



C A L I F O R N I A

DEPARTMENT OF JUSTICE

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SENT VIA EMAIL AND CERTIFIED U.S. MAIL

June 15, 2026

Sean Grayson, City Manager & Hearing Officer
David Brottlund, Planning Commission Chair
City of California City
21000 Hacienda Boulevard
California City, CA 93505
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RE: Comments on Appeals of California City's Issuance of Entitlements for CoreCivic, Inc.'s Immigrant Detention Operations at the California City Correctional Facility

Dear City Manager Grayson and Planning Commission Chair Brottlund:

The California Attorney General's Bureau of Environmental Justice respectfully submits these comments regarding the appeals of California City's approval of CoreCivic, Inc.'s ("CoreCivic") applications for a business license and a site plan for its current use of the California City Correctional Facility ("Facility"), a former prison located on approximately 70 acres of land at 22844 Virginia Boulevard, California City, for immigrant detention operations. We submit these comments to City Manager Grayson in his capacity as the hearing officer for the business license appeal and to the Planning Commission in its role as the hearing body for the site plan appeal, pursuant to California City Municipal Code sections 1-4.09, subsection (a), and 9-2.212, subsection (b).¹

As explained further below, the City Manager and Planning Commission (individually and collectively referred to herein as "City") should not approve CoreCivic's business license and site plan review applications because doing so would violate the City's duties under its Municipal Code for several reasons. First, as a preliminary matter, pursuant to section 3-.2.3.203, subdivision (b), the City may not approve a business license or site plan application that fails to include information or materials required by the Municipal Code or that contains material misrepresentations. Based on records provided to our office by the City and publicly available information, it appears that CoreCivic did not provide the City with proof of compliance with workers' compensation laws or a site plan with its applications, as required by the Municipal Code, and CoreCivic's applications obscure the nature of its immigrant detention operations at

¹ All references in this letter to statutory provisions are to the California City Municipal Code, unless otherwise stated.

the Facility. Second, pursuant to section 3-2.3.211, the City may not issue a business license unless the proposed use conforms to the zoning regulations. Here, CoreCivic's use of the Facility as an immigrant detention center violates the City's zoning regulations and the existing conditional use permit for the Facility because immigrant detention is not permitted within the zone district or pursuant to the conditional use permit. Further, the existing conditional use permit for the Facility allows up to 2,304 beds at the Facility, not the 2,816 beds which the City has purported are authorized.²

As adopted by the City Council, the Municipal Code Zoning Chapter "preserves, protects and promotes the public health, safety, peace, comfort, convenience, prosperity, and general welfare."³ The City's adherence to its own Municipal Code, which the Municipal Code mandates, is essential to achieving these objectives.⁴ This principle applies to the City's actions to process entitlement applications for proposed business operations and land uses.⁵ The necessity of the City's correct application of its Municipal Code requirements to CoreCivic's business license and site plan applications is magnified by the serious public health and safety failures that courts and our office have documented at the Facility and in other immigrant detention facilities operated by CoreCivic.

For these reasons, we urge the City to deny CoreCivic's site plan and business license applications.

I. CoreCivic's Immigrant Detention Operations at the Facility

On August 27, 2025, without obtaining a business license or any other entitlement required by the Municipal Code, and more than a year after the closure of the former prison operations at the Facility, CoreCivic began to receive immigrants who had been detained by the federal government at the site.⁶ In a press release, CoreCivic announced that it would hold immigrant detainees at the "2,560-bed California City Immigration Processing Center" pursuant to a contract with the U.S. Immigrations and Customs Enforcement ("ICE").⁷ News reports estimate, based on statements by the City's Mayor, that the Facility held 500 detainees within

² Ex. I (Res. No. 01-98-1802), p. 1.

³ § 9-2.101.

⁴ §§ 1-3.01, 1-3.03, subd. (a)(1), 9-2.2803.

⁵ §§ 9-2.2803, subd. (a), 3-2.3.214.

⁶ Elliott, State Removes All Inmates from Cal. City Prison, Remaining Staff Working to Close Facility, Tehachapi News (Nov. 18, 2023), https://www.tehachapinews.com/news/state-removes-all-inmates-from-cal-city-prison-remaining-staff-working-to-close-facility/article_f6920d7c-864e-11ee-88b2-3f4bee2c5642.html.

⁷ CoreCivic, CoreCivic Announces New Contract Awards at California City Immigration Processing Center and Midwest Regional Reception Center (Sept. 29, 2025), <https://ir.corecivic.com/news-releases/news-release-details/corecivic-announces-new-contract-awards-california-city>.

just two weeks of its opening as an immigration detention center.⁸ By January 2026, the detained population at the Facility had ballooned to over 1,400 people.⁹

Since CoreCivic began to receive detainees at the Facility in 2025, inhumane conditions of confinement have been repeatedly documented by detainees, non-profit organizations, and government entities, including the California Department of Justice. In September 2025, Disability Rights California conducted a monitoring visit of the Facility and concluded that ICE and CoreCivic were subjecting people with disabilities to abuse and neglect by failing to provide access to critical medical and mental health care and failing to address disability-related requests in a timely manner, in addition to other critical shortcomings.¹⁰ In November 2025, seven detainees filed a class action lawsuit against ICE and the Department of Homeland Security (“DHS”) alleging that detainees at the Facility have been deprived of access to basic medical care, disability accommodations, and access to their lawyers and loved ones, in violation of their rights under the U.S. Constitution.^{11,12} The lawsuit further alleges that detainees have been subjected to crumbling and unhygienic infrastructure conditions in the Facility, including clogged toilets and showers, foul smelling and discolored tap water, raw sewage, mold, insects, leaks, and flooding, as well as inadequate clothing, excessive solitary confinement and threats of force, and a lack of privacy in bathing and toilet facilities.¹³ On February 10, 2026, the United States District Court for the Northern District of California issued a preliminary injunction

⁸ Montalvo, ICE awards \$130M contract to run Kern County facility amid deportation crackdown, FresnoBee (Oct. 22, 2025), <https://www.fresnobee.com/news/local/article312344657.html>.

⁹ Fry, California’s Newest ICE Center Has 1,400 Detainees - What Adam Schiff and Alex Padilla Saw There, CalMatters (Jan. 20, 2026), <https://calmatters.org/justice/2026/01/california-city-ice-detention-senators/>.

¹⁰ Disability Rights California, Newly Opened California City ICE Detention Facility: Dangerous for Disabled People (Nov. 3, 2025), <https://www.disabilityrightsca.org/reports/california-city-ice-processing-center-a-dangerous-expansion-of-immigration-detention-in>; see also Montalvo, Immigrants Protest Solitary Confinement - Abuse at CA’s Largest ICE Detention Center, FresnoBee (Oct. 22, 2025) (describing inhumane conditions and treatment reported by detainees at the Facility and detainees’ sit-ins and refusal to eat in protest), <https://www.fresnobee.com/news/california/article312180017.html>.

