



# Inglewood Oil Field Specific Plan Project Environmental Impact Report Public Information Meetings

Tuesday, October 24, 2017  
6:30 to 8:00 PM

El Rincon Elementary School  
11177 Overland Avenue

Monday, October 30, 2017  
6:30 to 8:00 PM

Stoneview Nature Center  
5950 Stoneview Drive



## Public Information Meeting Agenda

1. Welcome and Introductions
2. Purpose of the Public Meeting
3. California Environmental Quality Act (CEQA) Requirements
4. Inglewood Oil Field Specific Plan
5. Environmental Impact Report (EIR) Topics, Conclusions, and Alternatives
6. Opportunities for Public Input



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## Introductions

### City of Culver City/Subcommittee

- ❑ Jim B. Clarke, Council Member
- ❑ Meghan Sahli-Wells, Council Member
- ❑ Carol A. Schwab, City Attorney
- ❑ Heather Baker, Assistant City Attorney

### Contract Project Manager- City of Culver City

- ❑ Melanie Doran Traxler, AICP

### Psomas- Environmental Consultant

- ❑ Kristin Starbird, Sr. Project Manager/Vice President





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## Purpose of the Public Meetings

### Information Sharing

- ❑ Proposed Project has been subject of public interest
- ❑ City is committed to informing the community about important projects

### Facilitate CEQA Public Review Process

- ❑ Provide overview of Specific Plan and Draft EIR
- ❑ Discuss opportunities to provide input on the Draft EIR
- ❑ Encourage interested parties to provide written comments on the Draft EIR

**Please hold questions until the end of the presentation**

**This is not a public hearing; Comments must be made in writing**



# **Opening Remarks**

**Council Member Clarke**

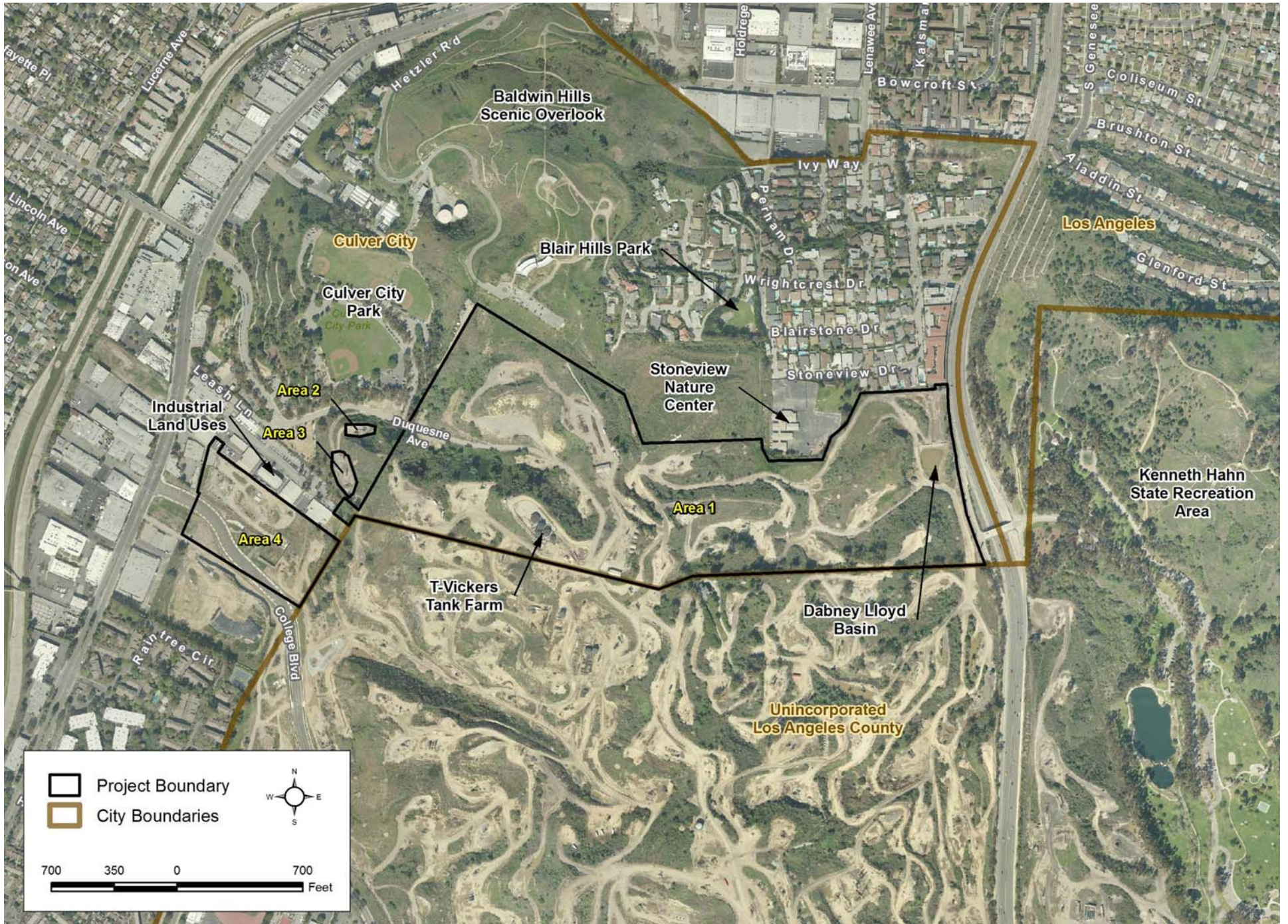
**Council Member Sahli-Wells**



**California Environmental Quality Act  
(CEQA)  
Requirements**











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## California Environmental Quality Act

