

MEETING DATE: 06/23/2008

AGENDA ITEM: (1) Approval of a Professional Services Agreement with Aspen Environmental Group or AMEC to Assist the City in Review and Response to the Draft Environmental Impact Report Prepared by the County of Los Angeles for the Establishment of the Baldwin Hills Community Standards District Relating to the Inglewood Oil Field, and Assist the City with Review and Revisions to the City's Current Oil Well Regulations; and (2) Approval of a Related Budget Amendment.

ATTACHMENTS

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2. AMEC proposal	14-21
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May 21, 2008

Susan Yun
Senior Planner
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Subject: Proposal to Provide CEQA Review Services for the Proposed Baldwin Hills Community Standards District

Dear Ms. Yun,

Aspen Environmental Group (Aspen) is pleased to submit this proposal to assist the City of Culver City in reviewing and commenting on the Draft Environmental Impact Report (EIR) for the proposed Baldwin Hills Community Standards District. Our proposal is based on information provided by the City and a review of information available on line from Los Angeles County. If our proposed scope of services, schedule, or budget do not meet the City's expectations, we would be happy to review our proposal with City staff and make necessary revisions in order to ensure that we satisfy the City's needs.

The proposal presented herein is organized into the following sections:

1. Project Understanding
2. Overview of Aspen Environmental Group
3. Qualifications and Experience
4. Project Management and Key Personnel
5. Technical Approach
6. Schedule
7. Proposed Budget

1. Project Understanding

The City of Culver City is seeking the services of an environmental consulting firm that has knowledge of CEQA and oil/gas projects to review the Draft EIR being prepared by Los Angeles County for the establishment of a Community Standards District (CSD) for the Baldwin Hills Oil Field. The EIR will evaluate existing and future oil operations in the Baldwin Hills and will help determine what additional development standards and regulations should be included in the CSD to mitigate the impacts of drilling on the surrounding communities. The consultant selected by the City will review the Draft EIR for

technical accuracy and CEQA adequacy, and will the results of the EIR review will be provided to City as comments suitable for submission to Los Angeles County. As part of this review, the consultant will also evaluate the regulations and standards proposed for the CSD for their feasibility, practicality, and effectiveness in reducing impacts and addressing community concerns.

Plains Exploration and Production Company (PXP), the operator of the Inglewood Hills Oil Field (also known as the Baldwin Hills Oil Field), has submitted an application to the County of Los Angeles to establish a CSD for the portion of the Inglewood Oil Field located in the Baldwin Hills Zoned District in unincorporated Los Angeles County. The CSD is a supplemental district established to address problems that are unique to specific geographic areas within unincorporated areas. The Baldwin Hills CSD will define the boundary of the oil field and establish permanent standards for oil field development. These development standards are intended to address land use compatibility issues associated with the operation of an active oil field in close proximity to urban development.

2. Overview of Aspen Environmental Group

Aspen Environmental Group is a leader in the provision of professional environmental and engineering services to local, state, and federal agencies responsible for building or reviewing large energy, water, and infrastructure projects. Aspen is headquartered in Agoura Hills and also has offices in Sacramento, San Francisco, San Diego, and Phoenix. Aspen was founded in 1990 and incorporated in 1991, and continues to grow as an expert interdisciplinary environmental and engineering services firm, specializing in the management of environmental assessment efforts under CEQA and NEPA for infrastructure and public works projects. Aspen also provides a variety of technical services related to environmental assessment, planning, and regulatory compliance. Aspen's staff is comprised of a broad cross-section of experienced professionals in engineering and the physical, earth, life, and social sciences.

Aspen currently serves as Prime Contractor to the California Energy Commission, California Public Utilities Commission, Western Area Power Administration, Los Angeles Department of Water and Power, California Department of Water Resources, Los Angeles Unified School District, Ventura County Watershed Protection District, and US Army Corps of Engineers. In addition, Aspen has worked for the California State Lands Commission and the Department of Conservation's Division of Oil, Gas, and Geothermal Resources in the CEQA evaluation of petroleum projects.

Aspen has extensive experience in conducting environmental review of projects in accordance with both CEQA and NEPA on behalf of government agencies. We regularly serve in the role of prime contractor to state and federal agencies for CEQA/NEPA projects and routinely manage a team of specialists for purpose of conducting detailed and comprehensive environmental impact analyses for a wide range of projects. As needed, Aspen's project management and CEQA/NEPA experience is complemented by the expertise and experience of specialized subcontractors with appropriate capabilities in data collection and analyses for environmental impact assessment documents and supporting environmental documentation, including permit documentation for compliance with the entire range of state and federal environmental regulations.

Aspen has consistently demonstrated the capability to produce the full range of environmental studies, reports, and supporting permit documentation that may be required as part of the CEQA and NEPA review processes. Aspen has been involved in many highly visible and controversial projects, involving extensive public participation programs and the involvement of numerous local, state, and federal agencies. This work has been performed almost exclusively under contract to government agencies, allowing Aspen to provide services to our government clients with almost no possibility of a real or perceived conflict of interest.

3. Qualifications and Experience

3.1 Experience Preparing CEQA Documents

Aspen's CEQA expertise and experience has been gained over many years and includes the full range of CEQA-compliance functions. Aspen has conducted CEQA review for many types of infrastructure, public works, and industrial projects for local, state, and federal clients, including all of the following types of CEQA activities:

- Preparation of Initial Studies, Negative Declarations, Mitigated Negative Declarations, and Draft and Final EIRs;
- Preparation and distribution of required notices, including Notices of Preparation, Notices of Completion, and Notices of Determination;
- Preparation of project descriptions and formulation of feasible alternatives;
- Field studies and research;
- Engineering evaluation of projects to determine specific impact parameters;
- Feasibility studies of alternatives and mitigation measures;
- Mitigation measure development, evaluation, implementation, and mitigation monitoring; and
- Public participation, including website creation and maintenance, notices for mail and media, public workshops and hearings, fact sheets and brochures, graphic displays, and non-English language materials.

Aspen's CEQA projects have been located across the entire State of California, from urban areas with concerns related to traffic, noise, and environmental justice, to rural and wilderness areas where biological resources, recreation, and scenic vistas were the primary concerns. In each of our completed projects, we demonstrated our ability to perform the following critical functions:

- Evaluation and analysis of project alternatives, cumulative impacts, and growth-inducing effects;
- Comprehensive analyses of all relevant environmental issues;
- Production of high-quality environmental documents synthesizing and editing information developed by technical specialists;
- Support to the Lead Agency in CEQA compliance and public participation; and
- Management of technical specialists from within Aspen and from subcontractor teams.

Exhibit 1 presents examples of infrastructure projects throughout the State for which Aspen has prepared CEQA documents. The successful completion of these projects demonstrates the wide range of Aspen's management and technical skills. All of the projects involved complex technical and controversial issues, management of specialty subcontractors, public participation programs, and completion of high-quality documents on schedule and within budget.