¹¹ *Gomez-Ruiz, et al v. ICE, et al.* (N.D.Cal. Nov. 12, 2025, No. 3:25-cv-09757), ECF No. 1 (“*Gomez-Ruiz Complaint*”), ¶ 1.

¹² In a lawsuit filed against CoreCivic and the City by the Dignity Not Detention Coalition and a John Doe detainee in September 2025, the petitioners have also alleged that detainees have been subjected to invasive body searches, a lack of privacy in bathing and toilet facilities, cold water showers, inconsistent electricity, and inadequate hygiene and cleaning supplies and have been denied consistent recreational time outside of their cells and access to medicine. (Supp. Dec. of John Doe In Support of Ex Parte App. for Temp. Rest. Order and Order to Show Cause, ¶¶ 4, 7-12.)

¹³ *Gomez-Ruiz Complaint, supra*, ¶¶ 38, 40 76, 114.

ordering the federal government to provide detainees with adequate access to medical care, attorneys, appropriate clothing, and recreation spaces.¹⁴

The California Department of Justice, through an on-site inspection and interviews with detainees conducted by our Civil Rights Enforcement Section on November 20 and 21, 2025, pursuant to the Attorney General's authority under Assembly Bill 103 (2017), has also identified extensive violations of the ICE standards that apply to the Facility. Our office documented these findings in a report published this year entitled "Immigration Detention in California, A Review of Conditions of Confinement." The Department's findings on violations at the Facility include the premature opening of the Facility without adequate staffing, crisis-level understaffing for healthcare, denial of access to outside medical specialists, exposure of detainees to extremely cold temperatures, the infiltration of rainwater and plumbing leaks into detainees' living quarters, reports of inadequate food quantities to meet nutritional needs, excessively long lockdowns, and reports of a failure to provide detainees with recreational time, among other problems.¹⁵

The inhumane conditions of confinement at the Facility highlight the urgent need for government at all levels, including local jurisdictions, to faithfully exercise their respective oversight responsibilities over CoreCivic's immigrant detention operations in accordance with the applicable laws.

II. CoreCivic's Applications Are Inaccurate and Incomplete

Based on documents provided to our office by the City and publicly available information, it is our office's understanding that the present appeals are based on the City's approval of the business license and site plan review applications and corresponding business plan submitted to the City by CoreCivic on August 25, 2025, and attached hereto respectively as Exhibits A, B, and C. Concerningly, the applications obscure the true nature of CoreCivic's current operations as an immigrant detention facility, thereby preventing the City from correctly processing the applications. Further, CoreCivic's business license and site plan applications to operate the Facility appear to lack material information that is required by the Municipal Code for the City to process and make a decision on the applications. The City must not approve

¹⁴ *Gomez-Ruiz, et al v. ICE, et al.* (N.D.Cal. Nov. 12, 2025, No. 3:25-cv-09757), ECF No. 72 (Order Granting in Part Plaintiffs' Motions for Preliminary Injunction and Class Cert., p. 1.)

¹⁵ Our office's findings from its inspection of the Facility and other detention facilities in the state are detailed in a report issued on May 15, 2026, entitled "Immigration Detention in California, A Review of Conditions of Confinement." The report is available at <https://oag.ca.gov/system/files/media/immigration-detention-2026.pdf>. In January 2026, California State Senators Adam Schiff and Alex Padilla toured the Facility and described reports from detainees of foul odors emanating from the drinking water and encountering mold in their food and water. Mejia and Vives, U.S. Senators Tour California City ICE Facility, Decry Conditions and Inadequate Medical Care, Los Angeles Times (Jan. 21, 2026), <https://www.latimes.com/california/story/2026-01-20/u-s-senators-tour-california-city-detention-center-decry-conditions-inadequate-medical-care>.

CoreCivic’s business license and site plan based on applications containing incomplete and misleading information.

The Municipal Code sets forth specific, mandatory requirements for the contents of business license and site plan applications submitted to the City. Business license applications must identify the “name and business of the applicant,” the “nature of the business,” proof of compliance with workers’ compensation laws, and other specified information.¹⁶ The applicant must verify the application under oath.¹⁷ Further, the City must revoke or suspend a business license if a licensee violates the Municipal Code’s business license provisions, including because the licensee operated its business in an unlawful manner or misrepresented information to obtain a business license.¹⁸ Likewise, site plan review applications must meet certain criteria, including by providing a plan with specified information relating to the site’s layout and development.¹⁹ The City is required to enforce the Municipal Code’s business license and site plan requirements.²⁰

CoreCivic’s August 2025 business license and site plan applications cannot be approved since they fail to disclose CoreCivic’s immigrant detention operations at the Facility. Correspondence between the City and CoreCivic shows that CoreCivic withdrew the business license and site plan applications it originally submitted in July 2025, which accurately described CoreCivic’s operations at the Facility as immigration processing and detention subject to a contract with ICE, and replaced it with new versions in August 2025 that omit any reference to immigrant detention and ICE’s involvement.²¹ Instead, the August 2025 application materials describe the Facility generically as a “Detention Facility/Prison” and state that CoreCivic “will be operating...under a contract with the United States Marshals Service.”²² City records indicate that CoreCivic revised its business license and site plan applications in response to the City’s determination that CoreCivic’s proposed use of immigrant detention at the Facility would trigger Senate Bill 29 (2017)—a determination which CoreCivic disputed.²³ Without an accurate and complete description of CoreCivic’s intended use of the Facility in CoreCivic’s business license

¹⁶ § 3-2.3.203, subd. (b).

¹⁷ § 3-2.3.203, subd. (d).

¹⁸ § 3-2.3.208, subds. (a), (c).

¹⁹ § 9-2.212.

²⁰ § 3-2.3.214; see §§ 1-3.01, subd. (a)(1); 1-3.03 (prohibiting the aiding or abetting of omissions that are unlawful under the Municipal Code).

²¹ Exs. A-C, D (CoreCivic July 2025 Business License Application), E (CoreCivic July 2025 Site Plan Review Application), F (CoreCivic July 2025 Business Plan), G (Malloy Aug. 14, 2025 Email); H (Carter Aug. 8, 2025 Letter).

²² Exs. A-C.

