



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

August 06, 2024

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

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

56 August 6, 2024

EDWARD YEN  
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
PITCHESS DETENTION CENTER  
LANDFILL CLOSURE REPAIRS PROJECT  
APPROVE PROJECT AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE USE OF JOB ORDER CONTRACT  
SPECS. 5703; CAPITAL PROJECT NO. 8A029  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the Pitchess Detention Center Landfill Closure Repairs Project and associated appropriation adjustment, and authorization to deliver the proposed project using a Board approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Pitchess Detention Center Landfill Closure Repairs Project exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the proposed Pitchess Detention Center Landfill Closure Repairs Project, Capital Project No. 8A029, with a total project budget of \$2,015,000.

3. Approve an appropriation adjustment to transfer \$2,015,000 from the Pitchess Honor Rancho Landfill Closure Maintenance Project, Capital Project No. 86575, to the proposed Pitchess Detention Center Landfill Closure Repairs Project, Capital Project No. 8A029, to fully fund the project.

4. Authorize the Director of Public Works or his designee to deliver the proposed project using a Board-approved Job Order Contract.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to seek Board approval to find the proposed Pitchess Detention Center (PDC) Landfill Closure Repairs Project exempt from the California Environmental Quality Act (CEQA); approve the capital project, budget, and associated appropriation adjustment; and authorize Public Works to deliver the proposed project using a Board approved Job Order Contract (JOC).

#### Background

The project site is located at the Pitchess Detention Center, 29300 The Old Road, Castaic, CA 91384 in the unincorporated County area of Castaic. This inactive landfill area is approximately 15 acres of open space located at the eastern end of PDC. Between 1958 and 1993, the landfill was used for disposal of nonhazardous household refuse generated by custody operations and waste from adjacent farming activities. The PDC landfill stopped receiving refuse in 1993, and a soil cover was placed over the refuse and waste.

California Code of Regulations Title 27 governs the operation, maintenance, and closure of landfills. These regulations are enforced by the California Department of Resources Recycling and Recovery (CalRecycle), the Los Angeles County Department of Public Health, Solid Waste Management Division (Local Enforcement Agency), and the California Regional Water Quality Control Board, Los Angeles Regional Water Quality Control Board (LARWQCB).

In order to formally close the PDC Landfill, the Los Angeles Sheriff's Department (LASD) prepared a Final Construction/Post Closure Maintenance Plan (FCPCMP) in accordance with Title 27 that included installation of a landfill cover system consisting of on-site borrowed soils and various appurtenances, including permanent run-on/run-off drainage control facilities, a paved access road, and a landfill gas probe monitoring system. In 2021, the FCPCMP was reviewed and approved by CalRecycle, Local Enforcement Agency, and LARWQCB.

The closure construction activities in accordance with the approved FCPCMP began in October 2021 and were completed in December 2021. The closure construction activities were permitted, in part, by a Construction General Stormwater Permit obtained from the LARWQCB. Following completion of the closure construction activities, Public Works filed a notice with the LARWQCB to terminate the Permit. LARWQCB conducted an inspection and found the site was not completely stabilized due to erosion and damage caused by the winter and spring storms in 2022 and 2023. These storms damaged the top soil layer of the newly installed landfill cover system including the applied hydroseeding.

The proposed project consists of repairing the damaged top layer of the landfill cover, including minor grading and repair of eroded areas, removal of straw logs, clearing of debris from drainage channels, and reapplication of hydroseeding to the repaired areas for site stabilization. The proposed repairs are required to be compliant with the approved FCPCMP. In August 2023, the

proposed scope of repairs was reviewed and approved by CalRecycle and Local Enforcement Agency. It is anticipated that work would begin in October 2024 and be substantially completed in April 2025.

Following completion of the proposed repairs, the Local Enforcement Agency and LARWQCB would conduct a follow-up inspection of the site to confirm compliance with the approved FCPCMP and for termination of the Construction General Stormwater Permit.

Following acceptance of the Notice of Termination by LARWQCB, County will continue postclosure maintenance activities at the PDC Landfill in accordance with the approved FCPCMP.

#### Operating Budget Impact

Following completion of the proposed project, County would continue funding the associated maintenance and operational costs for the facility with existing budgetary resources from its operating budget.

#### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: North Star 3, Realize tomorrow's government today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current capital projects and identifying the need to replace or modernize legacy/obsolete infrastructure. By investing in the compliant closure of a previous landfill, we continue to monitor activities to maintain the site's proper drainage and stability.