Exhibit 1. Aspen's Selected CEQA Experience	
Transmission Lines	
• Tehachapi Renewable Transmission Project EIR/EIS • Devers-Palo Verde No. 2 Transmission Project EIR/EIS • Antelope-Pardee 500-kV Transmission Project EIR/EIS • Antelope Segments 2 and 3 Transmission Project EIR • Sunrise Powerlink EIR/EIS • Talega-Escondido/Valley-Serrano Interconnect Project EIR • Miguel-Mission 230 kV #2 Project EIR • Jefferson-Martin 230 kV Transmission Project EIR • Tri-Valley Capacity Increase Project EIR • Los Banos-Gates 500 kV Transmission Project SEIR	• El Casco System Project EIR • Delta Substation Mitigated Negative Declaration • Banning Substation and Subtransmission Line Project MND • Viejo System Project • Rocklin Upgrade (Atlantic-Del Mar) Project MND • Paradise Area Reinforcement Project Negative Declaration • Valley-Auld Transmission Line MND • Six Flags Power Line and Substation MND • Alturas Transmission Line EIR/EIS • NE San Jose Transmission Reinforcement Project EIR

Exhibit 1. Aspen's Selected CEQA Experience	
Power Plants	
- Aspen has prepared CEQA analyses for power plants and their associated natural gas pipelines and transmission lines throughout the State for approximately: 50 power plants (gas-fired, solar, and geothermal) 3 peaker power plants - Lompoc Wind Energy Facility EIR	- Diablo Canyon Power Plant Steam Generator Replacement Project EIR - San Onofre Nuclear Generating Station Steam Generator Replacement Project EIR - PG&E Divestiture of Hydroelectric Assets EIR - Liberty XXIII Renewable Energy Power Plant Project EIR - Alta Windpower Development EIR
Water Supply and Flood Control	
- LADWP River Supply Conduit (Lower Reach) EIR - LADWP River Supply Conduit (Upper Reach) EIR - LADWP Harbor Refineries Project - Littlerock Reservoir Sediment Removal Project EIR/EIS - DWR Tehachapi East Afterbay Project EIR - Lake Canyon Detention Basin EIR - Simulation of Natural Flows on Middle Piru Creek EIR - DWR Piru Creek Erosion Repairs IS/MND - Bolsa Chica Water Transmission Line Project SEIR	- Whitewater River Basin (Thousand Palms) Flood Control Project EIS/EIR - Prado Basin, Reach 9, and Norco Bluffs SEIS/EIR - Supplemental EAs (5) for Los Angeles County Drainage Area Improvement Project - San Luis Rey River Flood Control Project Operation and Maintenance SEIS/EIR - Las Virgenes Municipal Water District, Calabasas Water Transmission Line MND
Pipelines	
- Kinder Morgan Concord-to-Sacramento Pipeline EIR - Kinder Morgan Carson-to-Norwalk Pipeline EIR - Pacific Pipeline EIS/SEIR (San Joaquin Valley to Los Angeles/Carson)	- Pacific Pipeline EIR (original route: Santa Barbara to Los Angeles) - Alpine Natural Gas Mitigation Monitoring - Bolsa Chica Water Transmission Line Project SEIR
Other Infrastructure and Institutional Projects	
- PXP Tranquillon Ridge Oil & Gas Development Project EIR - Kirby Hills Natural Gas Storage Facility Mitigated Negative Declaration - Port of Los Angeles Channel Deepening Project EIR/EIS - Combined Array for Research in Millimeter-wave Astronomy (CARMA) Relocation Project EIS/EIR - PG&E Hydroelectric Divestiture EIR - FDA Laboratory EIS/R	- DOGGR CEQA Compliance and Permitting Procedure Assessment - GTC Gaviota Marine Terminal Supplemental EIR/EIS - Monterey Accelerated Research System (MARS) Cabled Observatory EIR/EIS - LAUSD New School Construction Program EIR - Hermosa Beach Urban Oil/Gas Development (CEQA Process Consultant)
Telecommunications	
Level 3 Communications Infrastructure Project Mitigated Negative Declaration (Statewide)	- Preparation of CDFG (Region 3) Streambed Alteration Agreements for the following telecommunications projects: - Williams Communications, Inc. - XO Communications - AT&T - MCI WorldCom - Metromedia Fiber Network Services, Inc.

Under Aspen's ongoing contracts with the federal and state infrastructure agencies, we have prepared numerous CEQA documents for high-profile projects. For example, under the contract with the Energy Commission, Aspen provides engineering and environmental technical assistance to review power plant certification applications. Since March 2000, Aspen has been issued over 1,155 Work Authorizations for more than 50 proposed power plants, including impact analysis under the Energy Commission's CEQA-equivalent process. Factors that have added to the complexity of our projects are the level of coordination with local, state, and federal agencies and the amount of public participation involved.

3.2 Experience Reviewing EIRs Prepared by Others

Since its inception, Aspen has served as prime contractor for some of California's largest environmental review efforts and continues to serve in this role on major CEQA and NEPA projects, as well as similar large environmental assessment efforts, such as the Energy Commission's CEQA-equivalent process for reviewing proposed thermal power plant projects. In its role as prime contractor, Aspen continually

reviews environmental and technical documents produced by others, including the work products of subcontractor teams. For example, Aspen is currently managing multiple contracts for the CPUC and Energy Commission that involve the management of dozens of technical subcontractors, each responsible for producing environmental and technical documents that Aspen must direct, review, revise, and edit for adequacy, accuracy, completeness, conformance with stipulated guidance and style guides, and overall quality. Aspen must also regularly review environmental and technical documents submitted by applicants to regulatory agencies and, on behalf of those agencies, provide comments on the adequacy and completeness of those submittals. This includes Proponent's Environmental Assessments submitted to the California Public Utilities Commission and Applications for Certification submitted to the Energy Commission, as well as other supporting documentation.

Aspen is trusted by resource and regulatory agencies to provide objective independent reviews of environmental documents and has been contracted by multiple agencies specifically to review EIR and EIS documents and technical reports prepared by others. Aspen is recognized not only for objective judgment, but also for our technical knowledge of environmental issues and in-depth working knowledge of environmental regulations and procedures. Summarized below are three examples of Aspen's role reviewing environmental documents produced by others:

