



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

May 8, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EASTERN HILL IMPROVEMENT PROJECT
ESTABLISH NEW CAPITAL PROJECT (C.P. NO. 86970)
APPROVE APPROPRIATION ADJUSTMENT
AWARD CONSULTANT SERVICES AGREEMENT
(FIRST DISTRICT) (4-VOTES)**

IT IS, THEREFORE, RECOMMENDED THAT YOUR BOARD

1. Approve the establishment of the Eastern Hill Improvement Project (C.P. No. 86970) to provide for improvements at the County's Eastern Hill property in response to community concerns regarding the County's activities on Eastern Hill.
2. Approve the attached appropriation adjustment which transfers \$1,370,000 from the Capital Project/Extraordinary Maintenance Designation to C.P. No. 86970 in the 2006-07 Capital Projects/Refurbishments Budget, to fund design activities and environmental reviews that are required for the Eastern Hill Improvement Project.
3. Authorize the Chief Administrative Officer to execute a consultant services agreement with Bonterra Consulting in the amount of \$1,120,000 for environmental consulting and documentation services.
4. Authorize the Chief Administrative Officer to direct and manage the planning and design of the Eastern Hill Improvement Project.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

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Third District

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Fifth District

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

Approval of the recommended actions will allow the Chief Administrative Office (CAO) to initiate site investigation, design and environmental review activities for the proposed Eastern Hill Improvement Project (Project).

Background

Your Board previously directed my office to develop plans to address certain geotechnical and aesthetic issues related to the County's 124 acre, Eastern Avenue Hill Complex (Eastern Hill). As reported to your Board on April 12, 2007, our review of the County's planned activities on Eastern Hill also led us to the conclusion that the existing operations of the Internal Services Department, Fire Headquarters, and Sheriff's Biscailuz Center, when combined with the reopening of the Sybil Brand Institute, is certain to raise concerns from the adjacent community.

Proposed Improvement Project

The intent of the proposed Project is to address current and potential geotechnical issues associated with Eastern Hill and community concerns related to the County's current and planned activities on the site, including the reopening of the Sybil Brand Institute. To develop the scope of the proposed Project, the CAO and Department of Public Works (Public Works), will:

- Investigate the geotechnical condition of the former Cogen and Blanchard Landfill sites to identify issues regarding methane emission and migration, subsidence, drainage, and site stability;
- Determine the ability of the former landfill sites to support further passive and capital development scenarios;
- Integrate drainage and slope stabilization plans currently being developed by the Department of Public Works with: 1) landfill monitoring and/or stabilization measures that are determined to be necessary or prudent; 2) a landscaping/beautification plan for the County-owned, eastern and southern slopes; and 3) sustainable design technologies; and 4) civic art elements.
- Identify and analyze the potential impacts from the refurbishment and reopening of the Sybil Brand Institute, on the stability of the former landfills and the surrounding community and environment.

The geotechnical and landfill development studies and the development of stabilization, drainage, and landscaping/beautification recommendations will require seven to eight months to complete. The findings and recommendations of these studies will be detailed in a Site Management Plan, which will define a portion of the proposed Project's scope.

The remaining portion of the proposed Project's scope will be based upon the review and analysis of potential impacts and community concerns arising from the County's planned operations on Eastern Hill. This latter assessment will focus on issues such as traffic circulation, pedestrian safety, air quality, and aesthetics and will require extensive input from the local community. It will proceed concurrently with the geotechnical and landfill studies and will also reflect the spirit and intent of the County's Energy and Environmental Policy and Civic Art Policy by incorporating sustainable design technologies and artistic features. Finally, the results of this latter assessment will be integrated with the Site Management Plan through the development of a single, comprehensive Environmental Impact Report (EIR).

The integration of the Site Management Plan with the EIR for the SBI refurbishment project will provide a comprehensive approach to assessing the impact of the County's planned activities on Eastern Hill on the surrounding community and environment, developing appropriate mitigation and community response measures, and defining the scope of the proposed Project.

It is anticipated that the Site Management Plan will require seven months to complete. The Draft EIR will require approximately eight months to complete, with certification of the Final EIR anticipated in June 2008. In compliance with the California Environmental Quality Act (CEQA), implementation of improvements contemplated under the Site Management Plan, mitigation measures required under the EIR, and construction activities at SBI will not commence until the Final EIR has been certified by your Board.

Recommended Consultants

Approval of the recommended actions will also authorize the CAO to execute consultant services agreements with Bonterra Consulting to perform the necessary environmental assessments, implement the methane monitoring plan and geotechnical studies on the former Cogen and Blanchard Landfill sites, and prepare the Site Management Plan and EIR. Bonterra maintains as-needed services contracts with the CAO and Public Works and was selected by the CAO to perform a preliminary assessment of the Eastern Hill and assist in the formulation of the project development approach.

Based upon Bonterra's knowledge of the Eastern Hill and the need to meet the timeframe of the SBI refurbishment project, it is recommended that Bonterra Consulting be retained to complete the necessary studies and plans, and prepare the EIR.

Implementation of Strategic Plan Goals

The recommended actions meet the County Strategic Plan Goal of Community Services by improving the quality of life for residents of the County's unincorporated communities.

FISCAL IMPACT/FINANCING

The scope and cost of the proposed Project has yet to be determined. It is estimated, however, that \$1,370,000 will be necessary to develop the Project scope and prepare the Site Management Plan and EIR. A consultant service agreement with Bonterra Consulting for planning and implementation of the required studies and preparation of the Site Management Plan and EIR is recommended in the amount of \$1,120,000. An additional \$250,000 is recommended to fund jurisdictional reviews of the geotechnical and landfill studies and Public Works design and project management services.

Approval of the attached appropriation adjustment will transfer \$1,370,000 from the Capital Projects/Extraordinary Maintenance Designation to the Capital Projects/Refurbishments Budget (C.P. No. 86970) and will provide sufficient appropriation to proceed with development of the Project.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not subject to CEQA because it can be stated with certainty that they will not have any impact on the environment. The CAO will present the appropriate environmental documentation prior to the initiation of any activities that may have an effect on the environment.

IMPACT ON SERVICES

None.

The Honorable Board of Supervisors
May 8, 2007
Page 5

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully Submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
DJT:zu

c: Executive Officer, Board of Supervisors
County Counsel
Consolidated Fire Protection District
Department of Public Works
Internal Services Department
Sheriff