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UNTIL APPROVED BY THE CITY COUNCIL

SPECIAL COMMUNITY MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

June 20, 2018
6:30 p.m.

Call to Order & Roll Call

Mayor Small called the special community meeting of the City Council to order at 6:34 p.m. in the Mike Balkman Chambers at City Hall.

Present: Thomas Small, Mayor
Meghan Sahli-Wells, Vice Mayor
Göran Eriksson, Council Member
Alex Fisch, Council Member
Daniel Lee, Council Member

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Disa Lindgren.

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Community Announcements by City Council Members/Information Items from Staff

None.

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Joint Public Comment - Items Not on the Agenda

Mayor Small invited public comment and discussed procedures for public speaking.

The following members of the audience addressed the City Council:

Dr. Tom Williams provided background on himself; discussed the Dog Park blowout and other incidents; anticipating events rather than rectifying them; he offered to provide a presentation for interested residents; discussed state representatives who can go to the Division of Oil, Gas and Geothermal Resources (DOGGR) to request changes to field rules; the emergency response plan, the spill contingency plan and site specific plans; and he wanted the City to get ahead of the curve because people could be hurt if things are not controlled properly.

Erika Salomon provided background on herself; expressed concern with drilling causing earthquakes and retrofitting for soft story structures; she questioned whether the City would pursue mandatory retrofitting and wanted to see a list of buildings that need to be retrofitted; and she questioned whether that issue would be addressed in the new City plan.

Mayor Small indicated that staff was working on the issue which would be coming forward soon.

Khin Khin Gyi, Culver City Democratic Club, encouraged members of the Democratic Club to attend the Drag Queen Bingo fundraiser at Hamburger Mary's on June 21.

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Receipt and Filing of Correspondence

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

CC - (1) Presentations and Discussion Regarding the Inglewood Oil Field (IOF) Specific Plan Project; and (2) Direction to the City Council Oil Drilling Subcommittee and City Staff as Deemed Appropriate

Melanie Doran Traxler, IOF Specific Plan Project Manager, provided a summary of the material of record; clarified the purpose of the meeting, and provided an overview of comments received on the Draft Environmental Impact Report (DEIR).

Vice Mayor Sahli-Wells noted that the subcommittee recommendations were available in the staff report; reported working on the issue of oil drilling since she came on the City Council in 2012; discussed changes in terms of state regulations; SB 4; she noted that there have been three different oil field operators since 2012; discussed rules developed by the South Coast Air Quality Management District; the Oil Drilling Administrator in Los Angeles; the Health Study released by LA County Public Health; the health effects of oil drilling in an urban context; Aliso Canyon; the oil spill at Refugio State Beach; reports of people getting sick in communities in close proximity to oil drilling; the rise of alternative energy sources; significant efforts made by Culver City to reduce energy use and move toward renewable, fossil fuel free energy sources; she reported serious concerns from constituents about proximity to the Inglewood Oil Field (IOF); discussed the changing landscape; work on regulations, the EIR and the Draft Specific Plan; resident concerns expressed regarding the number of wells and inadequate setbacks; the desire of residents to eliminate oil drilling completely; the opportunity to make sure that the 2012 path is still relevant; the subcommittee recommendation to put the response to comments and EIR Specific Plan on hold; preparation of a study and recommendation for a potential amortization of the IOF; coordination with Community Development to look at land use in the long term; the General Plan; the community vision for what the land should be used for; clarification that drilling is a non-conforming use; the desire for a strong focus on health and safety when looking at regulations; collaboration with outside partners for a broad goal aligning with the City commitment toward clean energy and fostering sustainability; the subcommittee recommendation to change directions based on

changing conditions; and the need for input.

Council Member Fisch discussed the non-conforming use; the ability of the City to regulate land use; giving a non-conforming use a deadline to vacate; threats to public health, safety and welfare; other instances where old industrial uses become no longer viable as the surrounding community grows and the character of the City changes; clarification that the law allows the City to set an end date; the subcommittee recommendation to hire a consultant to look at the economics of allowing the operator to recoup their costs and stop; and the recommendation to enact regulations to better protect the health and safety of the community.