#### **FISCAL IMPACT/FINANCING**

The proposed project budget is currently estimated at \$2,015,000 and includes construction, change order contingency, plans and specifications, consultant services, permit fees, and County services. The proposed Project Schedule and Budget summary are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$2,015,000 from the Pitchess Honor Rancho Landfill Closure Maintenance Project, Capital Project No. 86575, to the Pitchess Detention Center Landfill Closure Repairs Project, Capital Project No. 8A029, to fully fund the proposed project. The project is fully funded with net County cost.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The project is exempt from the Civic Art fund as the project involves minor grading and hydroseeding to repair the damaged top layer of the landfill cover.

The JOC is subject to the Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The proposed project will support the Board's Green Building/Sustainable Design Program by utilizing hydroseeding with drought tolerant and native plants to contribute to biodiversity and water conservation.

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed project involves minor grading and hydroseeding to repair the damaged top layer of the landfill cover and is categorically exempt from CEQA. The project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15304 (a) and (f) of the State CEQA Guidelines and Classes 1 (j) and (p); and 4 (a) and (k) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. This project is also statutorily exempt under Section 21080 (b) (4) and State CEQA Guidelines Section 15269 (a), which apply to specific actions to prevent or mitigate an emergency, because the current erosion, unless mitigated will allow moisture to penetrate through the waste layer and contaminate the soil beneath. The project consists of repairs of an existing facility with negligible or no expansion of use, maintenance, and repair beyond that previously existing.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the proposed project may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and the State Office of Planning and Research in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

### **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call consultant to complete the design and is requesting Board authorization to complete the work using a Board-approved JOC.

The proposed project scope includes repair of erosions, debris removal, minor grading, and limited hydroseeding, and Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver the proposed project.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There are no anticipated impacts on current County services or projects due to the recommended actions.

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:HA:sl

Enclosures

- c: Auditor-Controller
- Chief Executive Office (Capital Programs Division)
- County Counsel
- Executive Office
- Sheriff's Department

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
PITCHESS DETENTION CENTER  
LANDFILL CLOSURE REPAIRS PROJECT  
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SPECS. 5703; CAPITAL PROJECT NO. 8A029  
FISCAL YEAR 2024-25  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

Project Activity	Scheduled Completion Date
Jurisdictional Approvals	05/31/2023*
Construction Start	11/01/2024
Substantial Completion	04/29/2025
Final Acceptance	06/16/2025

\*Actual completion date

**II. PROJECT BUDGET SUMMARY**

Project Activity	Proposed Budget
Construction	\$1,197,100
Change Order Contingency	\$ 179,600
Job Order Contract Fees	\$ 34,500
<b>Hard Cost Subtotal</b>	<b>\$1,411,200</b>
Plans and Specifications	\$ 117,384
Consultant Services	\$ 112,105
Miscellaneous Expenditures	\$ 12,510
Jurisdictional Review/Plan Check/Permits	\$ 67,500
County Services	\$ 294,301
<b>Soft Cost Subtotal</b>	<b>\$ 603,800</b>
<b>Total Project Budget</b>	<b>\$2,015,000</b>

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BA FORM 10142022

BOARD OF SUPERVISORS  
OFFICIAL COPY

July 23, 2024

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE**

**FY 2024-25**

**3 - VOTES**

**SOURCES**

**USES**

SHERIFF DEPARTMENT

SH-P PITCHESS HONOR RANCHO LANDFILL CLOSURE MAINTENANCE

A01-CP-6014-65046-86575

CAPITAL ASSETS - B & I

**DECREASE APPROPRIATION**

**2,015,000**

VARIOUS CAPITAL PROJECTS

PITCHESS DETENTION CENTER LANDFILL CLOSURE REPAIRS

A01-CP-6014-65099-8A029

CAPITAL ASSETS - B & I

**INCREASE APPROPRIATION**

**2,015,000**

**SOURCES TOTAL**

**\$ 2,015,000**

**USES TOTAL**

**\$ 2,015,000**

**JUSTIFICATION**

Reflects the transfer of \$2,015,000 from the Pitchess Honor Rancho Landfill Closure Maintenance Project, Capital Project No. 86575, to the Pitchess Detention Center Landfill Closure Repairs Project, Capital Project No. 8A029, to fully fund the proposed project.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

56 August 6, 2024

**James Yun**

Digitally signed by James Yun  
Date: 2024.07.24 11:06:28 -07'00'

**AUTHORIZED SIGNATURE**

**JAMES YUN, MANAGER, CEO**

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

*Edward Yen*  
EDWARD YEN  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION  
Digitally signed by Andrea Turner  
Date: 2024.07.24 13:24:14 -07'00'

AUDITOR-CONTROLLER

BY **Andrea Turner**  
DATE **7/24/24**

B.A. NO. **010**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Amir Alam**

Digitally signed by Amir Alam  
Date: 2024.07.24 13:47:07 -07'00'

BY **Amir Alam**  
DATE **7/24/24**