²³ See Exs. D-F. Senate Bill 29 (2017) prohibits a city, county, or other public agency from approving a deed, instrument, or other conveyance of land or issuing a permit for civil immigration proceedings without first providing at least 180-days advanced notice and soliciting public comments at a minimum of two public hearings. (Ch. 494, Stats. 2017, § 2.)

and site plan applications, the City cannot accurately determine whether CoreCivic's operations conform to zoning regulations, which is a required step to issue a business license or site plan.²⁴

CoreCivic's August 2025 business license and site plan applications also do not appear to include all of the information required by the Municipal Code, and thus cannot be approved by the City as submitted. First, we have not identified any documents indicating that CoreCivic provided the City with proof of its compliance with workers' compensation laws with its business license application.²⁵ Compliance with the Municipal Code's requirement to provide proof of compliance with workers' compensation laws is especially important in light of both critical understaffing identified at CoreCivic detention facilities, which have contributed to worker injuries, and the lawsuits alleging CoreCivic's use of forced labor practices.²⁶ Second, it does not appear that CoreCivic submitted an actual site plan, as required, with its site plan review application.²⁷ It is important that CoreCivic provide a site plan, because a site plan provides the City with information about the Facility's physical layout and its compatibility with Building and Fire Code standards.

III. CoreCivic's Operations at the Facility Do Not Conform to the City's Zoning Regulations

The City's Municipal Code prohibits the issuance of a business license "unless the place of business and the purposes and methods of conducting such business conform to health, fire, and zoning regulations."²⁸ Similarly, the Municipal Code does not allow the City to approve a site plan where the application does not show that the site "will be developed in accordance" with the Code's requirements.²⁹ Here, the City may not issue CoreCivic a business license or site plan for its current immigrant detention operations, because CoreCivic's current operations do not conform to the zoning regulations contained in Title 9 of the Municipal Code for several reasons. First, immigrant detention is not a permitted use, either by right or by conditional use

²⁴ §§ 3-2.3.208, subs. (a), (c), 3-2.3.211, subd. (d), 3-2.3.214, 9-2.212, subd. (d).

²⁵ § 3-2.3.203, subd. (b).

²⁶ See Meza, Protected Whistleblowers' Disclosures Regarding Gross Waste and Unlawful Contract Performance at the Torrance County Detention Facility, Government Accountability Project (Feb. 18, 2025), p. 2, <https://whistleblower.org/wp-content/uploads/2025/02/02-18-2025-Whistleblower-Letter-to-Congress-and-Oversight-re-Torrance.pdf>; Office of the Insp. Gen., U.S. Dep't. of Jus., Audit of the U.S. Marshals Service Contract No. DJJoDT7C0002 with CoreCivic, Inc., to Operate the Leavenworth Detention Center, Leavenworth, Kansas (Apr. 2017), <https://oig.justice.gov/sites/default/files/reports/a1722.pdf>; *Wilhen Hill Barrientos, et al., v. CoreCivic, Inc.*, Dist. Ct. Ga. Middle, Apr. 17, 2026, No. 4:18cv70 (resulting in settlement requiring CoreCivic to notify detainees of their labor rights and provide confidential benefits to petitioners, according to a statement issued by petitioners' counsel, <https://www.splcenter.org/presscenter/settlement-forced-labor-case-against-private-prison-company-operating-immigration/>).

²⁷ § 9-2.212, subd. (c)(4).

²⁸ § 3-2.3.211, subd. (d).

²⁹ §§ 1-3.03, 9-2.212, subd. (b), 9-2.2803 (stating that a permit or license issued in conflict with the zoning regulations is null and void).

permit, within the zone district that applies to the Facility. Second, CoreCivic’s immigrant detention operations are not authorized by the existing conditional use permit that applies to the Facility (Conditional Use Permit (“CUP”) No. 97-01), which allows only prison operations and not immigrant detention. Finally, CoreCivic is authorized to operate only up to 2,304 beds at the Facility under CUP No. 97-01, far below the 2,560-bed capacity which CoreCivic’s application attributes to the Facility as well as the 2,816 beds which the City determined are allowed when it approved CoreCivic’s site plan application.

A. Immigrant Detention is Not a Permitted Use Within the Open Space / Residential Agricultural Zone District

22844 Virginia Boulevard, the property on which the Facility is located, is zoned for Open Space (“O”) / Residential Agricultural (“RA”).³⁰ Immigrant detention is not an allowed use within this zone district,³¹ and uses not authorized in the RA / O zone district are prohibited by the zoning regulations.³² Yet, CoreCivic is using the Facility for immigrant processing and detention—a fact prominently displayed on a sign at the Facility entry stating “CoreCivic Immigration Processing Center” and documented in our office’s report issued this year following its inspection of the Facility.³³ Accordingly, CoreCivic’s use of the Facility does not conform to the zoning regulations.

Further, immigrant detention is not covered by the one functionally comparable use category that is allowed by a conditional use permit in the O / RA zone district— “[g]overnmental or quasi-governmental correction, probation or prison facilities and services.”³⁴ The plain meaning of “correction, probation, and prison facilities” does not include immigrant detention facilities.³⁵ While correction, probation, and prison facilities are all facilities used to hold or provide services to people charged with a crime, immigration enforcement and detention is generally premised on a civil law violation.³⁶ In addition, the Municipal Code assigns

³⁰ See Kern County Interactive Zoning Map, <https://www.californiacity-ca.gov/CC/index.php/54-your-city-government/243-interactive-zoning-map>.

³¹ §§ 9-2.102, 2.401, 2.402, 2.2801.

³² See §§ 9-2.102 (stating that the Zoning Regulations control the uses of land under the City’s jurisdiction), 9-2.401 (listing the uses permitted in the RA zone district), 9-2.402 (listing the uses that “may be” permitted with a conditional use permit in the RA zone district); see also *Blankenship v. Allstate Ins. Co.* (2010) 186 Cal.App.4th 87, 94 (a legislative body’s “omission of a term in a list of terms indicates that (it) did not intend to include the term.”).

³³ Elliott, Private Prison in California City may reopen for immigration processing, *Bakersfield Californian* (Jun. 19, 2025), https://www.bakersfield.com/news/private-prison-in-california-city-may-reopen-for-immigration-processing/article_0a138bb1-1d92-4f6a-a612-59c93d28e4f4.html; Cal. Dep’t. of Just., *Immig. Det. in Cal., A Review of Cond. of Confin.* (2026), p. 13.

³⁴ § 9-2.402, subd. (p).

³⁵ *J. Arthur Properties, II, LLC v. City of San Jose* (2018) 21 Cal.App.5th 480, 486 (local government laws are interpreted consistent with the general rules of statutory interpretation, starting with the plain language of the enactment).