1. Inform decision-makers and public about potentially significant environmental effects;
2. Identify ways to avoid or significantly reduce environmental impacts;
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation; and
4. If a project is approved with significant impacts, disclose to the public the reasons why.






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## Roles and Responsibilities

### Lead Agency:

- ❑ Independently review and analyze all reports
- ❑ Circulate an EIR that reflects its independent judgment
- ❑ City Council to consider EIR and approval, modification, or denial of the Project

### EIR Consultant:

- ❑ Hired by the City to provide objective expert analysis
  - ❑ Works on behalf of the City staff to prepare the EIR
  - ❑ Does not advocate for any particular position or decision
- 



## CEQA Environmental Topics

- Aesthetics
- Agriculture & Forestry Resources*
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Risk of Upset
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing*
- Public Services and Facilities
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Other: Growth-Inducing, Energy

*Note:* Scoped out through the Initial Study and not addressed in the Draft EIR



## What Must an EIR Include?

1. Table of contents and executive summary
2. Environmental setting (baseline for impact analysis)
3. Project description and Project objectives
4. Environmental impact analyses (based on substantial evidence) of direct, indirect, and cumulative impacts from all project phases
5. Determination of impact significance, and mitigation measures to reduce significant impacts.
6. Identify any unavoidable significant adverse impacts
7. Alternatives to the Project to avoid/reduce significant impacts



## What is the CEQA process for the City's EIR?

### Notices and Scoping

- ❑ Notice of Preparation (NOP) and Initial Study
  - 30-day Public Review: October 12, 2015 through November 12, 2015
  - Early public consultation to solicit input for scope/content of EIR
- ❑ Public Scoping Meeting: October 22, 2015

### Prepare EIR

- ❑ Must satisfy CEQA requirements and Lead Agency
- ❑ Includes consideration of input from NOP/Scoping
- ❑ Conclusions must be based on substantial evidence (i.e. fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact) in light of the whole record



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## CEQA process, continued...

### Public Review of EIR

- ❑ Friday, September 15, 2017 through Tuesday, November 14, 2017
- ❑ 60-day public review (extended beyond mandatory 45-day review)
- ❑ Two public information meetings

### Final EIR

- ❑ Draft EIR and any corrections/additions, if required
- ❑ Responses to written comments received on the Draft EIR through November 14, 2017

### Mitigation Monitoring and Reporting Program

- ❑ City must ensure that mitigation measures are implemented







## CEQA process, continued...

### Findings

- ❑ If an EIR identifies significant effects, written findings must be made for each effect. Possible findings include:
  - Changes (i.e. mitigations) have been made to the project to reduce impacts
  - If a different agency is responsible for implementing the changes, it has been (or can be) adopted by that agency
  - Economic, legal, social, technological, or other considerations make the mitigation measures or alternatives infeasible

### Statement of Overriding Considerations

- ❑ Provide specific reasons for approval (e.g. economic, legal, social, technological or other benefits)



## **CEQA process, continued...**

### **City Council Public Hearing**

- Anticipated February/March 2018
- Approval of Project or Alternative; modify Project; or deny Project

### **Notice of Determination**

- File NOD within 5 days of approval
- Starts 30-day statute of limitations on court challenges under CEQA



## Opportunities for Public Input

**30-Day NOP Review Period and Scoping**  
**October 12, 2015 through November 12, 2015**  
Scoping Public Meeting – October 22, 2015



