals underground; she asserted that the City Council had a choice to create a buffer zone and say no to oil; she stated that the charge of the City Council is to protect residents and represent them, not the oil company; and she cited efforts of the School District to address air quality problems by the freeway.

Azita Jolaei echoed previous comments; wanted to see independent consultants and a surety bond; felt that fracking and oil resources are outdated; and she asserted that the expectations of others should not color the thinking of the City Council.

Shannon Theus spoke representing millennials with a new political activism; she was pleased that SPR withdrew; and she felt the City should not rely on the actions of SPR to protect the City.

Jeremy Green, City Clerk, read written comments submitted by:

Steve Michael
Paula Amezola de Herrera

Council Member Clarke noted the importance of making public comment when the report comes out; discussed the charge given by the City Council to the Subcommittee to enter into discussions with SPR; he clarified that the public also includes land owners and their attorneys which the City did not want involved; and he noted that future Subcommittee meetings could be open to the public.

Council Member Sahli-Wells expressed appreciation for the comments from the public; acknowledged the importance of the decision and frustration to not be able to be part of the Subcommittee meetings; she noted that there was still a lot to discuss and a lot to share; discussed lessons learned through the process; the importance of clear communication; basic information sharing; transparency and public participation; the refusal of the previous oil operator to provide a map of the drilling going on underneath the City; publicly available information from the Division of Oil, Gas and Geothermal Resources; multiple discrepancies between what was disclosed to the state and what was furnished to the City; she stated that all correspondence is available on the City website; expressed concern with a lack of cooperation or accurate information; concern regarding whether rules would be followed; the refusal to comply with the existing municipal code; the need for adequate monitoring; the request by SPR that the City stop regulation so they could do an in depth geological study of the field; whether there would be public access to the study; the need for a robust public process and public Subcommittee meetings; Brown Act subcommittees vs. ad hoc subcommittees; moving forward with regulations; she wanted to see workshops in communities most directly affected by oil drilling; she expressed interest in pursuing discussion of the end of life of the Oil Field as part of the General Plan noting that oil operations are a nonconforming use; discussed exploring legal possibilities of what is in the best interest of the community; and the creation of the Baldwin Hills Conservancy.

Council Member Eriksson thanked staff and the Subcommittee for their work; discussed next steps; and support for extensive community involvement noting that he wanted to move forward.

Vice Mayor Small thanked the public for their comments; noted the importance of focusing on the big picture; discussed ending Oil Field operations; future use of the land; identifying partners in the City and County of Los Angeles; work with public and non-profit groups; and making sure not to get lost in lawsuits and details.

Mayor Cooper noted that that the issue has been around for a long time and the City has always stood firm on

protecting the health and wellness of the residents; discussed money spent; transparency; he acknowledged the importance of public input; encouraged participation during the public comment period; discussed monitoring the operator; and he pointed out that the land is owned by private owners.

Council Member Clarke moved item D in the staff report to terminate discussion and advise staff to move forward. Council Member Eriksson seconded the motion.

Further discussion ensued between staff and Council Members regarding additional direction; whether the Subcommittee could be a public body; Brown Act requirements; the need for a decision from the City Council on the type of subcommittee; differences between a Brown Act subcommittee and a public subcommittee; staff requirements; legally sensitive items; allowing flexibility for the Subcommittee; commitment from the City Council to operate in public unless there is an exceptional legal reason not to; clarification that once the EIR is released, the Subcommittee can be dissolved; the process for the release of the EIR and Draft Specific Plan and the comment period under the California Environmental Quality Act (CEQA); community workshops in the areas impacted the most; discussion of the document after it is released; the suggestion to have a committee with members from the public to address the issue; a request to have staff return with an analysis as to what resources would be required; discussion of the feasibility of having a consultant to monitor the Oil Fields; ensuring safe operation; the role of the current consultant; access to the Oil Fields; adoption of the Specific Plan; facilitating implementation and enforcement of the Specific Plan; imposing an excise tax to pay for monitoring; Subcommittee consideration and recommendations; costs; provisions in the current Draft Regulations indicating operator responsibility to pay for monitoring and enforcement; current inspections of the 27 active wells conducted by the Fire Department; broader regulations for City health and safety; and City Council consensus was achieved to make future Subcommittee meetings public and charging the Subcommittee to explore looking at creating a Commission after the EIR is complete.

Heather Baker, Assistant City Attorney, received clarification regarding issues for the Subcommittee to explore; expressed concern with taking away from completing

the Draft EIR and Specific Plan during the agreed upon timeframe; and concern with spending time on tangential issues.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: TERMINATE DISCUSSIONS WITH SPR, RELEASE THE TEMPORARY PROJECT HOLD AND DIRECT STAFF TO MOVE FORWARD WITH COMPLETION OF THE DRAFT SPECIFIC PLAN AND DRAFT EIR AS SOON AS POSSIBLE FOR AN ANTICIPATED RELEASE IN LATE AUGUST OR EARLY SEPTEMBER 2017, OR APPROPRIATE DATE THEREAFTER AS RECOMMENDED BY THE OIL DRILLING SUBCOMMITTEE. (UNDER THIS OPTION, SPR'S INPUT WOULD BE RECEIVED AS PUBLIC COMMENT DURING THE EIR PUBLIC REVIEW PROCESS, AND SPR COULD SUBMIT A FUTURE APPLICATION IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE SPECIFIC PLAN AT THAT TIME, OR COULD POTENTIALLY FILE AN APPLICATION FOR A SPECIFIC PLAN AMENDMENT, IF APPROPRIATE).

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This item was considered out of sequence.

Receipt and File of Correspondence

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Council Member Sahli-Wells announced a meeting of the Sustainability Subcommittee regarding methane released from abandoned oil wells on July 13 in Council Chambers.

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July 11, 2017

Adjournment

At 9:05 p.m., the City Council adjourned to July 24, 2017
at 7:00 p.m.

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Jeremy Green
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council
Culver City, California

JEFFREY COOPER
MAYOR of Culver City, California