Discussion ensued between staff and Council Members regarding appreciation to the subcommittee; clarification of misunderstandings submitted in some of the EIR comments; clarification that oil drilling is already allowed and if the Specific Plan is not adopted oil drilling will continue as usual; the evaluation of well stimulation, or fracking through SB 4; state regulations through DOGGR authorizing well stimulation state wide; clarification that the ability of the City to restrict fracking is guided and limited by state law; current regulations that allow fracking if the Specific Plan does not move forward and nothing comes in to replace it; origination of the project request from a City initiated Specific Plan to update and enhance the ability of the City to regulate, review and monitor currently occurring or allowable oil activity; original objectives of the Specific Plan; the low potential for fracking within the IOF; the need to evaluate impacts; EIR evaluation of the worst case scenario; conclusions in the environmental document; mitigation options; and regulation of oil drilling as an interim use.

Vice Mayor Sahli-Wells discussed different perceptions of what hydraulic fracturing means.

Mayor Small explained procedures for public speaking and invited public input.

The following members of the audience addressed the City Council:

Dr. Tom Williams asked that comment cards be made available to the public rather than just the City response and noted

that the City should consider his request as an official Public Records Request; he felt the meeting should have been held Blair Hills or in Raintree Circle as they are the most affected and he wanted to see additional meetings; he asserted that more knowledgeable oil and gas consultants were necessary; stated that hydraulic stimulation and fracturing could be restricted by surface conditions through the Fire Department; discussed setbacks; asserted that the Specific Plan is an ordinance and takes precedence over the General Plan; he wanted to see the Specific Plan applied to the entire City allowing regulation of oil production throughout the City; he noted the ability to go out 10,000 feet from a single well; stated that most hydraulic fracturing would not be an issue; and he discussed conditions needed to conduct fracturing.

Angus Alexander discussed project alternatives; the Baldwin Hills Conservancy; the Baldwin Hills Recreation Area; the Ballona Creek Watershed; opportunities for outdoor recreation; popularity of the Baldwin Hills Overlook; the park poor nature of the area; surrounding communities that could be served by the proposed park; studies quantifying park usage; value created by parks; and he referenced Section 4-3 of the DEIR regarding job creation.

Tom Camarella echoed comments from Dr. Tom Williams regarding providing a way to get people out in the event of an accident; he discussed cleaning up the land; and the surety bond.

Maya Golden-Krasner, Center for Biological Diversity, reported submitting written comments in support of the subcommittee recommendation; discussed the broad authority of the City to regulate oil and gas production including barring production; amortizing and phasing out various non-conforming uses over time; other examples of uses that were phased out; comments submitted in March; she did not want to see new permits issued for new wells and infrastructure; and she expressed support of a ban on well stimulation.

John Fleming, Center for Biological Diversity, expressed support for the Oil Drilling Subcommittee recommendations including ending well stimulation, enhanced oil recovery, waste water injection and the plan to phase out all existing oil operations; he discussed risks posed by oil extraction activities; oil fields in the fault zone; the inconsistency of oil activity expansion with California's climate goals;

the Paris Climate Agreement; and working to confront the global climate crisis.

Freddy Puza applauded the recommendation of the subcommittee; encouraged the City to focus on alternative clean energy; he was pleased that the City cares about health and safety of the residents; and he urged the City to ban all well stimulation, do the amortization study, phase out all existing wells, and think about how to reuse the space.

Daniel Kotin expressed support for the proposal submitted by Angus Alexander to convert the property to a parkland or other public space, and he suggested that the City Council require the operator to convert to 100% renewable energy production if the land must be used for energy production.

Bruce Campbell expressed support for adoption of the subcommittee recommendation regarding the IOF; he did not want to see new permits for wells and infrastructure; he wanted fracking and extreme drilling procedures banned; he noted the need to know exactly how much infrastructure exists in the IOF and throughout the City including abandoned wells; he discussed the holding pond and the need for a map; climate change and extreme weather; the DEIR; the definition of project site; horizontal drilling; section 1788 of the DEIR; and toxic materials used at the IOF.

Victoria Maidment expressed support for subcommittee recommendations; concern with slant drilling and the water table; support for the Angus Alexander park proposal or solar panels and wind turbines; questioned whether Culver City qualified for superfund cleanup; she expressed support for comments made by Mr. Campbell; did not want to see an extended period of time for amortization; wanted to ensure against ambiguity; discussed setbacks; and the bond.