**60-Day EIR Review Period**  
**September 15, 2017 through November 14, 2017**  
Two Public Meetings – October 2017



**City Council Public Hearing**  
**(TBD: Anticipated February/March 2018)**



# Inglewood Oil Field Specific Plan Overview



**What is the City IOF Project?**



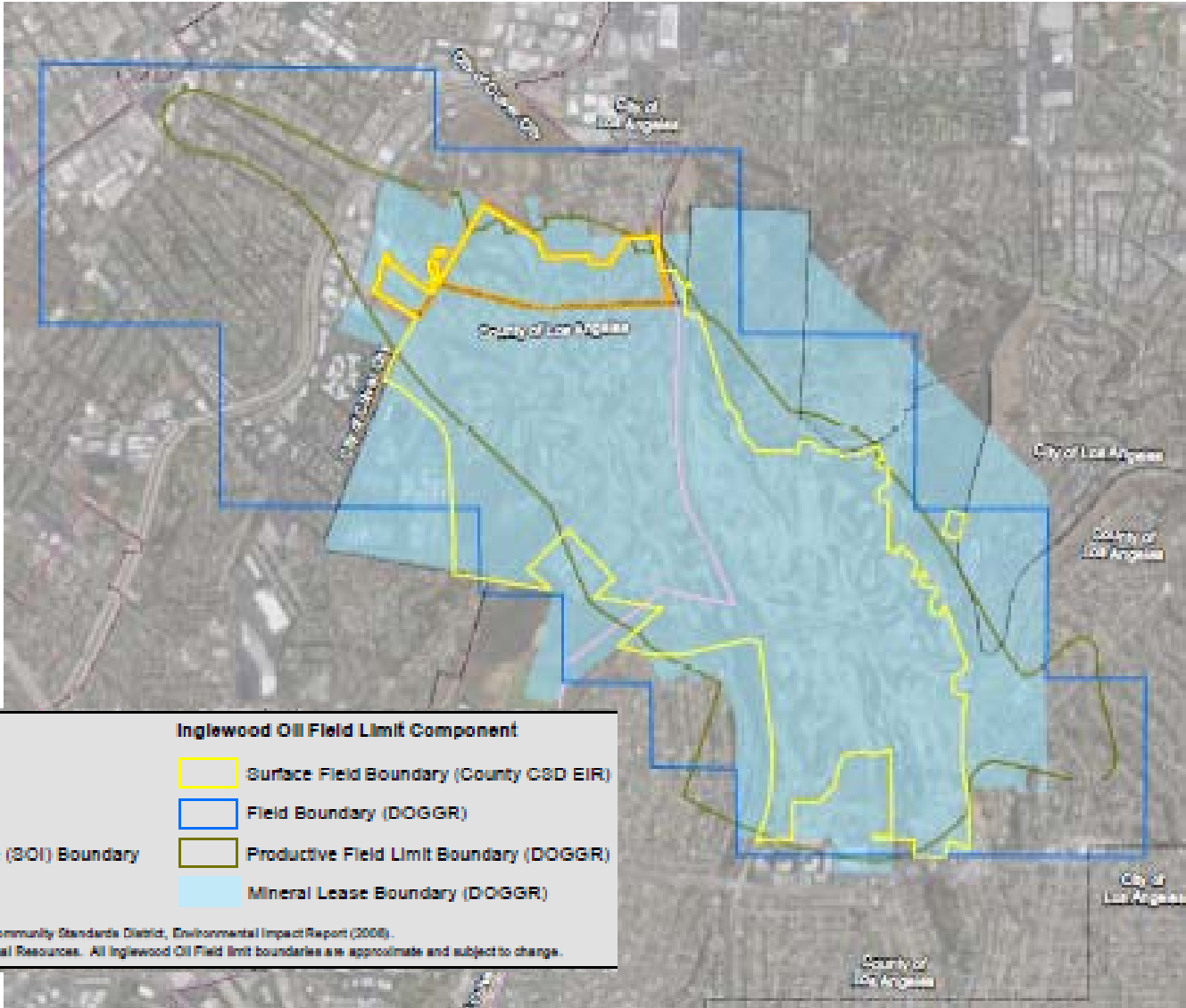




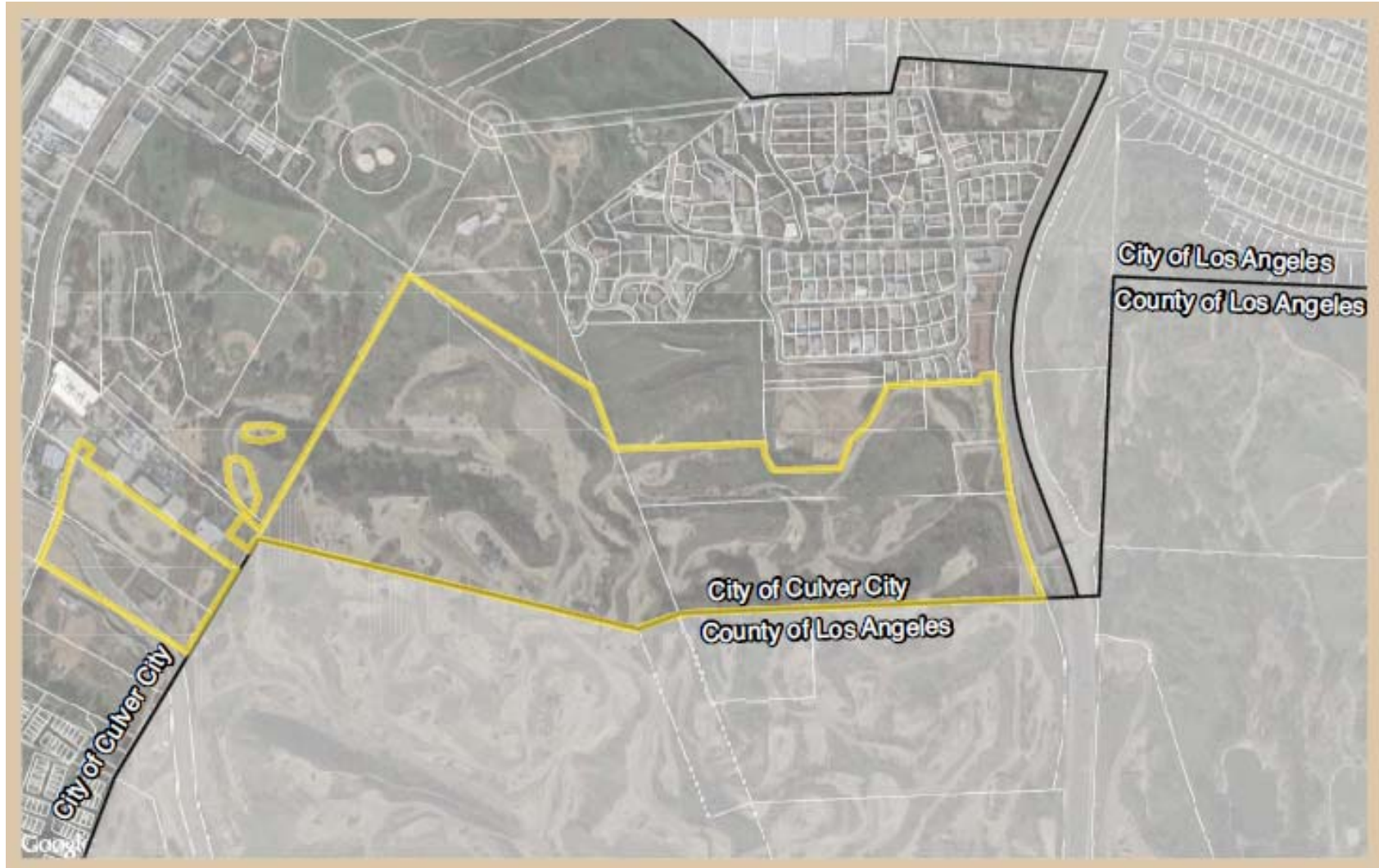
## The Inglewood Oil Field (IOF)

- ❑ An oil reservoir that is defined by various surface, subsurface, ownership and rights boundaries
- ❑ Most tangible to the community is the Surface Field boundary of the oil field, which is the visible working area at ground surface
- ❑ Overall, the IOF (surface field) is approximately 1,000 acres
- ❑ About 90% of the IOF is within unincorporated Los Angeles County (the County IOF)
- ❑ The County IOF is regulated by the County's Baldwin Hills Community Standards District (CSD)
- ❑ Only the northerly 10% is within Culver City (the City IOF)