- Aspen was hired by the California Department of Fish and Game (CDFG) to participate in a multi-year process to develop and review a large EIR/EIS being prepared for the **Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan**. Aspen is providing CEQA compliance guidance to CDFG, which is serving as the CEQA lead agency. Newhall Ranch is a major land development project in the Santa Clara Valley, encompassing 11,999 acres and approved for the development of 21,308 dwelling units and 982 acres of non-residential uses. The developer is seeking a master Streambed Alteration Agreement and Section 2081 Incidental Take Permits for the project, as well as a master Section 404 permit from the Corps of Engineers. The applicant is preparing the EIR/EIS under guidance from CDFG and the Corps. Aspen has been involved in all aspects of the EIR/EIS development, including selection of alternatives, and is reviewing and editing the administrative draft EIR/EIS document on behalf of CDFG.
- Aspen was retained by the City of Oxnard to review the Draft EIR/EIS for the **Cabrillo Port LNG Deepwater Port EIR/EIS**. Cabrillo Port is a highly controversial proposal to construct a liquefied natural gas (LNG) port off the coast of Oxnard and Malibu. Because the City of Oxnard and its citizens were concerned about the project, the City asked Aspen to review the Draft EIR/EIS and present comments to the City Council. The City used Aspen's input to provide comments on the Draft EIR/EIS to the lead agencies. The City also hired Aspen to review the re-circulated Draft EIR/EIS and participate in public workshops on the project.
- Similar to Cabrillo Port above, Aspen was hired by the City of Long Beach to review the Draft EIR/EIS for a proposed **Sound Energy Solutions Long Beach LNG Import Project** at the Port of Long Beach. Aspen was approached by the City because of its reputation conducting environmental analysis of major energy projects. Aspen conducted a review of the document for CEQA and NEPA adequacy and technical accuracy. Aspen provided comments to the City, which then utilized Aspen's input to provide comments on the Draft EIR/EIS to the lead agencies.

3.3 Oil and Gas Experience

Aspen focuses on the analysis of infrastructure projects for public agencies, with a particular emphasis on energy projects, including pipelines, power plants, marine terminals, transmission lines, and renewable energy projects. Aspen also has a long history of conducting analysis of oil and gas projects, including exploration, transportation, refining, and storage. Listed below is a summary of Aspen's experience related to oil and gas.

- PXP Tranquillon Ridge Oil & Gas Development Project EIR, County of Santa Barbara
- Kinder Morgan Concord-to-Sacramento Pipeline EIR, California State Lands Commission

- Environmental Information Document and Coastal consistency Determinations for Federal Oil and Gas Leases Offshore Santa Barbara, Ventura, and San Luis Obispo Counties, Minerals Management Service, U.S. Department of the Interior
- Cabrillo Port LNG Deepwater Port EIS/EIR review, City of Oxnard (see Section 3.2 above)
- Kirby Hills Natural Gas Storage Facility MND, California Public Utilities Commission
- City of Long Beach LNG Import Project EIS/EIR review, City of Long Beach (see Section 3.2 above)
- Kinder Morgan Carson-to-Norwalk Pipeline EIR
- Yellowstone Pipeline Reroute EIS, USDA Forest Service, Lolo National Forest
- Pacific Pipeline Project EIR and Supplemental EIS/SEIR
- Gaviota Interim Marine Terminal/Chevron Tankering Supplemental EIR/EIS, County of Santa Barbara
- Exxon Tankering Application from Gaviota (proposal withdrawn) Subsequent EIR, County of Santa Barbara
- Hermosa Beach Urban Oil/Gas Development (CEQA Process Consultant), City of Hermosa Beach
- Kern County Oil and Gas Well Permitting Environmental Compliance and Permitting Process (CEQA Process Consultant), Division of Oil, Gas, and Geothermal Resources
- Molino Gas Project EIR (air quality, land use, public policy, and recreation analyses), Arthur D. Little
- Alpine Gas Transmission Line, Mitigation Monitoring Services, California Public Utilities Commission
- San Joaquin Refinery Health Risk Assessment, San Joaquin Refining Company

4. Project Management and Key Personnel

Sandra Alarcón-Lopez will serve as Aspen's Project Manager for the review of the Draft EIR and CSD. Ms. Alarcón-Lopez has extensive experience managing complex and high profile projects and has worked on many oil and gas development projects as a planner with the County Energy Division. Ms. Alarcón-Lopez will be the primary point of contact for the City, and will direct Aspen's work. She will coordinate the team members, assuring that interdisciplinary coordination occurs, and ensuring dissemination of key data and assumptions to the Team so there are no obstacles to meeting the review schedule. Ms. Sandra Alarcón-Lopez will also represent the Aspen Team at meetings.

William Walters, PE, is a chemical engineer with 19 years of experience conducting air quality assessment for infrastructure projects under CEQA and NEPA. He is an expert in developing emissions inventories (criteria and air toxic pollutants), dispersion modeling, regulatory compliance review, and development and implementation of technically feasible mitigation measures. Mr. Walters prepared the Air Quality section of the Environmental Information Document in support of the Coastal Consistency Determinations for the suspension of operation requests for undeveloped units and leases off the central California coast. Mr. Walters characterized and quantified air emissions for offshore oil and gas development activities associated with federal oil and gas Lease Sale 95 for the US Minerals Management Service. In addition, he prepared comments on the Air Quality, Alternatives, Marine Traffic, Public Safety, and Noise section of the Cabrillo Port Liquefied Natural Gas Deepwater Port Draft EIS/EIR for the City of Oxnard. Under contract to the California Energy Commission, Mr. Walters has been responsible for preparing the air quality assessments for power plant projects located throughout California.

Chris Huntley has 15 years of experience conducting and managing biological assessments, large-scale construction and restoration projects, comprehensive vegetation mapping, sensitive species surveys, and revegetation plans for projects throughout southern California. Mr. Huntley understands the regulatory environment and is familiar with the mechanisms involved in compliance with both the federal and California Endangered Species Acts. In addition, he has extensive experience conducting biological assessments in the varied habitats found in southern California. Mr. Huntley has also completed

comprehensive vegetation mapping, sensitive species surveys, and revegetation plans for projects throughout southern California. With extensive experience in managing large construction projects, Mr. Huntley has unique experience in resolving conflicts and ensuring compliance with environmental regulations. Supported by a solid background in biological resources, experience in completing CEQA analysis, and over a decade of construction management experience, he works closely with resource agency personnel, contractors and affected jurisdictions to ensure that projects are conducted in compliance with applicable laws, regulations, and standards.

Sue Walker was the Project Manager for the MMS Environmental Information Document for Post-Suspension Activities of the Nine Federal Undeveloped Units and Lease OCS-P0409 Offshore Santa Barbara, Ventura, and San Luis Obispo Counties. In addition she was the Assistant Project Manager for the California Off-shore Oil and Gas Energy Resources (COOGER) study and prepared the Santa Barbara North County Siting Study for the County's Energy Division. As a result, she is very familiar with oil and gas development scenarios and the potential effects of those actions.

Jason Ricks has over 10 years of professional environmental science and health and safety experience. He has spent the past four years working as a Project Manager and analyst for environmental reviews under CEQA and NEPA, working on the analysis of over 20 infrastructure, flood control, and development projects. Mr. Ricks specializes in NEPA and CEQA project management and documentation with particular expertise in traffic and transportation, environmental contamination, and hydrology analysis. Mr. Ricks currently serves as Project Manager for the Port of Los Angeles Channel Deepening Project EIS/EIR and the LADWP Distribution Station No. 144 Project IS/MND. He has performed environmental analyses for energy projects, including: SCE's Antelope Transmission Project and Tehachapi Renewable Transmission Project. Mr. Ricks recently completed screening-level CEQA analyses for a 200-MW Solar PV project and a 290-MW Solar Thermal Collection field project in San Diego County as part of the alternatives analysis for SDG&E's Sunrise Powerlink Project, and is currently analyzing a solar thermal power plant project in San Luis Obispo County.