Terry Silberman provided background on herself; expressed support for the approach of the Oil Drilling Subcommittee; felt that all well stimulation, enhanced oil recovery and waste water injection on the Culver City portion of the IOF should be banned; wanted to see the IOF restored; felt no more new permits should be issued for new wells or infrastructure unless required for safety or repair; discussed the need for restoration with consideration of the impact on surrounding communities; she expressed support for using the area as a parkland or for the development of renewable energy; she urged the City Council to continue

monitoring activities on the IOF; and she discussed continued risks and danger to residents.

Disa Lindgren thanked those working on the issue including Vice Mayor Sahli-Wells; expressed support for the subcommittee recommendations and for the Central Park of the West proposal; discussed funding; partnerships; surrounding communities; and leadership.

Geneva EB Thompson provided background on herself; expressed support for the subcommittee recommendation; urged the City Council to honor the Tongva Nations and reinitiate formal government to government consultation to protect cultural and natural cultural resources; wanted the best technology used to identify and protect tribal cultural resources; discussed mitigation measures; and safe access to resources.

Pete Rockwell expressed support for the subcommittee recommendations; reported seeing a presentation on the IOF at the Natural History Museum; discussed the history of the IOF; and he commended the City Council for working to make changes.

Mindy Jian, Los Angeles Water Keepers, expressed excitement at the new direction of the site and she voiced support for the subcommittee recommendations.

Donna Flier questioned who benefitted from the IOF; expressed concern with the 90% of the IOF owned by Los Angeles county and whether the county was willing to keep Culver City safe from the potential hazards; felt that the county report had honestly conveyed the risks and acknowledged that more study is needed to understand long-term hazards; she noted that Culver City is still at risk; and she expressed appreciation for the work and responsiveness of Culver City.

Suzanne Debeneditis discussed half mile buffer zones to prevent harm; recent comments from Sentinel Peak Resources (SPR); and she wanted to see rigorous independent testing to ascertain whether claims by SPR are accurate, with a cease and desist order until claims can be substantiated by independent resources.

Rachel Stevens, Sierra Club, provided background on the organization; expressed support for the approach recommended by the subcommittee; discussed those who suffer the most from the impacts of climate change, air pollution and contaminated

water; wanted to see neighbors and those whose jobs might be at risk as a result of those changes considered; expressed support for protecting the cultural and natural resources of the Tongva Nations; she asked those in the audience with signs supporting the subcommittee recommendations to display them; and she noted that Culver City had the chance to lead the way in protecting residents.

David Haake, Sierra Club, discussed health and environmental hazards from oil extraction to residents and workers; felt that the Draft Specific Plan and DEIR should be put on hold, revised and recirculated; he asserted that current plans were inadequate to regulate the IOF and protect the health and safety of residents; discussed inadequate setbacks; the need for air monitoring and a plan to phase out oil extraction activities; he expressed support for the subcommittee recommendations; and he noted that other cities had protected their residents from oil extraction noting that Culver City should too.

Kenny Stevenson expressed support for the subcommittee recommendations; wanted to see Blair Hills, Baldwin Hills and West LA College included as they will be impacted by any decisions made; he discussed ethical responsibilities to acknowledge and address racial inequities; discussed the membership of Culver City in the Governmental Alliance on Racial Equity; the opportunity to set precedent for the inclusion of environmental justice analysis in applicable government decision making; and he expressed support for proper government to government consultation with all Tongva Nations about protecting their cultural and natural cultural resources.

Christine Halley, SPR, acknowledged appeals to understand their operations, impacts, and plans for future activity on the field; indicated the desire to engage in dialog with citizens; discussed the need for safety and thoughtfulness; public perception; expressed surprise at the lack of familiarity with the information available on the operations of the field and impacts on the environment; she encouraged the City to pursue embracing the small portion of the field in Culver City; and she questioned what the legal conforming use is for the area.

Alexandra Nagy, Food and Water Watch, discussed Aliso Canyon; safe drilling; responsible oil and gas companies; she expressed support for the recommendation of the Oil Drilling

Subcommittee; echoed the request to consult all Tongva Nations; and she discussed the November ballot initiative to ban fracking, well stimulation and new drilling in San Luis Obispo county.

Gary Silbiger expressed pride in the City Council; felt it was time to act; discussed amortization; requested clarification with a realistic, but expeditious time period defined; public transparency with as many meetings held as needed; and he asked that Oil Drilling Subcommittee meetings be opened up to the public.