³⁶ See Civ. Code, § 1670.9, subd. (h); Mayorkas, *Guidelines for Enforcement of Civil Immigration Law*, DHS (Sept. 30, 2021), <https://www.corecivic.com/private-detention>; see also

undefined terms the meanings ascribed to them by state law and courts, and California statute and court decisions clearly distinguish between “prisons” and immigrant detention facilities as separate use types.³⁷

Despite the prohibition on immigrant detention use at the Facility under the regulations applicable to the O / RA zone district, it appears from City records that it permissively allowed immigrant detention use to occur at certain points in the Facility’s history. The City’s failure to require CoreCivic to adhere to the Zoning Regulations’ prohibition on immigrant detention uses in the O / RA zone district does not render CoreCivic’s present use of the site lawful.³⁸

B. CUP No. 97-01 Allows Only Prison Use at the Site, Not Immigrant Detention

As discussed above, immigrant detention is not an allowed use, either by right or by a conditional use permit, in the zone district that applies to the Facility. However, even if immigration processing and detention were a type of “correction, probation, or prison facilit[y]” that could be allowed under a conditional use permit in the City, immigration processing and detention is not allowed under CUP No. 97-01. The California City Council issued CUP No. 97-01 in 1998 to authorize the construction and operation of a “2,304 bed prison facility” on approximately 70-acres of the 320-acre parcel at Virginia Boulevard.³⁹ The existing Facility at 22844 Virginia Boulevard was constructed the next year and then began operating as a prison. By its terms, CUP No. 97-01 allows only a “prison facility.”⁴⁰ The permit application materials and environmental review prepared for CUP No. 97-01 also make clear that the intended use of the site was for correctional, not civil detention, purposes.⁴¹ Nothing in CUP No. 97-01 or in the

CoreCivic, A Limited But Important Role in America’s Immigration System (describing CoreCivic’s immigrant detention facilities as “designed to care specifically for civil detainees), <https://www.corecivic.com/private-detention>.

³⁷ § 1-2.08; see, e.g., Gov. Code, § 27491.56, subd. (f) (identifying correctional and immigrant detention facilities as distinct facility types for purposes of forensic accountability requirements for the determination of the cause of in-custody deaths); *Cal. Att’y for Crim. Just. v. Newsom, et al* (2020) 2020 Cal.LEXIS 3220 (addressing state authorities’ responsibilities to protect the health and safety of inmates subject to transfer between state prison and federal immigrant detention facilities); see also *Zadvydas v. Davis* (2001) 553 U.S. 678, 699.

³⁸ See *Hansen Bros. Enter. v. Bd. of Sup.* (1996) 12 Cal.4th 533, 564 (local government lacks power to waive or consent to violation of the zoning law); *Fontana v. Atkinson* (1963) 212 Cal.App.2d 499, 509 (no vested right to violate a city ordinance may be acquired by continued violations, and city failure to enforce a zoning ordinance does not estop a city from subsequently enforcing it).

³⁹ Ex. I, p. 1; Ex. J (Mit. Mon. Prog. CCA Prison at Cal. City, State Clearinghouse No. 97091045), p. 2.

⁴⁰ Ex. I.

⁴¹ See *IT Corp. v. County of Imperial* (1983) 35 Cal.3d 63, 74 (holding that the Superior Court reasonably found from the permit application and other documents generated during the permit issuance process that a conditional use permit was limited in scope); Env. Impact Report Suppl., CCA Prison at Cal. City, Oct. 1997 (CUP No. 97-01) (describing the facility objectives as

application materials indicate that CoreCivic or the City intended or anticipated the Facility would be used for non-correctional purposes, including for immigrant detention. Therefore, CUP No. 97-01 does not authorize CoreCivic's current use of the Facility.

C. A Maximum of 2,304 Beds is Authorized in the Facility Under CUP No. 97-01

CUP No. 97-01's terms are similarly limiting when it comes to the specific number of beds permitted at the Facility.⁴² The application for CUP No. 97-01 confirms the intention for the Facility to operate a maximum of 2,304 beds.⁴³ The Mitigation and Monitoring Program prepared for CUP No. 97-01 was explicit that the Facility would "only accommodate 2,304 inmates, the intended capacity of the prison."⁴⁴

Despite CUP No. 97-01's clear 2,304-bed cap on the existing Facility's capacity, the City Planning Director's determination letter for its review of CoreCivic's site plan application finds that 2,816 beds are allowed. To reach this conclusion, the letter adds the number of beds authorized by CUP No. 97-01 to the number of beds authorized by CUP No. 98-02. However, CUP No. 98-02's terms are inapplicable to the existing Facility. CUP No. 98-02 and its associated application materials authorized the construction of an additional 512-bed prison facility on approximately 1.5 acres, but this construction never occurred.⁴⁵ These materials make it clear that the 512-bed expansion authorized by CUP No. 98-02 was designed to occur in an entirely new building and facility located near, but outside of, the structures previously approved by CUP No. 97-01.⁴⁶ Therefore, the 512 beds authorized by CUP No. 98-02 were allowed only within the additional facility authorized by that permit—which were never built—and were not transferable to the existing Facility.

In pending litigation brought by the Dignity Not Detention Coalition against the City and CoreCivic, CoreCivic has attempted to characterize CUP No. 98-02 as allowing an additional 512 beds, beyond the 2,304 authorized by CUP No. 97-01, within the existing Facility.⁴⁷ In

serving the "inmate incarceration needs of government correctional agencies," and referring to facility staff as "correctional officers"), pp. 1-2, 3-1.

⁴² Ex. I, p. 1; Ex. K (Cal. City Planning Dep't., App. for Conditional Use Permit, Case No. 97-01), p. 4-5.

⁴³ Ex. K, pp. 4-5.

⁴⁴ Ex. J, p. 2, underline added.

⁴⁵ Ex. L (Res. No. 11-98-02), pp. 1-2 (allowing for a 512-bed expansion in additional buildings connected to wet and dry utilities); Ex. M (Cal. City Planning Dep't., App. for Conditional Use Permit—Amendment, Case No. CUP-A 98-02), p. 5; Ex. N (Initial Study, Eval. of Env. Impacts, City of Cal. City, Proposed 512-Bed Expansion of CCA), p. 2; *Dignity Not Detention Coalition, et al v. City of California City (DNDC v. Cal. City)* (2025), Cal.E.D. (Case 1:25-cv-01292, ECF No. 18 (CoreCivic's Resp. to Pet. Ex Parte App. for Temp. Rest. Order, Ex. p. 2, ¶¶ 12-14 (citing Ex. 1 [Ariola Decl., Att. D (Stewart, Mem. to File, Nov. 15, 2001])).

⁴⁶ Ex. J, p. 2.