Vida Strong has extensive experience in environmental engineering and project management, with an emphasis in the application of CEQA and NEPA in analysis and mitigation monitoring of controversial development projects. She has managed and prepared environmental documents for numerous industrial projects, requiring the critical application of alternatives development and screening criteria, knowledge of a broad range of issue areas, and extensive local, state, and federal agency coordination. In addition, she has managed the mitigation monitoring, compliance, and reporting programs for numerous industrial projects on behalf of the permitting agencies including pipeline, transmission line, and fiber optic networks. She recently managed the preparation of an EIR evaluating PXP's proposed Tranquillon Ridge oil and gas development project in Santa Barbara County. Prior to joining Aspen, Ms. Strong was an Energy Specialist for Santa Barbara County's Energy Division, where she oversaw the permitting and environmental review of major oil and gas development projects and proposals, and oversaw the implementation of mitigation monitoring plans. Additional project experience includes the Chevron's Pt. Arguello oil and gas processing facility; Mobil Clearview Project; and Mobil Ellwood Oil and Gas Processing Plant/Marine Terminal.

James Thurber, RG, CEG, CHG, is a geotechnical engineer with over 25 years of experience and an in-depth knowledge of the development, protection, and management of municipal groundwater resources. Mr. Thurber is actively involved in the engineering geology, hydrogeology and hazardous material assessments for numerous local and regional environmental impact reports. Mr. Thurber's EIR experience includes long linear pipelines, new power plants, highways, and large redevelopment projects. He is experienced with hazardous waste investigations and site characterization for leaking underground fuel tanks, industrial facilities and solid waste landfills. Mr. Thurber is a highly qualified geologist and hydrogeologist, experienced in the assessment of site conditions related to past and current use of

hazardous materials and environmental contamination. Mr. Thurber is experienced in the impact analysis of hazardous materials for large planning projects and preparing appropriate and applicable mitigation measures. Mr. Thurber has performed hazardous material assessments, for redevelopment projects, long pipeline projects, and highways.

5. Technical Approach

According to the Notice of Preparation published by the Los Angeles County Department of Regional Planning, the EIR for Baldwin Hills CSD will analyze the following 14 issue areas:

- Safety, Risk of Upset, and Hazardous Materials
- Air Quality
- Biological Resources
- Water Resources
- Geological Resources
- Transportation/Circulation
- Land Use / Policy Consistency Analysis
- Noise and Vibration
- Recreation
- Fire Protection / Emergency Services
- Cultural Resources / Archaeology
- Aesthetics / Visual Resources
- Energy Resources
- Public Services and Utilities

Tasks 1 through 4 below describe Aspen's approach to reviewing the information and analysis in the Draft EIR, including information on the proposed Community Standards District and associated development standards and regulations.

Task 1: Review Draft EIR

Members of Aspen's professional staff will review the Draft EIR published by Los Angeles County for the proposed Baldwin Hills Community Standards District (CSD). The various sections of the Draft EIR will be reviewed by staff members with knowledge and experience relevant to each section. The review will focus on: (1) compliance with CEQA requirements; (2) adequacy and technical accuracy of the information and analysis; (3) appropriateness and effectiveness of proposed mitigation measures; (4) adequacy of the analysis of alternatives; and (5) overall clarity and completeness of the information presented. Aspen will conduct a critical review of the Draft EIR with intent of identifying inadequacies, such as the use of outdated information, erroneous assumptions, inappropriate methodologies, or unsupported conclusions. Review of appendices and supporting technical studies will be conducted to the degree necessary to understand the analysis in the EIR and to confirm assumptions and conclusions. Aspen may conduct limited fact checking to confirm information presented in the Draft EIR; however, Aspen will not attempt to replicate any of the analysis or conduct any type of separate analysis of impacts in order to verify results.

Task 2: Prepare Comments on the Draft EIR

Based on the review conducted in Task 1, Aspen prepare comments on the Draft EIR for submission to City staff. The comments will focus on inadequacies and errors found in the document and will include criticisms, as warranted, of the information and analysis presented in the Draft EIR. To facilitate review by City staff, the comments will be numbered and organized to correspond to the sections of the Draft EIR. If warranted, Aspen will also prepare comments on general concerns and overarching issues that are not specific to individual EIR sections.

The draft comments will be submitted to City staff for review. As described in Task 4 below, Aspen will meet with City staff members to describe the results of Aspen's review. After City staff has reviewed the comments, Aspen will revise the comments based on direction provided by the City. The revised comments will be presented to the City in a format suitable for submission to Los Angeles County as comments on the Draft EIR.

Task 3: Review Proposed CSD Standards and Regulations

In addition to the review of and comments on the Draft EIR described in Tasks 1 and 2, Aspen will also review the provisions of the proposed CSD for the Baldwin Hills oil field area. It is expected that this information will be contained primarily in the EIR, presumably in the Project Description and in mitigation presented to address identified impacts. Aspen will review the proposed regulations, procedures, and standards for the CSD for appropriateness and effectiveness in addressing impacts and community concerns. As needed, Aspen will recommend revisions or refinements to the CSD and associated development standards and regulations, including recommendations for additional standards and requirements, if needed. The evaluation of the proposed CSD will be conducted with an understanding that the oil field is located in a highly urbanized area, thereby making the compatibility with surrounding land uses, particularly residential uses, of paramount importance.

Task 4: Meet with City Staff to Review Comments and Recommendations

At the initiation of the services described herein, Aspen's project manager will meet with members of City staff to discuss the work assignment, share information, and refine expectations related to schedule and work products. That same day, Aspen's project manager will also conduct a reconnaissance of the Baldwin Hills oil field area to gain a first-hand understanding of current conditions in the area. After the initial review of the Draft EIR and CSD described in the tasks above, Aspen's project manager and a senior analyst will meet with City staff members to review Aspen's draft comments. At the City's request, Aspen's project manager will be available to attend up to three additional meetings during the course of this assignment, which represents an assumed maximum of five meetings. These additional meetings could include City committee meetings and County public meetings related to the EIR or CSD.

6. Schedule

Aspen will provide draft comments on the Draft EIR and CSD two weeks after receiving the complete Draft EIR and receiving authorization to proceed from the City. Aspen will revise the comments one week after receiving feedback from the City on the draft comments, assuming the City does not request additional research or other investigations to be conducted in order to finalize the comments.

7. Proposed Budget

Aspen's proposed budget for the requested services is summarized in Exhibit 2 below. This budget is based on our current understanding of the City's needs and our experience conducting EIR review for other agencies. If our proposed budget exceeds or fall short of your expectations, we would appreciate the opportunity to review the scope of work with you, make adjustments as needed, and revise the budget accordingly.