Irene Burga, Environmental Defense Fund, expressed support for the recommendations of the Oil Drilling Subcommittee; discussed the progressive nature of Culver City; urged that the well documented public health concerns be taken seriously; discussed consideration of regulations to require the installation of continuous monitors to track pollution with the data made public; concerns with negative impacts to public health; transparency and public accountability for the pollution emitted; availability of monitoring technology; and she expressed support for turning the brown field into a renewable energy center.

Kelly Kent provided background on herself; disagreed with the statement by the SPR representative that detailed information is available making the processes transparent; discussed a study examining substances linked to significant neuro developmental health issues noting that the substances are a part of every stage of oil extraction operations; discussed air and water contamination; and she expressed support for the recommendations of the Oil Drilling Subcommittee.

Denise Cecilia Neal, Culture International, questioned whether plants would be cultivated on the available acreage and what other types of uses would be considered; she reported interest for a sustainable fuel project on the land; expressed support for respecting the wishes of the native American community; wanted to see sustainable and renewable projects for the soil; discussed remediation; asked about procedures for providing suggestions for land use; discussed environmental studies; and she expressed concern with using the land for a park or for a school.

Paulette Navarro provided background on herself; expressed concern with negative health effects of the drilling; noted the right of residents to be safe and have clean air; and she

asked that oil operations be gradually eliminated.

Walker Foley, Food and Water Watch, provided background on himself and the organization; discussed the proposed 2500-foot setback; contributions of the oil industry to the political system; actions of communities across the state; the San Luis Obispo ballot initiative; he was pleased to see the City Council acting with the best intentions of the residents; applauded efforts made on the issue; and he urged the City Council to adopt the recommendations made by the Oil Drilling Subcommittee.

Heather Baker, Assistant City Attorney, clarified that while 90% of the field is in county jurisdiction and 10% is within Culver City jurisdiction, the land is privately owned.

Discussion ensued between staff and Council Members regarding amortization; non-conforming uses; balancing the right of the public to regulate health, safety and morality against the private landowner's investment in what is on the property; the process; bringing non-conforming uses into the zoning code; helping the private landowner recoup their investment; length of time oil drilling should be allowed to go on; the General Plan Update process; potential future land uses for the area; reasons for having the meeting at City Hall; community meetings; involving those most affected; including West LA College in the discussions; amortization studies for various oil related processes; a study done in Goleta for an oil processing facility; research; alternatives in the DEIR; clarification regarding water injection; including gravel packing and acidization in the frame of well stimulation; being as specific as possible; government to government consultation with the Tongva Nations with safeguards to their resources and land; the required cultural resources assessment; the California Environmental Quality Act (CEQA) process; SB 18 and AB 52; notification requirements; outreach; limited feedback received; the importance of dialog; City Council assistance with making connections; scope of the amortization study; the specialized nature of the consultant; capturing a range of concepts to fit the direction of the City; the process; the timeframe; guidance on priorities; clarification that the amortization study would inform the regulations; options; the need for thorough vetting and an environmental review before a permit for a new well is issued; outdated regulations; City control; additional environmental documents necessary; length of time that the EIR is valid; CEQA and utilization of the DEIR;

modifications to 2017 drilling recommendations; adjustments to documents and recirculation; appropriate environmental documents for the regulatory ordinance; interim steps while a longer process focused on end of life issues happens; options in the staff report; other interim solutions; incorporating an interim process; making minor modifications; handling existing operations; legal issues to be considered; updating regulations; clarification that an EIR is not necessary; the need for an evaluation pursuant to CEQA; preparation of a regulatory ordinance; the amortization process; regulations in place regardless of the position taken on new drilling; allowing for a permit process unless the City Council determines to not allow new drilling; Community Standard District (CSD) monitoring and reporting requirements to handle existing operations; updating the regulations to prepare a regulatory ordinance encompassing the 2017 drilling regulations currently set forth in the Specific Plan; adjustments based upon a regulatory ordinance vs. a Specific Plan; layering in new regulations; the subcommittee proposal to abandon the expensive EIR process that would not result in the desired outcome; exploration of interim regulations that may not require responding to all the comments; providing the public with safety and security while looking at the bigger picture; the General Plan; expert information on an amortization schedule; the request to release all of the public comment; concern with the release of comments before the response is out; utilization of the EIR; consideration of the Public Records Act; costs for different alternatives; enhancing CSD regulations; the feeling that City regulations are more protective than CSD regulations that do not go far enough; filling in gaps of the existing work done; presenting new options to the public; data to help understand issues; letting the Oil Field operator know about the regulations as soon as possible; next steps in the process; and the timeline for moving forward.