# The Inglewood Oil Field (IOF) – Context and Boundaries



# The Inglewood Oil Field (IOF) – City IOF Area

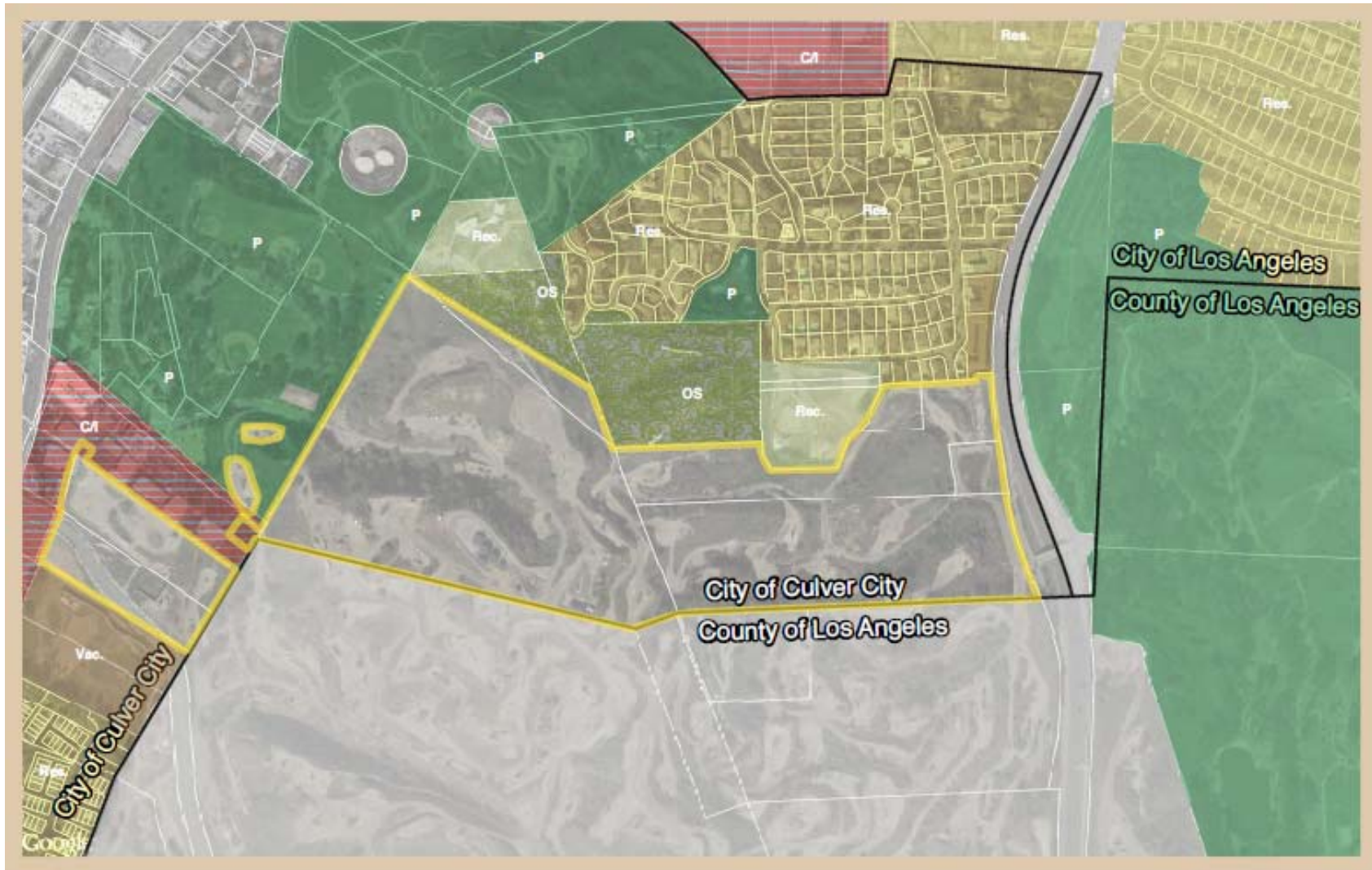




## The City IOF - Context

- ❑ ± 80 acres
- ❑ Surrounded by City Park and Open Space along the north, west and east
- ❑ Abuts Blair Hills neighborhood at the north east
- ❑ County IOF extends to the south

# The Inglewood Oil Field (IOF) – City IOF Area







## The City IOF – Plan Areas

- ❑ The specific Plan area consists of four non-contiguous areas
- ❑ Two of the plan areas (Areas 2 and 3) are located within the Culver City Park
- ❑ Area 4 to the west is located adjacent to an active commercial/industrial area
- ❑ Area 1 represents the largest plan area with active oil-related operations throughout