Exhibit 2. Proposed Budget					
	Task 1 Draft EIR Review	Task 2 Draft EIR Comments	Task 3 CSD Review	Task 4 Meetings	TOTAL
Labor Hours	238	65	125	36	464
Cost	\$31,429	\$8,861	\$18,220	\$6,033	\$64,543
Contingency (15%)	\$4,714	\$1,329	\$2,733	\$905	\$9,681
Total	\$36,143	\$10,190	\$20,953	\$6,938	\$74,224

Ms. Susan Yun
May 21, 2008
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If you have any questions about our proposal or require additional information, please contact me at (818) 597-3407 ext. 343. Feel free to contact me my e-mail if that is more convenient for you (jdavidson@aspeneg.com). If you are unable to reach me, please contact our proposed project manager, Sandra Alarcón-Lopez at (562) 947-5259. Thank you for your consideration.

Sincerely,

ASPEN ENVIRONMENTAL GROUP

A handwritten signature in black ink that reads "Jon Davidson". The signature is written in a cursive, flowing style.

Jon Davidson, AICP
Vice President

Amended Scope of Work and Budget

Baldwin Hills Community Standards District EIR Review and City Ordinance Amendment for Oilfield Development

1. EIR and CSD Review Tasks

According to the Notice of Preparation published by the Los Angeles County Department of Regional Planning, the EIR for Baldwin Hills Community Standards District (CSD) will analyze the following 14 issue areas:

- Safety, Risk of Upset, and Hazardous Materials
- Air Quality
- Biological Resources
- Water Resources
- Geological Resources
- Transportation/Circulation
- Land Use / Policy Consistency Analysis
- Noise and Vibration
- Recreation
- Fire Protection / Emergency Services
- Cultural Resources / Archaeology
- Aesthetics / Visual Resources
- Energy Resources
- Public Services and Utilities

The tasks below describe Aspen's approach to reviewing the information and analysis in the Draft EIR, including information on the proposed Community Standards District and associated development standards and regulations.

Task 1.1: Review Draft EIR

Members of Aspen's professional staff will review the Draft EIR published by Los Angeles County for the proposed Baldwin Hills CSD. The various sections of the Draft EIR will be reviewed by staff members with knowledge and experience relevant to each section. The review will focus on: (1) compliance with CEQA requirements; (2) adequacy and technical accuracy of the information and analysis; (3) appropriateness and effectiveness of proposed mitigation measures; (4) adequacy of the analysis of alternatives; and (5) overall clarity and completeness of the information presented. Aspen will conduct a critical review of the Draft EIR with the intent of identifying inadequacies, such as the use of outdated information, erroneous assumptions, inappropriate methodologies, or unsupported conclusions. Review of appendices and supporting technical studies will be conducted to the degree necessary to understand the analysis in the EIR and to confirm assumptions and conclusions. Aspen may conduct limited fact checking to confirm information presented in the Draft EIR; however, Aspen will not attempt to replicate any of the analysis or conduct any type of separate analysis of impacts in order to verify results.

Task 1.2: Prepare Comments on the Draft EIR

Based on the review conducted in Task 1.1, Aspen will prepare comments on the Draft EIR for submission to City staff. The comments will focus on inadequacies and errors found in the document and will include criticisms, as warranted, of the information and analysis presented in the Draft EIR. To facilitate review by City staff, the comments will be numbered and organized to correspond to the sections of the Draft EIR. If warranted, Aspen will also prepare comments on general concerns and overarching issues that are not specific to individual EIR sections.

The draft comments will be submitted to City staff for review. As described in Task 1.4 below, Aspen will meet with City staff members to describe the results of Aspen's review. After City staff has reviewed

the comments, Aspen will revise the comments based on direction provided by the City. The revised comments will be presented to the City in a format suitable for submission to Los Angeles County as comments on the Draft EIR.

Task 1.3: Review Proposed CSD Standards and Regulations

In addition to the review of and comments on the Draft EIR described in Tasks 1.1 and 1.2, Aspen will also review the provisions of the proposed CSD for the Baldwin Hills oil field area. It is expected that this information will be contained primarily in the EIR, presumably in the Project Description and in mitigation presented to address identified impacts. Aspen will review the proposed regulations, procedures, and standards for the CSD for appropriateness and effectiveness in addressing impacts and community concerns. As needed, Aspen will recommend revisions or refinements to the CSD and associated development standards and regulations, including recommendations for additional standards and requirements, if needed. The evaluation of the proposed CSD will be conducted with an understanding that the oil field is located in a highly urbanized area, thereby making the compatibility with surrounding land uses, particularly residential uses, of paramount importance.

Task 1.4: Meet with City Staff to Review Comments and Recommendations

At the initiation of the services described herein, Aspen's project manager will meet with members of City staff to discuss the work assignment, share information, and refine expectations related to schedule and work products. That same day, Aspen's project manager will also conduct a reconnaissance of the Baldwin Hills oil field area to gain a first-hand understanding of current conditions in the area. After the initial review of the Draft EIR and CSD described in the tasks above, Aspen's project manager and a senior analyst will meet with City staff members to review Aspen's draft comments. At the City's request, Aspen's project manager will be available to attend up to three additional meetings during the course of this assignment, which represents an assumed maximum of five meetings. These additional meetings could include City committee meetings and County public meetings related to the EIR or CSD.

2. Ordinance Amendment and Revised Submittal Requirements

Task 2.1: Review of Existing Ordinance and Adopted County of Los Angeles Documents

Aspen Project Manager and staff will review the City's existing ordinance to determine where amendments could be made to address oil and gas well drilling within the City boundaries. Based on preliminary review of the City's ordinance, Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) and Article 5 (Land Use and Development Permit Procedures) would be areas that could accommodate requirements for well drilling. However, other areas could also be suggested for amendment based on this review.

Aspen will also review other state and local documents as part of this task. The Division of Oil, Gas, and Geothermal Resources current regulations and requirements and the County of Los Angeles CSD would be reviewed to determine what changes would be needed to make the CSD applicable to the City of Culver City. The County's CSD EIR would also be reviewed to identify mitigation measures or other requirements that could apply to the City. Based on this review, Aspen will present preliminary options for actions that the City could take to incorporate well drilling requirements in the zoning ordinance.

Task 2.2: Preparation of Draft Amended Ordinance

This task includes the following activities:

- Aspen will prepare an outline of the proposed ordinance amendment for review and approval by the City prior to beginning work on the document.

- Aspen will submit a draft proposed ordinance amendment to the City for review and comment.
- Aspen will revise the document based on comments received by the City. Aspen has assumed four review cycles for consideration of the amended ordinance with City Staff and two additional reviews based on Planning Commission and City Council review.

Task 2.3: Preparation of Application Submittal Requirements

Aspen will review the City's existing permit requirements and other applicable materials such as requirements identified in the County of Los Angeles CSD process and other city documents to prepare a list of application requirements. The application requirements will be provided to the City for review and comment. Aspen assumes two review cycles for consideration of this document.