⁴⁷ *DNDC v. Cal. City* (2025), *supra*, ECF No. 18 (CoreCivic's Resp. to Pet. Ex Parte App. for Temp. Rest. Order, p. 2, ¶¶ 12-14 (citing Ex. 1 [Ariola Decl., Att. D].)

support of this characterization, CoreCivic points to a memorandum-to-file dated November 15, 2001, and purportedly signed by the then-City Manager stating that CUP No. 98-02 would expire on November 30, 2001 and purporting to approve the 512-bed expansion authorized by CUP No. 98-02 *within* the existing Facility.⁴⁸ But this memorandum is not persuasive for several reasons. First, the nearly quarter-century old memorandum is not on letterhead, rendering its authenticity uncertain. Second, as evidence of the City Manager's authority to grant the change to CUP No. 98-02's terms, the memorandum cites to several Municipal Code sections which have since been repealed and which the City has indicated to our office cannot be located. Without verification of the contents of those repealed Municipal Code sections, the memorandum does not establish that it constitutes a legally valid modification to CUP No. 98-02.

Similarly, a letter by another City Manager dated May 27, 2014, which CoreCivic points to as evidence of its authorization to operate up to 2,560 beds at the Facility, is also unconvincing. That letter states that the "Planning Department has completed a review of the land use permitting associated with" the California City Correctional Facility, and the letter serves as notification that the Facility is "authorized and fully permitted to operate 2,560 beds."⁴⁹ However, the letter provides no support for this statement. As discussed above, continued violations of a local law do not create a vested right to continue to violate the law.⁵⁰

IV. Conclusion

In conclusion, we urge the City to deny CoreCivic's business license and site plan applications, as required by the Municipal Code. In addition, in light of the significant public interest in this matter, we encourage the City to take steps to facilitate public participation in the appeals process, including by providing public notice of the date and time of the appeal hearings on its website at least ten days before the hearing; inviting and considering written comments; and allowing the public to provide verbal comments at both the business license and site plan hearings. If you would like to meet to discuss our concerns, please do not hesitate to let us know. Thank you for considering our comments.

Sincerely,



ASHLEY WERNER
Deputy Attorney General
Bureau of Environmental Justice

For ROB BONTA
California Attorney General

⁴⁸ *Id.*

⁴⁹ *Id.* at p. 3, ¶¶ 12-13 [citing Ex. 1 (Ariola Decl., Att. F [Weil, May 27, 2014])].

⁵⁰ *Fontana v. Atkinson, supra*, 212 Cal.App.2d 499, 509; *Pettitt v. City of Fresno* (1973) 34 Cal.App.3d. 813, 822-23 (holding that estoppel will not be invoked against a government agency where it would defeat the effective operation of a policy adopted to protect the public, such as zoning laws, which involve a vital public interest).

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cc: Gesele Marsh, Planning Commission Vice Chair
Salena Coleman, Commissioner
Ralph Cantrell, Commissioner
John Paul Maier, Deputy City Manager/City Clerk
Brandon Sanchez, Esq., Burke, Williams & Sorensen, LLP

Exhibit A

Business License Application

City of California City
21000 Hacienda Blvd
California City, CA 93505

cityclerk@californiacity-ca.gov

760-373-7140



License # _____
Approved by _____
Processed by _____
Processed On _____

Name of Business

Business Address

Business Phone #

Nature of Business

Business Owner(s) Name

Mailing Address

Email Address

Planned Business Begin Date

Have you had a license for this business in the past? Yes No

Do you own or rent the space Own Rent (If rent, building owner/landlord)

Will the business have Annual Gross Income of \$10,000 or more? Yes No

Business Emergency Contact: Name Phone Number

State/County Licensing Information:

Seller's Permit #

ABC License #
(Required for Alcohol & Liquor Sales)

Health Certificate #
(Required for Food Services – attach copy)

Contractors:
State License #
State License Type
(Required for Contractors)

Expiration Date

Commercial Business & Fire Life Safety Inspection for Local Businesses:

Inspection Date Required Annually

See the California City Master Fee Schedule on our website. [Click here for cost of fees.](#)

By signing below, I certify under penalty of perjury that the foregoing information is true and correct. I agree to all of the terms of the City of California City business license requirements. I comply with the relevant state and county license requirements for my business and am aware that the City of California City business license does not cover state and county license requirements for my business.

Signature  Digitally signed by Christopher Chestnut
Date: 2025.08.22 17:07:29 -07'00'

Date

Printed Name

Exhibit B



Planning Department
21000 Hacienda Blvd.
California City, CA 93505
Phone: (760) 373-7141
planning@californiacity-ca.gov

Project No.

Provided by City

SITE PLAN REVIEW (SPR) MINOR APPLICATION
(Existing Building/Business/Ownership)

1. Applicant Information

Applicant/Representative's Name: Marcelo Ariola

Mailing Address: 5501 Virginia Way, Suite 110, Brentwood, TN 37027

Phone Number: 615-445-9163

Email Address: CalCityInvoices@CoreCivic.com

Business/Company Name: CoreCivic, Inc.

Property Address / APN: 22844 Virginia Blvd., California City, CA 93505

Zoning Designation: Classification A, Type Major, Code CAC, O/RA

2. Acknowledgements

I, the undersigned, understand that any permit issued pursuant to this application does not grant any right or privilege to use any building or land contrary to the provisions of the City of California City Municipal Code. I hereby certify that the information provided in this application is, to the best of my knowledge, true and correct.

Applicant or Legal Agent (Print): Marcelo Ariola, VP Real Estate

Signature: *Marcelo Ariola*

Date: 08-22-25

3. Property Owner Authorization

I certify that I am the legal property owner and authorize this application. I further certify that the information provided herein is true and correct to the best of my knowledge.

Property Owner (Print): Marcelo Ariola for CoreCivic, Inc.

Signature: *Marcelo Ariola*

Date: 08/22/2025

Owner Mailing Address: 5501 Virginia Way, Suite 110

City: Nashville State: TN Zip: 37027

Phone Number: 615-445-9163

Email Address: Marcelo.Ariola@CoreCivic.com

FOR DEPARTMENTAL USE ONLY

Fees: (Refer to the Master Fee Schedule)

\$ 250.00, Planning SPR Application Fee (mandatory) **GL 10-3218**

\$ 90.00, Fire Department Inspection (mandatory) **GL 19-3641**

\$ 150.00, Building Inspection Fee (mandatory)

\$ _____, Other

\$ _____, **Total Fee Collected**

Application complete:

Date: _____ Staff Member _____

Processing: In order to expedite this Site Plan Application and eliminate unnecessary delays, Planning staff will not accept this application unless all requirements have been met, the application form has been signed and dated, and fees have been paid.