# City IOF Planning Areas

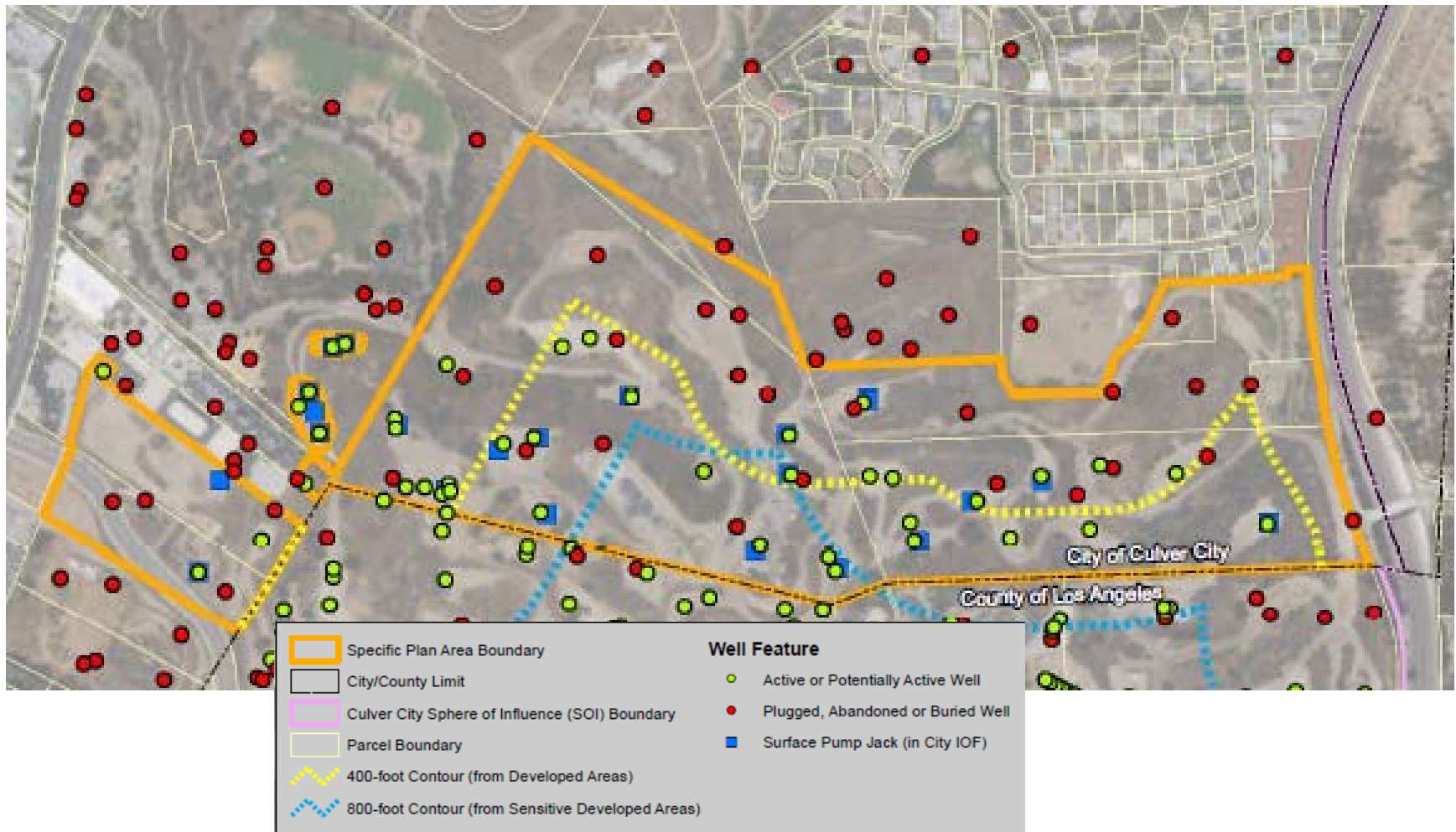




## The City IOF – Existing Oil Operations

- ❑ The City IOF has been used for oil drilling and production since the 1920's
- ❑ 69 total wells are documented to have been drilled within the City IOF
- ❑ At least 28 of those wells have been abandoned
- ❑ 41 wells within the City IOF are existing active or potentially active wells
- ❑ Sentinel Peak Resources (SPR) is the Oil Field Operator as of January 1, 2017