Task 2.4: Meetings and Coordination with City Staff

Aspen will participate in and prepare for three face-to-face meetings to discuss the changes to the City's ordinance and the application requirements. Aspen will also be available to present proposed changes to the City Planning Commission and City Council, if necessary. For purposes of the cost estimate, participation in two hearings has been assumed.

Proposed Budget

Aspen's proposed budget for the requested services is summarized below. This budget is based on our current understanding of the City's needs and our experience conducting EIR review for other agencies. If our proposed budget exceeds or fall short of your expectations, we would appreciate the opportunity to review the scope of work with you, make adjustments as needed, and revise the budget accordingly.

Exhibit 1 below presents the proposed budget for review of the Baldwin Hills CSD EIR, including a review of the proposed CSD regulations.

Exhibit 1. Proposed Budget – Baldwin Hills CSD EIR Review Tasks					
	Task 1.1 Draft EIR Review	Task 1.2 Draft EIR Comments	Task 1.3 CSD Review	Task 1.4 Meetings	TOTAL
Labor Hours	229	65	142	48	484
Cost	\$34,435	\$8,855	\$20,489	\$8,058	\$71,732
Contingency (15%)	\$5,165	\$1,328	\$3,073	\$1,209	\$10,760
Total	\$39,600	\$10,183	\$23,562	\$9,267	\$82,492

Exhibit 2 below presents the proposed budget for drafting a proposed City ordinance amendment addressing oilfield development regulations, including updated submittal requirements for oil field development applications.

Exhibit 2. Proposed Budget – Ordinance Amendment and Revised Submittal Requirements Tasks					
	Task 2.1 Ordinance Review	Task 2.2 Draft Amended Ordinance	Task 2.3 Submittal Requirements	Task 2.4 Meetings and Coordination	TOTAL
Labor Hours	73	179	67	89	408
Cost	\$9,535	\$25,547	\$9,037	\$13,569	\$57,633
Contingency (15%)	\$1,430	\$3,832	\$1,356	\$2,035	\$8,645
Total	\$10,965	\$29,379	\$10,393	\$15,604	\$66,278



21 May 2008

Ms. Susan Yun
Senior Planner
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Subject: Third-party Review of Draft Environmental Impact Report (DEIR) for the Baldwin Hills Community Standards District (CSD), prepared by the County of Los Angeles

Ms. Yun,

Thank you for contacting AMEC Earth & Environmental, Inc. (AMEC) about the City of Culver City's (City's) need for contactor support in conducting a third-party review of the forthcoming DEIR under preparation by the County of Los Angeles (County). This brief letter proposal is intended to demonstrate to you: 1) our capability, capacity, and commitment to serve in the City's best interests; 2) our understanding of the primary issues associated with the DEIR and which are the highest priorities for the City; and 3) our understanding of the role you envision for AMEC in this endeavor.

About the AMEC Team

As a brief introduction, AMEC is a global environmental and engineering firm with significant presence and experience in Southern California, including involvement in high-profile, complex environmental planning endeavors involving issues similar to those involved in the DEIR and CSD under preparation by the County. AMEC's proposed Project Manager for this effort, Mr. Dan Gira, has more than 20 years of experience in the management and execution of large-scale community planning programs and complex analyses prepared in compliance with the California Environmental Quality Act (CEQA), including several addressing impacts associated with oil and gas licensing and development. AMEC has seven offices in California and our efforts on this program would be supplemented regionally by TIAX LLC (TIAX), a firm which brings specialized yet significant expertise to the project team with regard to the assessment of analyses related to air quality impacts contained within the County's EIR. TIAX provides air quality expertise for a wide variety of clients, including the South Coast Air Quality Management District (SCAQMD), California Air Resources Board (CARB), the California Energy Commission (CEC), and the Department of Energy's Office of Transportation Technologies.

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Program Understanding

AMEC would ensure that the DEIR sufficiently addresses the impacts of and mitigation measures associated with the *whole of the project* including impacts associated with operation of existing wells and facilities, and installation and operation of proposed wells to be drilled within Culver City limits, both inside and outside the CSD (Figure 1). AMEC would ensure that potential impacts to key surrounding land use and public infrastructure are thoroughly addressed, including impacts to residential areas within the City and surrounding unincorporated County areas (e.g., Ladera Heights) and to parks and other community facilities (e.g., Kenneth Hahn State Recreation Area, Baldwin Hills Overlook, and West Los Angeles College).

AMEC is aware that the Baldwin Hills Oil Field consists of a mix of facilities, including some wells and support facilities that have been recently upgraded and others that consist of aging facilities that have been under production for decades. AMEC is aware that aging oil facilities and those not meeting modern standards for production have the potential for failure or production problems when compared to more recently upgraded facilities. As such, AMEC would consider the DEIR's adequacy in light of efforts taken to disclose, discuss, and identify the status of all existing facilities as well as those targeted for new production.

AMEC would pay particular attention to the adequacy of mitigation measures proposed in the document, including the availability of adequate agency staff and funding for monitoring and enforcement. AMEC would assess and verify potential funding sources as needed to ensure that proposed mitigation measures are feasible and enforceable. AMEC anticipates reviewing the DEIR for three types of mitigation measures:

- *New or Revitalized Agency Programs:* These measures should generally consist of agency programs for monitoring, remediation, or enforcement, such as those that would be incorporated into the CSD, which would commit the County, the State Department of Oil and Gas, the SCAQMD, or other relevant Federal, State, or local agencies to regular monitoring, enforcement, and reporting of agency-implemented measures. AMEC would ensure that regular reporting components were included in such programs, including appropriate public hearings or briefings so that City decision-makers and interested members of the public would be easily informed about the progress of such efforts. AMEC anticipates the need to include possible "reopened" conditions where key project components would be scrutinized for compliance based on accepted performance criteria and subject to public review as needed to assess compliance. It may also be appropriate to consider the availability of any nexus for enhanced funding sources (e.g., those derived from new oil exploration profits in order to offset potential environmental impacts caused by new oil extraction activities). Such programs have been highly successful in funding public improvements and environmental enhancement measures to partially offset the impacts of oil development in the Santa Barbara Channel (i.e., Santa Barbara County's Coastal Resource Enhancement Fund has generated more than \$15 million for land acquisition, public improvements, and environmental mitigation since 1987).