*****In the event of errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision. *****



SITE PLAN REVIEW (SPR) MINOR CHECKLIST *(Existing Building/Business/Ownership)*

All items below must be submitted for the application to be considered complete.
Attach this checklist with application and cross out or tick the items submitted.

A: Application Documents

1. **Completed Application Form (Signed by Applicant and Property Owner).**
2. **Current Lease Agreement or Proof of Property Control.**
3. **Copy of Business License (or Pending Application).**
4. **Aerial Photo** showing the project site and surrounding properties.
5. **Vicinity Map**
6. **Parking Summary:**
 - Total Parking Spaces: _____
 - ADA Accessible Spaces: _____
 - Bicycle Parking (if required): _____
7. **Distance from Nearest Functional Fire Hydrant:** _____ ft. (Include location map or photograph.)
8. **Business Plan** (include intended use, operating hours, and safety measures).
9. **Building Floor Plans and Site Plan Drawings (to scale).**
10. **Utility Connection Plan** (Water, Sewer, Electrical, Gas).
11. **Trash Enclosure Location and Design Details.**

B: Photographic Documents

1. **Photos of Existing Trash Enclosure / Trash Bins.**
2. **Exterior & Interior Photos of the Building:**
 - North, South, East, and West elevations.
3. **Photos of Nearby Fire Hydrants (Front & Top view).**

C: Additional Documents

1. **Landscape Plan** (if new or modified landscaping is proposed).
2. **Lighting and Security Plan** (If modified)
3. **Signage Plan** (if modified – separate Sign Permit application is required).
4. **Accessibility Compliance Statement (ADA)** (Contact Building Department at 760-373-7152)
5. **Noise Impact Details** (if applicable)
6. **Hazardous Material Handling Plan** (if applicable)

D: Inspections & Other Required Actions

1. **Kern County Health Department Approval** (Contact directly at 661-862-8791, if applicable).
2. **City Building Inspection Mandatory, \$150 Fee** (Schedule at at 760-373-7152).

3. **City Fire Inspection (Mandatory, \$90 Fee)** – Schedule at 760-373-4841.
 4. **Apply for City Business License** – City Clerk’s Office at 760-373-7140.
 5. **Apply for City Sign Permit** – 760-373-7152.
-

Processing Notice

Planning Staff will not accept incomplete applications. Submittal of this checklist with all applicable items checked and attached is required for processing. Applications deemed incomplete will be returned without processing.

Exhibit C

California City Correctional Facility

California City, CA

Facility: California City Correctional Facility

Location: California City, CA

Opened: 1999

Owned By: CoreCivic

The California City Correctional Facility is owned and operated by CoreCivic. The facility will be operating twenty-four hours a day, three hundred and sixty-five days a year, under an initial contract with the United States Marshals Service. We expect the facility to operate in the same manner it has since it was constructed in 1999.

Facility Description:

California City Correctional Facility is located in California City, California in Kern County, California. It is a 2,560 bed facility designed and built by CoreCivic and began operation in December 1999.

Capacity: 2,560

Cells or Dorms: Cells

Number of Units: 10

Campus style or all under one roof: Campus Style

Dining Hall: 2 Dining Halls

Number of recreation yards and gymnasiums: 11 Recreation Yards, 2 Gymnasiums

Medical Space: Yes

Programs Space: Yes

Visitation Space: Yes

Square Footage: Approximately 522,363

The facility's physical plant covers approximately 522,363 square feet and is fully monitored for security and fire. In all areas there are heating, ventilation and air conditioning systems.

Each cell provides access to toilets, wash basins with hot and cold running water, above-floor sleeping surfaces, clothes hooks, writing surfaces, seating, natural lighting and storage space for personal belongings. Showers are thermostatically controlled, providing hot and cold water. Adjacent to the sleeping area is a central dayroom that contains tables, chairs, televisions and telephones.

There is a centrally located library along with multipurpose rooms outside the housing units for counseling, leisure-time activities, programs, etc. There is also an administrative area that includes space for staff, conference room, employee lounge and locker rooms.

The facility has a full-size facility kitchen equipped with appliances including a walk-in freezer, cooler, food warehouse and dry storage. The facility has a centrally located health services area in the main facility with space for waiting, examination, treatment, dentistry, nurse's station, pharmacy, medical staff offices and medical segregation/observation cells.

Exhibit D



Business License Application

City of California City
21000 Hacienda Blvd
California City, CA 93505
cityclerk@californiacity-ca.gov
760-373-7140

License # _____
Approved by _____
Processed by _____
Processed On _____

Name of Business _____ Business Owner(s) Name _____
Business Address _____ Mailing Address _____
Business Phone # _____ Email Address _____
Nature of Business _____ Planned Business Begin Date _____
Have you had a license for this business in the past? Yes No
Do you own or rent the space Own Rent (If rent, building owner/landlord)
Will the business have Annual Gross Income of \$10,000 or more? Yes No
Business Emergency Contact: Name _____ Phone Number _____

State/County Licensing Information:

Seller's Permit # _____ ABC License # _____
(Required for Alcohol & Liquor Sales)
Health Certificate # _____
(Required for Food Services – attach copy)

Contractors:

State License # _____ Expiration Date _____
State License Type _____
(Required for Contractors)

Commercial Business & Fire Life Safety Inspection for Local Businesses:

Inspection _____ Required Annually
Date _____

See the California City Master Fee Schedule on our website. [Click here for cost of fees.](#)

By signing below, I certify under penalty of perjury that the foregoing information is true and correct. I agree to all of the terms of the City of California City business license requirements. I comply with the relevant state and county license requirements for my business and am aware that the City of California City business license does not cover state and county license requirements for my business.

Signature  _____ Date _____

Printed Name _____

Exhibit E



Planning Department
21000 Hacienda Blvd.
California City, CA 93505
Phone: (760) 373-7141
planning@californiacity-ca.gov

Project No.

Provided by City

SITE PLAN REVIEW (SPR) MINOR APPLICATION
(Existing Building/Business/Ownership)

1. Applicant Information

Applicant/Representative's Name: Marcelo Ariola

Mailing Address: 5501 Virginia Way, Suite 110, Brentwood, TN 37027

Phone Number: 615-445-9163

Email Address: CalCityInvoices@CoreCivic.com

Business/Company Name: CoreCivic, Inc. (California City Immigration Processing Center)

Property Address / APN: 22844 Virginia Blvd., California City, CA 93504

Zoning Designation: Classification A, Type Major, Code CAC, O/RA

2. Acknowledgements

I, the undersigned, understand that any permit issued pursuant to this application does not grant any right or privilege to use any building or land contrary to the provisions of the City of California City Municipal Code. I hereby certify that the information provided in this application is, to the best of my knowledge, true and correct.