# City IOF Existing Wells and Conditions

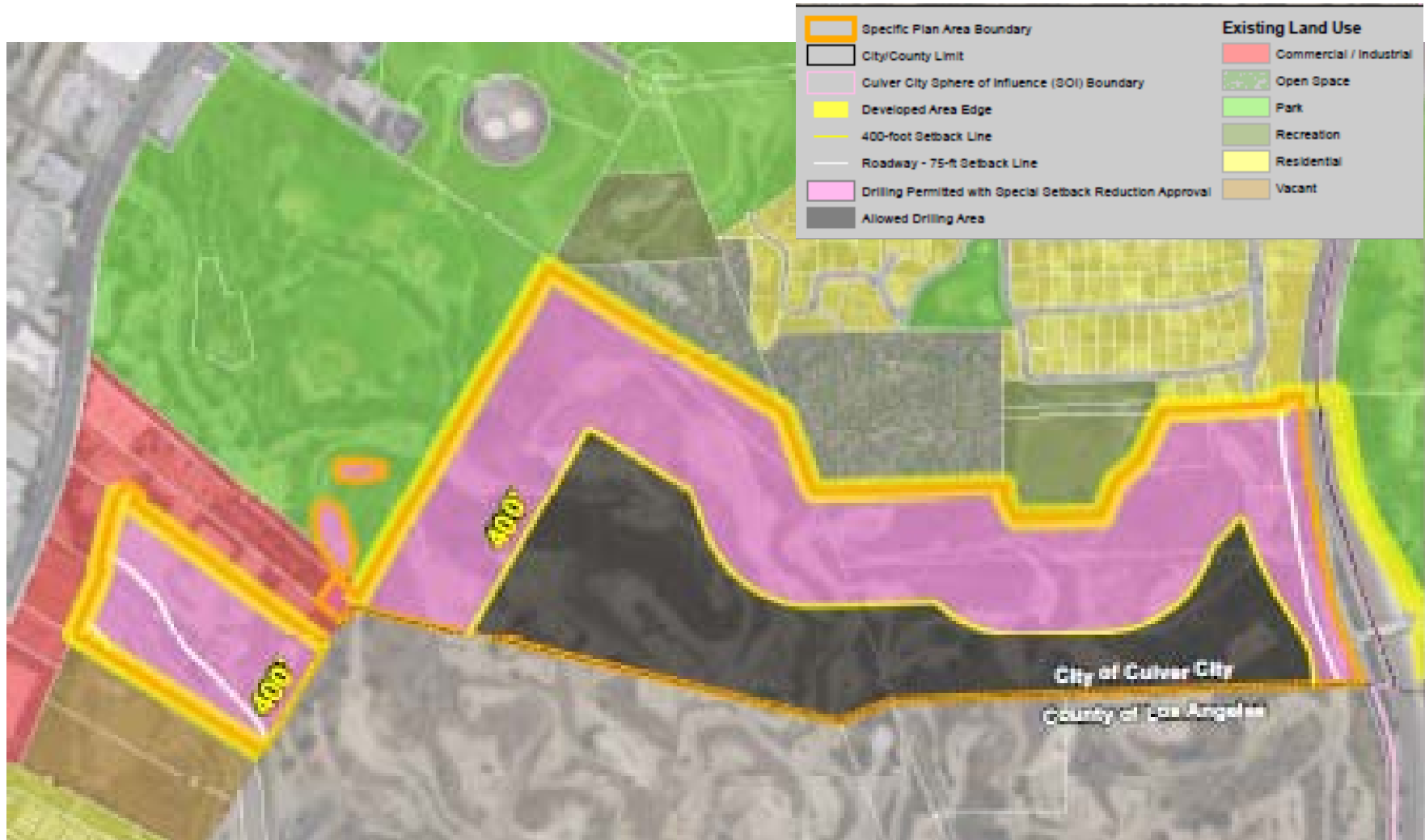




## The City IOF – Future Oil Operations

- ❑ The existing conditions (41 active/potentially active) wells would be allowed to continue
- ❑ Up to 30 new wells could be drilled under the City IOF Project
- ❑ Drilling of new wells would be limited to a period of 15 years
- ❑ Only 2 or 3 wells could be drilled per year
- ❑ Placement of any new wells would generally be limited to within the allowed drilling area
- ❑ Continued and new oil production operations would be regulated, permitted and monitored in accordance with the City IOF Specific Plan (and Drilling Regulations)

# City IOF Specific Plan Allowed Drilling Areas



# What is A Specific Plan?







## A Specific Plan...

- ❑ Is a tool for implementing the City's General Plan
- ❑ Provides refined planning policy applicable to a defined area
- ❑ Is used to directly regulate land uses for a defined area
- ❑ Coordinates focused policy and regulation for a defined development project within a defined area



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## Authority for Specific Plans

- ❑ Authority is established by the CA Government Code (Sections 65450 thru 65457)
- ❑ The scope must be consistent with the City's adopted General Plan
- ❑ A specific plan can be adopted by resolution (policy driven) or ordinance (regulation driven)



## Contents of a Specific Plan

- ❑ Similar to a General Plan, the specific plan addresses required planning elements
- ❑ It must address the location, type and intensity of land uses (including open space)
- ❑ It must address programs for providing services and supporting infrastructure
- ❑ It typically includes standards and criteria for regulating development within the specific plan area
- ❑ It includes a program for implementation and administration of the specific plan

**How will the City IOF Specific Plan Work?**





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## City IOF Specific Plan Purpose and Objectives

### Purpose

- ❑ When adopted, the City IOF Specific Plan will define oil uses as a continuing legal non-conforming use within the City IOF, which will be regulated by the City 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;





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## City IOF Specific Plan Purpose and Objectives (continued)

### Objectives to ensure....

- ❑ C) Cooperation and coordination for multi-agency response to Oil Field emergency situations;
- ❑ D) Minimization of elimination of potential adverse environmental, public health and safety impacts of Oil Operations by the implementation of area-specific regulations and mitigation measures;
- ❑ E) 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;
- ❑ F) 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;



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## City IOF Specific Plan Purpose and Objectives (continued)

### Objectives to ensure....

- ❑ G) 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
- ❑ H) 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.





## Proposed Drilling Regulations

- ❑ A key component of the Specific Plan is the Drilling Regulations, provided in Appendix C
- ❑ The Drilling Regulations set forth the process and procedures for Oil Operations that are consistent with the City IOF Project objectives
- ❑ The Drilling Regulations establish a 3-tier permitting process, requiring:
  - (1) A Comprehensive Drilling Plan (for Approval by City Council)
  - (2) An Annual Consolidation and Drilling Plan (for Approval by the Community Development Director)
  - (3) Individual Drilling Use Permits (issued by the Community Development Director)
- ❑ The Drilling Regulations establish a comprehensive program for period review, reporting and monitoring



## Proposed Development Plan Concepts

- ❑ Chapter 3 of the Specific Plan provides the development plan concepts to illustrate how and where physical development will take place
- ❑ The Development Plan Concepts focus on the policy program (derived from the City's General Plan) that functions as a guideline for how any future drilling program will occur
- ❑ The Concept Plans establish clear expectations for coordination with open space planning, visual and viewshed protection, compatibility with surrounding land uses and safety planning



## Implementation and Administration

- ❑ Chapter 5 of the Specific Plan provides a program for how the City IOF Specific Plan will be implemented and administered
- ❑ Any substantial changes to Development Concepts or Drilling Regulations require approval from the City Council
- ❑ The City IOF program will be periodically reviewed to determine if adjustments are needed to ensure that the Objectives are being met