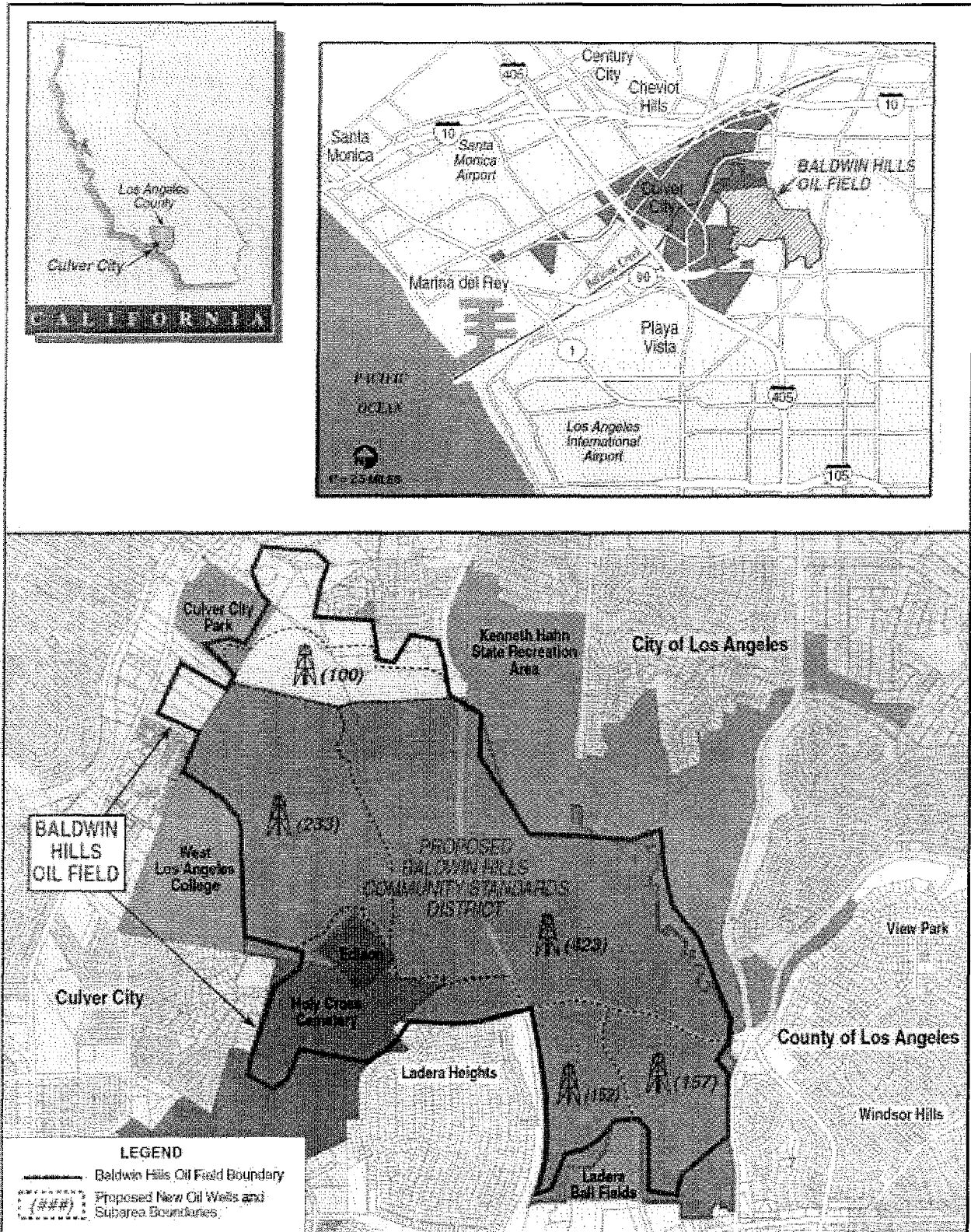


Figure 1. Regional and Project Location Maps

amec

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- **New Production Development Standards:** AMEC would consider the adequacy of proposed mitigation measures to be applied to new production and would ensure that such measures are clearly drafted to be feasible and enforceable and to be included as development standards in the CSD or as permit conditions. Such measures may include hours of construction operation, night lighting, truck routing, soil stockpiling, fencing, and other safety measures.
- **Oil Producer Actions:** These would generally include actions to be undertaken by PXP or successor producers to ensure follow up on mitigation measures directly linked to new development and/or remediation and rehabilitation measures to address existing problems (e.g., existing soil contamination, equipment upgrades to aging existing infrastructure to improve safety or reduce air quality emissions) that are undertaken to offset direct and indirect project impacts.

Understanding of Primary Tasks

Review of DEIR. Initial efforts would focus on a detailed review of the DEIR, expected to be released in June 2008. AMEC and TIAX would pay particular attention to treatment of safety issues, air quality analyses, and the adequacy of mitigation measures proposed to address identified significant impacts. In order to conduct a thorough and meaningful review, it is assumed that AMEC and TIAX will be granted access to associated ancillary studies, including calculations and emissions factors. (Based on a review of provided materials, it has also been assumed that TIAX's review of air quality analyses will not include greenhouse gases [GHGs].)

Preparation of Response Letter. Upon completion of this review, AMEC would prepare a letter on behalf of the City, addressing primary issues of concern, and identifying elements of the DEIR within which changes are warranted to better represent potential environmental impacts and mitigation measures.

Meeting Support. As discussed, AMEC has assumed attendance at and participation in up to five (5) meetings with City and/or County representatives to discuss the EIR, the results of the third-party review process, and the eventual incorporation of changes to the document, as necessary. In addition, TIAX attendance at one (1) meeting has been assumed to facilitate a discussion of air quality issues.

Review of County Documentation. AMEC will be available to review correspondence between the County and the City (e.g., the County's response-to-comments document addressing the City's comments on the DEIR).

Cost Proposal

Based on our understanding of the project – as outlined above – AMEC proposes a time-and-materials (T&M) cost estimate of **\$77,013** for these services. This estimate is intended to cover all labor, across all labor categories, as well as indirect costs anticipated to be necessary to complete the assigned tasks; it also includes a contingency fund, per your request. A detailed spreadsheet outlining the team structure and breakdown of labor therein is available upon request.

Thank you again for the opportunity to submit this proposal to support the City on this important project. If you have any questions or require additional information, please do not hesitate to contact either Dan Gira or me at (805) 962-0992.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug McFarling', enclosed within a dashed oval.

Doug McFarling
Senior Project Manager

CC: Mr. Dan Gira, AMEC (Santa Barbara)
Ms. Julie Kercher, TIAX (Irvine)

CLIENT: City of Culver City
PROJECT: Third-Party Review of DEIR

CLIENT: City of Culver City
PROJECT: Third-Party Review of DEIR

Task:
Date of Estimate: May 21, 2008

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Additions to Proposed Scope of Work (dated May 21, 2008)

