

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 07/14/08		Item Number: <u>A-1</u>	
AGENDA ITEM: Discussion of: 1) the Draft Environmental Impact Report, dated June 2008, for the Baldwin Hills Community Standards District and Potential Formulation of Initial Comments Thereon; and 2) the “12-Point” Memo Submitted to the City Council from the Greater Baldwin Hills Alliance.			
Contact Person/Dept.: Sherry Jordan / Phone Number: (310) 253-5746 CDD			
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Posted on Culver City web page on 7/2/08; mailed notices (20,950) on 7/3/08 to various public agencies, Culver City property owners and residents, and interested parties; emailed to the Master E-Mail Notification List on 7/9/08; published in the Culver City News on 7/10/08, and placed on the cable crawler.			
Department Approval: Sol Blumenfeld (07/08/08)		City Attorney Approval: Carol Schwab (by H. Baker) (07/09/08)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball)(07/08/08)		City Manager Approval: Jerry B. Fulwood (07/09/08)	
<u>RECOMMENDATION:</u> Staff recommends the City Council discuss: 1) the Draft Environmental Impact Report (DEIR) for the proposed Community Standards District (CSD) to establish oil drilling regulations for a portion the Inglewood Oil Field located in the unincorporated Baldwin Hills area; and 2) the “12-Point” memo submitted to the City Council by the Greater Baldwin Hills Alliance (GBHA). <u>BACKGROUND:</u> <u>Draft EIR:</u> The County of Los Angeles (County) has prepared and circulated a DEIR, dated June 2008, to assess potential environmental impacts associated with potential future oil and gas production activities at the Inglewood Oil Field over the next 20 years. The County is the “Lead Agency” and the project applicant is Plains Exploration & Production Company (PXP). The City received the DEIR on June 19, 2008 and immediately distributed the document to City Departments and the City Council for review. The County established a 60-day review and comment period that ends on August 19, 2008. The City Council requested the County extend the comment period by an additional 30 days. Such request was denied by the County (Attachment No. 1).			

City of Culver City, California
City Council Agenda Item Report

Because of the technical nature of the information and the short time frame for review, the City Council on June 23rd authorized a contract with Aspen Environmental Group to assist the City in commenting on the proposed CSD and DEIR, and with the review and revisions to the City's current oil well regulations and oil drilling permit application submittal requirements.

"12-Point" Memo:

On June 23, 2008 the City Council received a memorandum from the GBHA outlining 12 points for Council consideration. Attachment No. 2 contains the memorandum with staff's response to each point attached.

DISCUSSION:

PXP, the operator of the Inglewood Oil Field, has submitted an application to the County to establish a CSD (attachment to the Executive Summary in the DEIR). The CSD is a supplemental district used to address special issues that are unique to certain geographic areas within the unincorporated areas of the County. The CSD would establish permanent development standards, operating requirements and procedures for the portions of the Inglewood Oil Field that are within the County. The CSD would provide a means for implementing enhanced regulations to address the unique compatibility concerns associated with operating an oil field in the midst of urban development.

There are three main goals associated with the development of the DEIR, which include:

1. To provide the public and decision makers with detailed information about the current and future operations at the Inglewood Oil Field.
2. To determine what types of environmental impacts could result from future oil field development activities.
3. To determine if the CSD as proposed by PXP has the necessary development standards, operating requirements and procedures to mitigate the potential environmental impacts of future oil field development activities.

A typical DEIR would evaluate the environmental impacts of a proposed development project. In this case the proposed project is a CSD, which in itself would not directly result in any physical change to the environment, but would serve to reduce environmental impacts of future development at the Inglewood Oil Field through the establishment of permanent development standards, operating requirements and procedures.

City of Culver City, California
City Council Agenda Item Report

To accomplish Goal Number 3 listed above, an environmental impact analysis was conducted on a Potential Future Oil Field Development Scenario. This scenario looked at the maximum development that could occur over the next twenty years. There are no current applications for oil drilling.

Based upon the environmental impact analysis of the Potential Future Oil Field Development Scenario, the DEIR identified a number of measures to mitigate the identified impacts (Table ES-1, Page ES-25) of future oil drilling. The development standards, operating requirements and procedures in the PXP proposed CSD were then compared with the identified measures to determine areas where the proposed CSD could be enhanced. The recommended modifications to the proposed CSD are discussed in Table ES-2 (Page ES-15) in the DEIR.

The only impact that could not be mitigated to a less than significant level in the Potential Future Oil Field Development Scenario was earthquake-related hazards, such as ground rupture, ground acceleration, and ground shaking common to the Los Angeles region (Impact No. GR.3, Page 4.4-23). Because the southeast portion of the oil field is underlain by the active Newport-Inglewood Fault Zone, there is a greater than average risk of seismic impacts. Therefore, seismic related impacts are significant. However, mitigation measures are proposed that would require measures such as not allowing certain types of new facilities within 50 feet of a known active fault.

The County will use the mitigation measures identified in the DEIR as well as an analysis of the CSD in developing recommendations for modification to the proposed CSD.

City Staff and our consultant, Aspen Environmental Group, are currently analyzing the DEIR and will be formulating detailed comments for Council's consideration. Because of the relatively short time period since receipt of the document and the voluminous nature of the DEIR, staff has not concluded its review of the DEIR. However, because of the potential impacts of the CSD and future oil drilling operations contemplated therein, staff wanted to provide the City Council and community with an opportunity to provide input on the document in two stages: this evening (where the Council and community can provide initial comments and primary areas of concern) and at a second public meeting which will be held before the City Council on August 13, 2008 to consider finalizing the City's comments and consideration by the City Council of a formal resolution transmitting those final comments to the County.

City of Culver City, California
City Council Agenda Item Report

Important Future Dates

July 17 County EIR Public workshop
July 22 County EIR Public workshop
Aug. 2 County Regional Planning Commission public hearing
Aug. 13 City Council reviews final proposed comments and authorizes their submission
Aug. 19 Comment period ends and final comments are submitted to County
Aug. 27 County Regional Planning Commission public hearing

FISCAL IMPACT

For the Council's information, the City-wide public notification was produced at a direct cost of \$14,637.08 (which amount was taken from appropriated reserves) and the contract amount approved by City Council for Aspen Environmental to assist staff with the review of the DEIR is \$148,770.

ATTACHMENTS:

1. July 1, 2008, letter from Supervisor Yvonne B. Burke to Mayor Malsin
2. Response to GBHA 12-Point Memorandum Received by City Council on June 23, 2008
3. Public Draft Environmental Impact Report Baldwin Hills Community Standards District, June 2008 – delivered to the City Council on June 23, 2008.

MOTION:

That the City Council:

1. Discuss the June 2008 Draft EIR for the Baldwin Hills Community Standards District and provide initial comments as deemed appropriate; and
2. Discuss the 12-point memorandum submitted by the GBHA and provide direction to staff as deemed appropriate.