# Providing Input on the City IOF Specific Plan or Project Description





## Comment on the Proposed City IOF Specific Plan

- ❑ Written Comments by November 14<sup>th</sup> (separate from EIR comments)
- ❑ Oral comments at future Public Hearings

# Draft Environmental Impact Report Overview





## What are the areas of known controversy?

- ❑ Public health, air quality, and water quality concerns associated with both general oil and gas production activities and hydraulic fracturing;
- ❑ Migration and/or explosion of methane gas;
- ❑ Seismic activity and location proximate to fault lines;
- ❑ Use of hazardous materials and spills on the oil field;
- ❑ Aging infrastructure and associated risks;
- ❑ Greenhouse gas emissions;
- ❑ Noise and odors; and
- ❑ Subsidence





## What is a Mitigation Measure?

- ❑ Draft EIR impact analysis considers compliance with:
  - Federal, state, local regulations
  - Specific Plan requirements
  
- ❑ MMs must either avoid, minimize, rectify, reduce, eliminate, or compensate for the impact (must be feasible)
  
- ❑ MMs are monitored to ensure tracking and implementation
  - Mitigation Monitoring and Reporting Program (MMRP)
  - Included in final documents considered by City Council



## Draft EIR Mitigation Overview

- Aesthetics
- Air Quality**
- Biological Resources
- Cultural and Tribal Resources
- Geology, Soils, and Seismicity**
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Risk of Upset**
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise**
- Public Services and Facilities
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Other: Growth-Inducing, Energy

**Note:** With regulations and Specific Plan, no significant impacts

**Note:** Mitigation required

**Note:** Still significant after mitigation



## Significant Impacts

Impact	Mitigation	Still Significant?
<b>Air Quality</b> Peak day construction activity for VOC, NOx and CO	MM AQ-1 through MM AQ-3	No
<b>Air Quality</b> Localized Significance Threshold (LST) for NOx, PM10 and PM2.5	MM AQ-1 through MM AQ-3	<b>Yes:</b> Possible for some receptors
<b>Air Quality</b> Health Risk due to toxic air contaminants (e.g. diesel)	MM AQ-1 MM AQ-3	No
<b>Biological Resources</b> Disturb maternity bat roosts	MM BIO-1	No
<b>Biological Resources</b> Disturb sensitive vegetation	MM BIO-2	No



## Significant Impacts

Impact	Mitigation	Still Significant?
<b>Geology, Soils and Seismicity</b> Fault rupture and seismic groundshaking, and induce a seismic event	MM GEO-1 through MM GEO-5	Yes
<b>Greenhouse Gas Emissions</b> Conflict with applicable plan, policy or regulation	MM GHG-1 through MM GHG-4	No
<b>Hazards, Hazardous Materials, Risk of Upset</b> Hazard due to transport, use or disposal of hazardous materials	MM HAZ-1 through MM HAZ-14	No
<b>Hazards, Hazardous Materials, Risk of Upset</b> Hazard due to upset and accident conditions	MM HAZ-1 through MM HAZ-13	Yes
<b>Hydrology and Water Quality</b> Violate water quality standards	MM HYD-1	No



## Significant Impacts

Impact	Mitigation	Still Significant?
<p><b>Hydrology and Water Quality</b> Adversely affect groundwater through spills or leaks, ineffective annular well seals, improperly abandoned wells, injection wells, or well stimulation</p>	<p>MM HYD-2 through MM HYD-8</p>	<p>No</p>
<p><b>Noise</b> Increase in ambient noise due to 24-hour drilling</p>	<p>MM NOI-1 through MM NOI-3</p>	<p><b>Yes:</b> Possible for some receptors</p>
<p><b>Utilities</b> Have sufficient water supplies</p>	<p>MM UTL-1 MM UTL-2</p>	<p>No</p>



## 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 NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>
  
- ❑ **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



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## Summary of Alternatives

- 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 and Hydraulic Fracturing Equipment
- Alternative 5:** No Net Increase in Wells

### Environmentally Superior Alternative

- ❑ Alternative 3 eliminates Impact GEO-1; Alternative 4 eliminates Impact AQ-1 and Impact NOI-1.







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**To submit written comments, include “Subject: Inglewood Oil Field Specific Plan Project”**

Via Email: [IOFSpecificPlanProject@culvercity.org](mailto:IOFSpecificPlanProject@culvercity.org)

Via Fax: (310) 253-5664

Via Mail: City Attorney’s Office  
City of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232  
Attention: Heather Baker, Assistant City Attorney

**Specific Plan and Draft EIR can be viewed or downloaded at**

- [www.culvercity.org/inglewoodoilfield](http://www.culvercity.org/inglewoodoilfield)
- City of Culver City Planning Division
- Julian Dixon Library



## Opportunities for Public Input

**30-Day NOP Review Period and Scoping**  
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**City Council Public Hearing**  
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# Inglewood Oil Field Specific Plan Project Environmental Impact Report

**Thank you for coming!**