Applicant or Legal Agent (Print): Marcelo Ariola, VP Real Estate

Signature: *Marcelo Ariola*

Date: 07-22-25

3. Property Owner Authorization

I certify that I am the legal property owner and authorize this application. I further certify that the information provided herein is true and correct to the best of my knowledge.

Property Owner (Print): Marcelo Ariola for CoreCivic, Inc.

Signature: *Marcelo Ariola*

Date: 07/22/2025

Owner Mailing Address: 5501 Virginia Way, Suite 110

City: Nashville State: TN Zip: 37027

Phone Number: 615-445-9163

Email Address: Marcelo.Ariola@CoreCivic.com

FOR DEPARTMENTAL USE ONLY

Fees: (Refer to the Master Fee Schedule)

- \$ 250.00, Planning SPR Application Fee (mandatory) **GL 10-3218**
- \$ 90.00, Fire Department Inspection (mandatory) **GL 19-3641**
- \$ 150.00, Building Inspection Fee (mandatory)
- \$ _____, Other

- \$ _____, **Total Fee Collected**

Application complete:

- Date: _____ Staff Member _____

Processing: In order to expedite this Site Plan Application and eliminate unnecessary delays, Planning staff will not accept this application unless all requirements have been met, the application form has been signed and dated, and fees have been paid.

*****In the event of errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision. *****



SITE PLAN REVIEW (SPR) MINOR CHECKLIST *(Existing Building/Business/Ownership)*

All items below must be submitted for the application to be considered complete.
Attach this checklist with application and cross out or tick the items submitted.

A: Application Documents

1. **Completed Application Form (Signed by Applicant and Property Owner).**
2. **Current Lease Agreement or Proof of Property Control.**
3. **Copy of Business License (or Pending Application).**
4. **Aerial Photo** showing the project site and surrounding properties.
5. **Vicinity Map**
6. **Parking Summary:**
 - Total Parking Spaces: _____
 - ADA Accessible Spaces: _____
 - Bicycle Parking (if required): _____
7. **Distance from Nearest Functional Fire Hydrant:** _____ ft. (Include location map or photograph.)
8. **Business Plan** (include intended use, operating hours, and safety measures).
9. **Building Floor Plans and Site Plan Drawings (to scale).**
10. **Utility Connection Plan** (Water, Sewer, Electrical, Gas).
11. **Trash Enclosure Location and Design Details.**

B: Photographic Documents

1. **Photos of Existing Trash Enclosure / Trash Bins.**
2. **Exterior & Interior Photos of the Building:**
 - North, South, East, and West elevations.
3. **Photos of Nearby Fire Hydrants (Front & Top view).**

C: Additional Documents

1. **Landscape Plan** (if new or modified landscaping is proposed).
2. **Lighting and Security Plan** (If modified)
3. **Signage Plan** (if modified – separate Sign Permit application is required).
4. **Accessibility Compliance Statement (ADA)** (Contact Building Department at 760-373-7152)
5. **Noise Impact Details** (if applicable)
6. **Hazardous Material Handling Plan** (if applicable)

D: Inspections & Other Required Actions

1. **Kern County Health Department Approval** (Contact directly at 661-862-8791, if applicable).
2. **City Building Inspection Mandatory, \$150 Fee** (Schedule at at 760-373-7152).

3. **City Fire Inspection (Mandatory, \$90 Fee)** – Schedule at 760-373-4841.
 4. **Apply for City Business License** – City Clerk’s Office at 760-373-7140.
 5. **Apply for City Sign Permit** – 760-373-7152.
-

Processing Notice

Planning Staff will not accept incomplete applications. Submittal of this checklist with all applicable items checked and attached is required for processing. Applications deemed incomplete will be returned without processing.

Exhibit F

California City Immigration Processing Center
California City, CA

Facility: California City Immigration Processing Center
Location: California City, CA
Opened: 1999
Owned By: CoreCivic

California City Immigration Processing Center is owned and operated by CoreCivic. The facility will serve as a detention center focused on housing residents based on contractual requirements with Immigration and Customs Enforcement. The security and operation of the facility will follow policies and procedures in alignment/compliance with the National Detention Standards 2025 revision. ICE detention standards ensure that detainees are treated humanely; protected from harm; provided appropriate medical and mental health care; and receive the rights and protections to which they are entitled. Additionally, food service, recreational and religious opportunities, legal access, attorney and social visitation, mail procedures, detainee communication, and transportation will be provided in accordance with the aforementioned ICE standards.

The facility will be operating twenty-four hours a day, three hundred and sixty-five days a year. At operational capacity, the facility will employ 488 total staff to include approximately 309 security staff, 70 medical professionals, 12 maintenance staff with the remainder administrative and support personnel.

Facility Description:

California City Immigration Processing Center is located in California City, California in Antelope Valley in Kern County, California. The facility is approximately 20 miles North of Edwards Air Force Base. It is a 2,560 bed facility designed and built by CoreCivic and began operation in December 1999. Major airports near CCIPC are Meadows Field Airport (84 miles) and Los Angeles International Airport (126 miles). The nearest hospitals are Adventist Health-Tehachapi Valley (37 miles), Antelope Valley Hospital (54.3 miles), Ridgecrest Regional Hospital (57.7 miles), Southwest Healthcare Palmdale Regional Medical Center (58.4 miles)

Capacity: 2,560
Cells or Dorms: Cells
Number of Units: 10
Campus style or all under one roof: Campus Style
Dining Hall: 2 Dining Halls
Number of recreation yards and gymnasiums: 11 Recreation Yards, 2 Gymnasiums
Medical Space: Yes
Programs Space: Yes
Visitation Space: Yes
Square Footage: Approximately 522,363

The facility's physical plant covers approximately 522,363 square feet and is fully monitored for security and fire. In all areas there are heating, ventilation and air conditioning systems providing year-round environmental comfort for all staff and residents.

California City Immigration Processing Center
California City, CA

Each cell provides residents with access to toilets, wash basins with hot and cold running water, above-floor sleeping surfaces, clothes hooks, writing surfaces, seating, natural lighting and storage space for personal belongings. All residents have access to showers with thermostatically controlled hot and cold water. Adjacent to each resident's sleeping area is a central dayroom that contains tables, chairs, televisions and telephones for residents' use.

There is a centrally located library along with multipurpose rooms outside the housing units for counseling, leisure-time activities, programs, etc. An administrative area that includes space for staff, conference room, employee lounge and locker rooms

The facility has a full-size facility kitchen equipped with appliances including a walk-in freezer, cooler, food warehouse and dry storage. The facility has a centrally located Health Services area in the main facility with space for waiting, examination, treatment, dentistry, nurse's station, pharmacy, medical staff offices and medical segregation/observation cells.

