



## COUNTY OF LOS ANGELES

### Notice of Preparation of an Environmental Impact Report And Notice of Scoping Meeting

**DATE:** October 26, 2012  
**TO:** Reviewing Agencies, Organizations and Interested Parties  
**SUBJECT:** Pitchess Detention Center Women's Village Project  
**PROJECT SPONSOR:** County of Los Angeles

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15082 that the County of Los Angeles Chief Executive Office has determined that an Environmental Impact Report (EIR) is the appropriate environmental document for the Pitchess Detention Center ("PDC") Women's Village Project ("Project"). The County of Los Angeles ("County") will be the Lead Agency for the Project and will be responsible for the EIR preparation pursuant to CEQA and the CEQA Guidelines.

As required by Section 15082 of the CEQA Guidelines, this Notice of Preparation ("NOP") has been prepared and distributed to solicit comments from potential Responsible and Trustee Agencies and other public agencies so that Project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed Project can be addressed in the EIR, as well as any related issues from interested parties other than potential Responsible and Trustee Agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for Responsible and Trustee Agencies when considering subsequent discretionary approvals.

The County requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for the submittal of any comments and/or inputs in response to this notice no later than 30 days after receipt of the NOP. The County will accept comments from these Agencies and others regarding this NOP through the close of business, **Wednesday, November 28, 2012**.

**PROJECT LOCATION:** The approximately 21-acre Project site is located at 29330 The Old Road in Castaic, approximately one mile north of the City of Santa Clarita in the unincorporated County of Los Angeles. The Project site is contained entirely within the existing 2,624-acre PDC property and accessible only through the secured PDC entrances.

**PROJECT DESCRIPTION SUMMARY:** The proposed PDC Women's Village Project would involve the partial demolition and redevelopment of approximately 21 acres of the PDC with the construction of a medium-security, rehabilitation-based, female inmate detention facility with a 26-bed medical clinic and appurtenant facilities. Existing on-site dormitories, which are comprised of four adjacent structures with 132 beds, would remain and would be integrated into the operation and programming of the Project. The 132 dormitory beds plus a total of 1,024 new beds would be combined to provide a 1,156-bed facility. With the exception of the existing dormitories and on-site chapel, all other existing structures within Project site boundaries would be demolished to accommodate the Project.

No land use designation or zone change is required. The proposed Project is in the beginning stages of design and the information to be analyzed in the EIR is based on preliminary conceptual design plans. A total of 16 cottages would be constructed along the northern and southern site boundaries, with the cottage entrances facing towards to center of the site. Each cottage would be comprised 2 adjacent 32-bed pods; therefore, each cottage would provide 64 beds. Landscaping and recreational facilities, including active sports courts, a walking trail, and exercise apparatus, would be located within the

Project site. The proposed facility would be configured as a "village-style" setting, which maximizes rehabilitative, educational, and vocational opportunities to reduce recidivism and associated long-term detention costs. The Project is estimated to require approximately 324 staff positions in 3 shifts for the detention facility, including custody operations, medical services, and food services, and 32 positions for increased inmate transportation to and from the PDC.

Existing on-site water, sewer, and storm drain utility infrastructure may need to be relocated/reconstructed as a part of the Project. Three options are being considered to provide electricity to the Project: (1) a renegotiation of the PDC's contract with Southern California Edison (SCE) that would free up electricity from the existing cogeneration plant to serve the proposed Project, (2) an expansion of the existing cogeneration plant, or (3) new and/or upgraded electric lines from the existing transmission lines to the Project site.

Based on the adopted Board of Supervisors policy, the Project would be designed to achieve eligibility for a Leadership in Energy and Environmental Design (LEED®) Silver certification or better. To achieve LEED® Silver certification, the Project would incorporate a mix of sustainable building features that would be selected by the Design Build Team as part of final building plans to be approved by the County.

**POTENTIAL ENVIRONMENTAL EFFECTS:** Based on the conclusions of the Initial Study, the Project would result in probable environmental effects to the following topical issues, which will be addressed in the Draft Environmental Impact Report (EIR): Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utility and Service Systems. For further discussion of the specific environmental issues that may be associated with the development of the proposed Project, the Initial Study is available for viewing on <ftp://dpwftp.co.la.ca.us/pub/pmd/PDCWomenVillage/> and a hardcopy is available at the Castaic Library, 27971 Sloan Canyon Road, Castaic, CA 91384.

Pursuant to Section 15103 of the State CEQA Guidelines, your response must be received at the address below no later than 30 days after receipt of this NOP. Should you have any questions regarding the project or NOP, please call or email Mr. Omar Nabahani at (626) 300-3220 or [onabahani@dpw.lacounty.gov](mailto:onabahani@dpw.lacounty.gov). Please mail or email your response to this NOP, including any comments you may have on this Project, to the following address:

County Staff Contact Name: Mr. Omar Nabahani  
County Department: County of Los Angeles Department of Public Works  
Project Management Division II, 5<sup>th</sup> Floor  
Address: 900 S. Fremont Avenue  
Alhambra, California 91803

**SCOPING MEETING:** A scoping meeting to provide the public and responsible agencies with an opportunity to provide comments and/or input relative to environmental issues that should be addressed in the Draft EIR has been scheduled for: **Wednesday, November 14, 2012 at 6:00 PM**, at Castaic Middle School, 28900 Hillcrest Parkway, Castaic, California 91384.

All parties that are interested in receiving information related to the project may submit their names and mailing addresses to the contact person listed above.