1. Approximately 10 hours (each) of specialist support for general peer review of noise, geo-technical issues (e.g. subsidence), petroleum engineering and safety (total up to 44 additional hours). The petroleum engineer would also be available to provide feedback on task 2 below.
2. Review of Culver City's existing Oil and Gas Regulations (Business Regulations; Chapter 11.12: Oil, Gas and Hydrocarbons) and their interrelationship with associated zoning ordinance permit requirements and the City's General Plan and preparation of an updated ordinance, including revised submittal standards, including the following tasks:
 - a. Review Chapter 11.12 for consistency with modern oil field development regulations. AMEC's initial review of this chapter indicates that this ordinance may not fully reflect modern development standards, particularly those appropriate for an oil field in a highly urban setting in a non-attainment air basin. Examples of potentially antiquated provisions include in-ground sumps for storing petroleum products and drilling mud, or regulation, boiler regulations more appropriate to historic production techniques, lack of pipeline safety measures such as liners, double walled pipes and the use of smart "pigging" devices for maintenance and safety (16 hours).
 - b. Review of City's zoning ordinance permit provisions and General Plan to identify relevant provisions and policies and consider consistency relationship to new potential oil regulations (8 hours)
 - c. Review of new Community Standards District for use in development of the City's code (12 hours).
 - d. Review of 2-3 California companion jurisdiction's (e.g. Santa Barbara, Bakersfield, Long Beach) oil field development codes to permit consideration of inclusion of modern standards for site design, landscaping, remediation, habitat restoration etc (16 hours).
 - e. Prepare new draft Oil Development Code to replace or supplement Chapter 11.12, including new submittal requirements, which incorporates the best available standards from the proposed CSD and other oil producing jurisdictions (32 hours).
 - f. Prepare recommendations for potential amendments to the City's zoning ordinance and General Plan to improve integration and consistency with the new oil development code (12 hours).
 - g. Prepare revisions to draft ordinance based on City comments (20 hours).

Assumptions:

1. Technical specialist would provide general peer review only; no detailed modeling for geo-tech, safety, noise or petroleum engineering is included. Such services could be provided upon request.
2. Ordinance preparation includes drafting of amendments to City Code only; detailed revisions to the City's zoning ordinance and General Plan are not included.
3. No preparation of CEQA analysis (if required) for proposed ordinance amendments is included.



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DISCLOSURE STATEMENT

Aspen Environmental Group (Aspen) is not under contract to Plains Exploration and Production Company (PXP) and is not providing any services to PXP. Further, a review of our company records indicates that Aspen has never been under contract to PXP in the past.

Aspen primarily provides consulting services under contract to public agencies. In July 2006, Aspen was awarded a contract by the County of Santa Barbara to prepare an environmental impact report (EIR) for PXP's proposed Tranquillon Ridge Oil and Gas Development Project. The Final EIR for that project was published in April 2008. However, Aspen remains under contract to the County to provide support on the project through the remainder of the decision-making process. Aspen has conducted no work related to any other PXP project.

This information is true and accurate to the best of my knowledge.

ASPEN ENVIRONMENTAL GROUP

Jon Davidson, AICP
Vice President

June 18, 2008

Baker, Heather

From: Gira, Daniel [daniel.gira@amec.com]
Sent: Tuesday, June 17, 2008 4:15 PM
To: Blumenfeld, Sol; sherry.jordon@culvercity.org; Herbertson, Charles; Baker, Heather
Cc: McFarling, Doug; Malloch, Rosann M
Subject: Baldwin Hills CSD DEIR; Interview Follow-Up
Attachments: Culver City Proposal.pdf; Additions to Proposed Scope of Work _2_.pdf

Good afternoon,

Thank you for interviewing our team yesterday. It was a pleasure to discuss this interesting project with the City's panel.

Attached please find response to questions raised at yesterday's interview and a revised cost proposal for independent review of the proposed CSD EIR for Baldwin Hills. Based on our understanding of City questions and concerns, AMEC has submitted the information detailed below and proposes the following additions to the original scope of work (see attachment and revised cost spreadsheet). I also adjusted team member hours based on the expedited timeline outlined yesterday and everyone's relative availability. These may need to be adjusted again if the schedule is further revised. These adjustments resulted in only slight changes in cost.

We have tried to be as comprehensive as possible given the short time frame available for response. In particular, please consider the scope of work related to revisions to the City's Municipal Code to address oil production in order to determine if this is consistent with the general direction provided at our meeting. This task has added considerable cost to our proposal. Please do not hesitate to let me know if the City requires further information or additional adjustments to the scope of work.

In regards to potential conflicts of interest, to the best of my knowledge, AMEC Earth and Environmental does not currently have any ongoing contracts involving PXP. I and the primary members of the project team have no direct or indirect work with PXP. I have queried senior AMEC staff in our California Offices, including our U.S. Oil & Gas Sector Leader, and we are unaware of any ongoing contracts. AMEC had work with Plains Exploration & Production Co. in January 2007 which was titled OSRO Feasibility Study. This project was completed and closed July 5, 2007. The project manager was Suzanne Foley who is no longer with AMEC. AMEC also prepared an Environmental Baseline Survey (EBS) many years ago to renew some oil leases on Vandenberg AFB for Torch Operating Company, a predecessor to PXP. It is possible that AMEC Paragon, another company within AMEC PLC has contracts with PXP. However, we have been unable to confirm this within the short time frame permitted. If this is the case, we can certainly construct whatever firewalls are needed to ensure objectivity and avoidance of real or perceived conflicts. TIAX has also responded that that have no current dealings with PXP.

In regards, to AMEC's experience with subsidence, AMEC geologists in our Anaheim Office have direct hands on experience with subsidence, including projects such as AMEC's Santiago landslide in the City of Anaheim (contact, Natalie Meeks, City Engineer). Subsidence here is associated with dewatering. Subsidence in the Baldwin Hills associated with oil extractions is a well known phenomenon among geologist and is thought to have potentially contributed to the historic collapse of the Baldwin Hills dam. One of AMEC's geologists also had exposure to subsidence in the Baldwin Hills as part of previous employment with Douglas E. Moran Associates. Additional subsidence references are available on request. I believe that AMEC's Anaheim Office is already under contact with Culver City to provide geotechnical services. PXP is not be able to provide specific additional references on urban air modeling beyond those provided at the interview (e.g. California ARB) until tomorrow. I will follow

up with them.

I hope that the responses above and the additional attached scope of work meet the City's expectations. Should you have any additional questions, please do not hesitate to contact me.

I will be leaving early today to take my team to the batting cages. Questions can be directed to my cell phone (805 284-5080) or home e-mail; dangira@msn.com - I will endeavor to respond tonight.

Sincerely,

Dan

Dan Gira
Program Manager
AMEC Earth and Environmental
104 West Anapamu Street, Suite 204A
Santa Barbara, CA 93101
(805) 962-0992

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Los Angeles County Community Standards District (PXP) Draft EIR Review

Received Notice of Preparation:	06/28/07
Council discussion of Notice of Preparation	07/23/07
Draft EIR public scoping meetings	07/24 & 26/2007
Comments on the Notice of Preparation submitted to LA Co.	07/31/07
Contacted qualified consultants requesting proposals:	05/15/08
Received consultant's proposals:	05/21/08
Staff evaluated and ranked proposals:	06/12/08
Staff interviewed AMEC	06/16/08
Staff begins reference checks:	06/17/08
Staff interviewed Aspen:	06/17/08
Release of Draft EIR:	06/19/08
Council award of contract:	06/23/08
Community input at City Council meeting:	07/07/08
County sponsored public workshops on CSD	07/17 & 07/22/08
County Regional Planning Commission public hearing	08/02/08
Council review of prepared comments at public meeting:	08/11/08
Transmittal of comments to LA County:	08/19/08
County Regional Planning Commission public hearing	08/27/08