

Inglewood Oil Field

Specific Plan Project

Project Overview

Purpose: When adopted, the Culver City Inglewood Oil Field (IOF) Specific Plan will define oil uses as a continuing legal non-conforming use within the City IOF, which will be regulated by the IOF Specific Plan and its related Drilling Regulations.

Objectives to ensure:

- Oil Operations are conducted in a comprehensively coordinated manner consistent with a programmatic plan for a defined physical area and in harmony with adjacent land uses and in a manner that protects the public health, safety and welfare, and the environment;
- Cooperation and coordination among affected and adjacent government agencies in implementing all reasonable measures to reduce impacts to the surrounding communities;
- Cooperation and coordination for multi-agency response to Oil Field emergency situations;
- Minimization or elimination of potential adverse environmental, public health and safety impacts of Oil Operations by the implementation of area-specific regulations and mitigation measures;



- Before new Oil Field drilling activities are permitted, that existing Oil Field facilities are in compliance with the requirements of these Drilling Regulations and the Specific Plan;
- Minimization of Oil Field emergencies; in the event that an emergency occurs, regulations are in place to assist affected and adjacent government agencies in identifying all reasonable measures to reduce impacts to surrounding communities;
- Appearance of the Oil Field site is enhanced with landscaping and other property maintenance requirements in order to preserve and improve the visual character and quality of the surrounding uses; and
- New applications for oil and gas Drilling Use Permits address the consolidation of Oil Field facilities to reduce odor, visual, noise, safety, health, and environmental impacts from Oil Operations to surrounding land uses and City residents.



Anticipated Project Activities

- 41 active /potentially active wells would be allowed to continue
- Up to 30 new wells could be drilled
- Drilling of new wells limited to a period of 15 years
- Only 2 or 3 wells could be drilled per year
- Placement of any new wells limited to within the allowed drilling area (i.e., required 400-foot setback)
- Continued and new oil production operations would be regulated, permitted and monitored in accordance with the City IOF Specific Plan (and Drilling Regulations)

Environmental Review and CEQA

What is the environmental review process?

Federal and state laws require review and analysis of projects under consideration that may affect the environment. Review in accordance with the California Environmental Quality Act (CEQA) is intended to:

- Inform decision-makers and public about potentially significant environmental effects;
- Identify ways to avoid or significantly reduce environmental impacts;
- Prevent significant avoidable impacts through feasible alternatives and/or mitigation; and
- Disclose to the public the reasons why a project with significant impacts may be approved.

What is a DEIR?

A Draft Environmental Impact Report (DEIR) is one type of environmental disclosure document created under CEQA. It:

- describes the proposed project;
- documents the existing environmental conditions;
- identifies impacts from construction and operation of the proposed project;
- identifies mitigation measures to reduce or eliminate impacts; and
- evaluates potential alternatives to the proposed project that may further reduce impacts.

Information in the DEIR enables decision-makers, interested parties and the public to evaluate the proposed project and its environmental effects. The City of Culver City is the lead agency for the IOF Specific Plan project and has determined that preparation of an EIR is required for this project.

Summary of Project Impacts and Mitigation Measures

How will the project affect the environment?

The IOF Specific Plan DEIR presents the environmental setting or affected environment, impacts from construction and operation of the proposed project and recommended mitigation measures to reduce or eliminate environmental impacts of the proposed IOF Specific Plan Project. The impacts and mitigation measures are summarized in the Executive Summary section at the front of the DEIR, and discussed in more detail in each environmental impact category or "topical" section (i.e., Sections 4.1 through 4.15 of the DEIR). Environmental impact categories evaluated for the IOF Specific Plan project include:

- Aesthetics
- Agricultural Resources
- Air Quality (AQ)
- Biological Resources (BIO)
- Cultural Resources
- Geology, Soils & Seismicity (GEO)
- Greenhouse Gas Emissions (GHG)
- Hazards, Hazardous Materials & Risk of Upset (HAZ)
- Hydrology and Water Quality (HYD)
- Land Use and Planning
- Mineral Resources
- Noise (NOI)
- Population and Housing
- Recreation
- Transportation and Traffic
- Utilities and Service Systems (UTL)
- Other: Growth-Inducing, Energy

Availability of the Draft Environmental Impact Report (DEIR)

When will the DEIR for the IOF Specific Plan project be available?

The Draft IOF Specific Plan (including the draft Drilling Regulations) and the DEIR were released for public review and comment on September 15, 2017. The public review period, during which time written public comments may be submitted, has been extended to Wednesday, March 14, 2018.

Hardcopies of the proposed Specific Plan, Draft EIR and Technical Appendices are available for viewing at:

- Julian Dixon Library
County of Los Angeles Public Library
4975 Overland Avenue
Culver City, CA 90230
(310) 559-1676

Library hours are 10:00 AM – 8:00 PM, Monday through Thursday; 10:00 AM – 6:00 PM on Friday and Saturday; closed on Sunday and holidays.

- City of Culver City
Planning Division
9770 Culver Boulevard, 2nd Floor
Culver City, CA 90232
(310) 253-6000

City Hall business hours are 7:30 AM – 5:30 PM, Monday through Friday, except the City is closed on alternate Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

Limited copies of the CD are available for pick-up at the Planning Division public counter. CDs will not be mailed.

What impacts and mitigation measures have been identified for the IOF Specific Plan project?

This summary provides an overview of the impacts and mitigation measures identified in the DEIR. Three of the impacts are significant even after mitigation measures are applied.

