

# PXP

## Landscaping Plan Inglewood Oil Field

Baldwin Hills CSD Condition  
L.8

WORKING DRAFT SUBJECT TO CHANGE  
BASED ON COUNTY REVIEW AND ACCEPTANCE

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## **ATTACHMENTS**

### **LANDSCAPE PHASING PLAN**

- PHASE 1 – LADERA CREST RESIDENTIAL VIEW SHED LOOKING NORTH
- PHASE 1 – RESIDENTIAL VIEW SHED ILLUSTRATIVE SKETCH
- PHASE 2 – WINDSOR HILLS / LA BREA LANDSCAPE BUFFER LOOKING WEST
- PHASE 2 – RESIDENTIAL LANDSCAPE BUFFER VIEW SHED ILLUSTRATIVE SKETCHES
- PHASE 3 – LADERA CREST VIEW SHED LOOKING EAST ABOVE LA CIENEGA
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- PHASE 4 – LA CIENEGA BLVD EAST ROADWEAY LANDSCAPE BUFFER
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- PHASE 6 – FAIRFAX AVENUE ROADWAY LANDSCAPE BUFFER
- PHASE 7 – STOCKER STREET ROADWAY LANDSCAPE BUFFER

## **1.0 INTRODUCTION**

### **1.1 BACKGROUND**

Plains Exploration and Production (PXP) operates the Inglewood Oil Field in the Baldwin Hills Zoned District of Los Angeles County. The Inglewood Oil Field, covers approximately 1,000 acres, and is surrounded by single and multiple family dwellings as well as recreational, institutional, commercial and industrial uses. To address issues of land use compatibility with surrounding land uses, the Los Angeles County Board of Supervisors recently adopted the Baldwin Hills Community Standards District (CSD) to provide a means of implementing regulations, safeguards and controls for activities related to drilling for and producing oil and gas within the Inglewood Oil Field.

### **1.2 CSD REQUIREMENTS**

CSD Section L.8 requires PXP to develop the following:

*Landscaping, Visual Screening and Irrigation. Within 180 days following the effective date, or at such later date as may be approved by the director for good cause shown, the operator shall develop and submit to the director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file at the department of regional planning that addresses screening, irrigation and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the director shall forward a copy of the landscaping to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two-to-five-year period after approval by the director. The director may withhold county drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the director. Required elements of the landscaping plan shall be identified by the director.*

## **2.0 LANDSCAPING PLAN**

The proposed landscape development plans are prepared to implement landscape improvements for visual screening and streetscape enhancement of the Inglewood oil field at Baldwin Hills, which is adjacent to residential communities and borders parks and public streets. The criteria and guidelines for landscape improvements are based upon the report 'Baldwin Hills Community Standards District Landscape Improvement Concepts', as prepared by Mia Lehrer and Associates.

### **2.1 LANDSCAPE DESIGN APPROACH**

The description of the landscape development plans design intent and statement of approach are as follows:

1. The landscape improvement plans are to be developed in seven (7) phases and prioritized according to the immediate concerns of the oil field areas adjacent to community and public corridors.
2. The landscape design is to provide an effective visual impact.
3. The basic criterion for the landscape view shed is to provide veils of plant materials in groves and/or groupings that are strategically placed in areas of concern to screen the oil field and industrial facilities.
4. Existing landscape buffers for revitalization are to be reinforced and strengthened by using additional planting of the same and/or complimentary plants.
5. Major design elements of the proposed tree lined streets are to define the edges, provide an orderly spatial delineation and differentiate it from the informal landscape screening veils by the use of large and stately canopy trees as the basic design concept. Also proposed is the use of flowering tree bisques to serve as a bold image and act as the gateway to public corridors.
6. Rapid rates of growth are a primary consideration in the choice of plant palette in order to create an immediate impact on public perception of landscape improvements.

## **2.2 LANDSCAPE AREAS FOR IMPLEMENTATION**

The proposed landscape development plans are designated to be developed in seven phases. They are prioritized according to the view shed areas of concern for visual screening. Upon approval, landscaping to be completed within five years. They are as follows:

1. Phase 1 – Proposed landscape veil at Ladera Crest residential view shed looking north.
2. Phase 2 – Windsor Hills/La Brea view shed and treeline corridor as landscape buffer and screening veil.
3. Phase 3 – Landscape screening veil at Ladera Crest residential view shed looking east above treeline corridor at La Cienega Boulevard.  
\*Note: Illustrative sketches are included for the residential view sheds depicted in phases 1, 2 & 3.
4. Phases 4 & 5 – La Cienega Boulevard roadway landscape buffer (treeline corridor) to reinforce existing landscape buffers.
5. Phase 6 – Fairfax Avenue roadway landscape buffer and treeline corridor/shrub screening hedgerow landscape buffer/additional screening veil.
6. Phase 7 – Stocker Street roadway landscape buffer treeline corridor/shrub screening hedgerow to reinforce existing landscape buffers.

\*Note: There are no illustrative sketches depicting the landscape roadway view sheds from vehicular traffic.

## **3.0 IRRIGATION**

The landscape View Shed was designed to conserve water by a carefully selected arrangement of low maintenance, colorful yet drought tolerant plant material. The plant material has been grouped into hydrazones (water use) which with the proper irrigation will provide just enough water for plant life. A three inch layer of mulch will cover the newly installed landscape. The mulch keeps unwanted weed seeds from germinating and helps to retain moisture in the soil.

### **3.1 IRRIGATION DESIGN APPROACH**

The irrigation system will be designed using sub-surface dip irrigation (Netafim or equal), which conserves large amounts of water because it irrigates only the root zone of the plants, eliminates unnecessary run-off and watering of unwanted weeds. There is little or no loss of water due to evaporation or overspray onto pavement. Based upon irrigation standards, it reaches approximately 90% efficiency.

### **3.2 METHODOLOGY**

The irrigation controller is state of the art, solar powered and self adjusting. The solar powered capability will decrease the cost of electricity but will also decrease the cost of installation. It is equipped with a rain shut-off device, which will automatically shut off irrigation during the rainy

season and reduce water consumption by approximately 20%. The irrigation schedule is automatically calculated by a state of the art ET controller. This type controller reduces water consumption by an additional 20% and is virtually maintenance free. The ET controller automatically considers establishing periods and maturity level of plant material and climate changes of the seasons. Watering times are changed accordingly via the program, which results in healthier plant material because the plants will not get under or over watered.

#### **4.0 SUMMARY**

The proposed landscape development plans are prepared to implement the required landscape visual screening of the oil field, which is adjacent to residential communities and borders public corridors. The proposed landscape plans address the designated areas for landscape improvement as identified in previous studies as view shed areas. The designated view shed areas are to be developed in seven phases and prioritized according to the most important concerns for implementation. The landscape development plans incorporated and adopted design guidelines from the landscape improvement concept studies prepared by Mia Lehrer and Associates.

The following are basic goals and guidelines for the landscape visual screening of the oil fields and streetscape enhancement:

1. Landscape development is to provide an immediate and effective visual impact.
2. Selection of a rapid growth plant palette is to provide enhancement visibility, i.e., provide a bold image that makes a statement.
3. Design concepts that create landscape veils and buffers by the use of multi-row trees in groupings and groves and mass planting of similar plant material.
4. Proposal of tree lined streets for initial visual impact that create public awareness and perception of landscape enhancement.

Upon the approval of the proposed landscape development plans, we will proceed to the next step, which is to prepare construction documents; develop plans and specifications to set forth requirements for landscape and irrigation construction. The plan will be implemented over a 5-year period after approval of the director.