Mayor Small moved to accept the subcommittee recommendation.

Additional discussion ensued between staff and Council Members regarding placeholder sections evaluated in the EIR; project alternatives; policy direction needed to complete the regulatory ordinance; additional work to be done with the subcommittee; determination of a timeline; formulating questions; the draft Request for Proposal (RFP) for consideration; additional expertise needed to craft the scope of work; and appreciation for the work of the staff and the subcommittee as well as for community participation.

MOVED BY MAYOR SMALL, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT, AND WORK WITH CITY STAFF TO CARRY OUT, THE FOLLOWING SUBCOMMITTEE RECOMMENDATION:

- PLACE COMPLETION OF THE 2017 IOF SPECIFIC PLAN AND EIR, INCLUDING PREPARATION OF RESPONSES TO COMMENTS RECEIVED ON THE DRAFT EIR, ON HOLD;
- RETAIN A QUALIFIED EXPERT TO PREPARE A STUDY AND RECOMMENDATION FOR THE POTENTIAL AMORTIZATION OF OIL-RELATED ACTIVITIES WITHIN THE IOF;
- COORDINATE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT TO (1) FACILITATE REVIEW AND RECOMMENDATION REGARDING POTENTIAL TRANSITION OF INTERIM OIL ACTIVITY LAND USES; AND (2) INCORPORATE INTO THE GENERAL PLAN UPDATE PROCESS A VISION FOR FUTURE LAND USES BASED ON A POTENTIAL "END OF LIFE" TIMEFRAME FOR THE IOF;
- REVISE AND STREAMLINE THE 2017 DRAFT DRILLING REGULATIONS (AS SET FORTH IN APPENDIX C-1 OF THE IOF SPECIFIC PLAN) TO REFLECT A PROGRAM THAT IS FOCUSED ON ENSURING THE COMMUNITY'S HEALTH, WELFARE AND WELL-BEING THROUGH ROBUST REQUIREMENTS FOR MONITORING AND REPORTING TO THE CITY THOSE ACTIVITIES THAT OCCUR WITHIN THE CITY IOF, AND ESTABLISH A PROTOCOL FOR SHARING THIS INFORMATION IN A PUBLICLY TRANSPARENT MANNER;
- FURTHER REVISE AND STREAMLINE THE 2017 DRAFT DRILLING REGULATIONS TO MINIMIZE OR ELIMINATE THE ROLE FOR POTENTIAL NEW OR EXPANDED OIL DRILLING, AND INSTEAD PROVIDE A FOCUS AND MECHANISMS FOR PHASING OUT OIL-RELATED USES AT A POINT IN THE FUTURE (TO BE DETERMINED);
- REASSESS THE APPROPRIATE ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENT, IN ACCORDANCE WITH CEQA, THAT SHOULD BE REQUIRED FOR CONSIDERATION OF A REGULATORY ORDINANCE ENCOMPASSING THE 2017 DRAFT DRILLING REGULATIONS;
- REACH OUT TO POTENTIAL PARTNERS FOR COORDINATION TOWARD A BROAD GOAL THAT ALIGNS WITH THE CITY'S COMMITMENT TOWARD CLEAN ENERGY ALTERNATIVES AND FOSTERING SUSTAINABILITY; AND
- RESEARCH OPPORTUNITIES FOR PARTNERING WITH OTHER SOUTHERN CALIFORNIA AGENCIES AND/OR INVESTIGATING STATE FUNDING OPPORTUNITIES THAT CAN OFFSET THE CITY'S FINANCIAL EXPENSES, OR SUPPLEMENT THE CITY'S RESOURCES, FOR THE ACTIONS LISTED ABOVE.

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Public Comment - Items Not on the Agenda

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 9:16 p.m., the City Council adjourned to June 25, 2018.

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

THOMAS SMALL
MAYOR of Culver City, California