Impact	Mitigation Measure (MM)	Still Significant?
Air Quality: Peak day construction activity for VOC, NOx and CO	MM AQ-1 to MM AQ-3	No
Air Quality: Localized Significance Threshold (LST) for NOx, PM10 and PM2.5	MM AQ-1 to MM AQ-3	Yes: Possible for some receptors
Air Quality: Health Risk due to toxic air contaminants (e.g. diesel)	MM AQ-1 to MM AQ-3	No
Biological Resources: Disturb maternity bat roosts	MM BIO-1	No
Biological Resources: Disturb sensitive vegetation	MM BIO-2	No
Geology, Soils and Seismicity: Fault rupture and seismic groundshaking, and induce a seismic event	MM GEO-1 to MM GEO-5	Yes
Greenhouse Gas Emissions: Conflict with applicable plan, policy or regulation	MM GHG-1 to MM GHG-4	No
Hazards, Hazardous Materials, Risk of Upset: Hazard due to transport, use or disposal of hazardous materials	MM HAZ-1 to MM HAZ-14	No
Hazards, Hazardous Materials, Risk of Upset: Hazard due to upset and accident conditions	MM HAZ-1 to MM HAZ-13	Yes
Hydrology and Water Quality: Violate water quality standards	MM HYD-1	No
Hydrology and Water Quality: Adversely affect groundwater through spills or leaks, ineffective annular well seals, improperly abandoned wells, injection wells, or well stimulation	MM HYD-2 to MM HYD-8	No
Noise: Increase in ambient noise due to 24-hour drilling	MM NOI-1 to MM NOI-3	Yes: Possible for some receptors
Utilities: Have sufficient water supplies	MM UTL-1 to MM UTL-2	No

Summary of Significant Unavoidable Impacts

- Significant Unavoidable Impact AQ-1: The Maximum Buildout Scenario could result in direct and cumulative significant and unavoidable impacts for localized emissions of NOx, PM10 and PM2.5
- Significant Unavoidable Impact GEO-1: Well stimulation treatments could result in direct and cumulative significant and unavoidable impacts for induced seismicity; rupture of a known earthquake fault; strong seismic groundshaking; and for hazards/accident conditions
- Significant Unavoidable Impact NOI-1: New well drilling noise could result in direct and cumulative significant and unavoidable impacts from 24-hour well drilling at some potential well locations located in proximity to residences

Can a different project be approved?

The City can take action to approve any feasible alternative, or combination of alternatives, addressed in the DEIR, such as:

- Alternative 1: No Project
- Alternative 2: Prohibit Deep Wastewater Disposal Injection
- Alternative 3: Prohibit all Well Stimulation Treatments, Including Fracturing
- Alternative 4: Mandatory Use of Electricity to Power Drill Rig/Hydraulic Fracturing Equipment
- Alternative 5: No Net Increase in Wells

Section 5.0 of the DEIR provides a detailed discussion of the potential Project Alternatives, and also discusses the "Environmentally Superior Alternative" to be either Alternative 3 (which would eliminate Impact GEO-1) or Alternative 4 (which would eliminate Impact AQ-1 and Impact NOI-1).



How to Submit Comments

How can the public provide comments on the DEIR?

Members of the public are encouraged to review and comment on the DEIR. Written comments should be received by the City on or before March 14, 2018 at 5:30 PM. Comments should be labeled with "Subject: Inglewood Oil Field Specific Plan Project" and be directed via email to IOFSpecificPlanProject@culvercity.org, by fax to (310) 253-5664, or by mail to:

City Attorney's Office
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232
Attention: Heather Baker, Assistant City Attorney
Subject: Inglewood Oil Field Specific Plan Project

What kind of comments can I provide on the DEIR?

Written comments must address the contents of the DEIR and should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments should be constructive to topics that assist with clarification or correction of information presented in the DEIR, or which suggest specific additional alternatives or mitigation measures that could avoid or reduce significant environmental effects. Comments that challenge conclusions of the DEIR should be supported by substantial evidence.

What is substantial evidence?

Substantial evidence:

- Includes facts, reasonable assumptions based on facts, expert opinion based on facts.
- Does not include argument, speculation, unsubstantiated opinion, erroneous information.

Reviewers should explain the basis for their comments and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. When submitting comments that reference other facts, studies or expert opinion, it is helpful to provide a complete bibliographical reference, electronic link or copy of referenced document. Comments received that challenge the conclusions of the DEIR or suggest utilization of alternate facts/data as a basis for the DEIR analysis should be specific and accompanied by substantial evidence to ensure substantive consideration.

Next Steps

What happens after the DEIR is circulated for public review and public comments are submitted?

- The DEIR is currently being circulated for review and comment by the public and other interested parties, agencies and organizations for an extended review period ending March 14, 2018.
- Following close of the public review period, the City of Culver City will respond to comments and prepare the Final EIR (FEIR), to include all written comments received.
- Once completed, the FEIR will be presented to the City Council at a public hearing where community input is welcome.
- At the public hearing, the City Council will consider whether to certify the FEIR and whether to approve the IOF Specific Plan project.

Has the City already made a decision about oil drilling and oil uses in the Inglewood Oil Field or within the City?

No. Public input received at the public meetings and hearings, as well as written comments received during the Public Review period, will be used to consider and refine the proposed City IOF Specific Plan (and related Drilling Regulations) and complete the FEIR. A final decision, whether or not to certify the EIR and approve the proposed Specific Plan will be made by the City Council following a public hearing (tentatively anticipated in Fall 2018).

For Further Information:

Visit CulverCity.org/InglewoodOilField or contact:

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