Exhibit G

Anu Doravari

From: Malloy, John <John.Malloy@corecivic.com>
Sent: Thursday, August 14, 2025 4:47 PM
To: Anu Doravari; Montanary, Roseann
Cc: Christopher Lopez; VPonto; Vazquez, Joaquin; Lopez, Christy M.
Subject: Re: Permit Timeline
Attachments: Struck_Love - California City.pdf; CoreCivic General Counsel Correspondence - Senate Bill - 8.08.25.pdf

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Anu:

The issue of the applicability of SB 29 has already been addressed by our attorney Dan Struck in a memo to City Attorney Victor Ponto. I've attached that letter to this email for your information. As is evident by Mr. Struck's analysis, this legislation does not apply to our facility, which has always operated as a detention facility since it opened in 1999, including the care and housing of detainees for ICE. I trust this letter addresses any concerns that you may have that this legislation is applicable to our facility. However, our General Counsel Cole Carter has also communicated to Mr. Ponto that in the unlikely event there was litigation around this issue, the company would pay for all legal costs related to this piece of legislation. That letter is included in this email as well. We look forward to the prompt issuance of our business license so that we can continue to be a strong corporate citizen to the city, which we have proudly been for the last 25 years.

Get [Outlook for iOS](#)

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Thursday, August 14, 2025 5:43 PM
To: Malloy, John <John.Malloy@corecivic.com>; Montanary, Roseann <roseann.montanary@corecivic.com>
Cc: Christopher Lopez <clopez@californiacity-ca.gov>; VPonto <VPonto@bwslaw.com>; Vazquez, Joaquin <jvazquez@bwslaw.com>; Lopez, Christy M. <clopez@bwslaw.com>
Subject: Permit Timeline

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Thank you for your response, John.

To clarify, there are “approvals” (Site Plan Review for Planning Department and Business License for Finance/City Clerk) that are legally required and tie the proposed CoreCivic project to SB 29. Since that law affects the mere approval of documents related to CoreCivic’s proposed use (see **highlighted** language below).

CoreCivic has already applied for the requisite Site Plan Review and Business License (see attached) where it proposes reusing existing buildings for immigration intake/processing and detention purposes clearly within SB 29's scope. Accordingly, while it processes CoreCivic's applications, the City will continue to follow the 180-day public review process and conduct the required City Council hearings to ensure compliance with state law. Please let me know if you have any questions.

Civil Code § 1670.9

(d) A city, county, city and county, or public agency shall not, on and after January 1, 2018, approve or sign a deed, instrument, or other document related to a conveyance of land or issue a permit for the building or reuse of existing buildings by any private corporation, contractor, or vendor to house or detain noncitizens for purposes of civil immigration proceedings unless the city, county, city and county, or public agency has done both of the following:

(1) Provided notice to the public of the proposed conveyance or permitting action at least 180 days before execution of the conveyance or permit.

(2) Solicited and heard public comments on the proposed conveyance or permit action in at least two separate meetings open to the public.

Regards,
Anu Doravari
Consultant Planner

From: Malloy, John <John.Malloy@corecivic.com>

Sent: Thursday, August 14, 2025 1:23 PM

To: Anu Doravari <adoravari@californiacity-ca.gov>; Montanary, Roseann <roseann.montanary@corecivic.com>

Cc: Christopher Lopez <clopez@californiacity-ca.gov>; VPonto <VPonto@bwsllaw.com>; Vazquez, Joaquin <jvazquez@bwsllaw.com>

Subject: Re: Permit Timeline

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Anu:

Thank you for the email. As I understand your note, the applicability of SB29 is tied to the building permits recently submitted to the city. As these projects are not integral to the facility's operation, we are pulling those permits so that we can proceed with the business license and open the facility as planned. If we determine that we need the permits in the future, we will let you and your staff know.

Thank you

Get [Outlook for iOS](#)

From: Anu Doravari <adoravari@californiacity-ca.gov>

Sent: Thursday, August 14, 2025 12:32 PM

To: Malloy, John <John.Malloy@corecivic.com>; Montanary, Roseann <roseann.montanary@corecivic.com>

Cc: Christopher Lopez <clopez@californiacity-ca.gov>; VPonto <VPonto@bwslaw.com>; Vazquez, Joaquin <jvazquez@bwslaw.com>

Subject: Permit Timeline

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Hello John,

California SB 29 (i.e., Civil Code, § 1670.9, subd. (d)) mandates that local agencies: both (1) solicit and hear comments at least two meetings open to the public and (2) provide at least 180 days’ notice before executing any permit for the use of buildings to house or detain noncitizens for purposes of civil immigration proceedings. This correspondence confirms that the provisions of SB 29 apply to CoreCivic’s proposed immigration intake and detention facility, which requires a site plan review, business license, and building permits. CoreCivic has already applied for three separate building permits, including work that will require a Certificate of Occupancy. Accordingly, the City will notice and conduct two public hearings—within a 180-day review period—to ensure compliance with state law.

The project involves establishing a CoreCivic-operated ICE detention facility at an existing prison site which vacated in 2024. Although the location already has a valid Conditional Use Permit (CUP) authorizing correctional facility use under local zoning, the establishment of the ICE facility for the reuse of existing buildings by a private corporation to house or detain noncitizens for civil immigration proceedings qualifies as a project subject to the SB 29 public review process. This is not a demolition and rebuild; however, the statutory requirements still apply. These requirements operate independently of any existing CUP.

For purposes of SB 29 compliance, August 5, 2025 — the date of the Planning Commission meeting — is being considered Day 1 of the 180-day public review period. This 180-day window will conclude on February 1, 2026. No permits or final project approvals may be executed or issued prior to the completion of both required SB 29 City Council hearings and before this review period expires.

The following schedule identifies the proposed City Council public hearing dates, alternate backup dates. City Council hearings occur on the 2nd and 4th Tuesdays of each month.

Milestone	City Council Date
City Council Hearing 1 – Primary	October 14, 2025
City Council Hearing 1 – Backup	October 28, 2025
City Council Hearing 2 – Primary	January 13, 2026
City Council Hearing 2 – Backup	January 27, 2026

Please review the above schedule and advise if you have any questions, concerns, or proposed adjustments. Staff will ensure that all SB 29 noticing requirements are met and that City Council hearing materials are prepared in full compliance with applicable statutes.

Best Regards,
Anu Doravari
Consultant Planner

From: Malloy, John <John.Malloy@corecivic.com>

Sent: Thursday, August 14, 2025 9:28 AM

To: Anu Doravari <adoravari@californiacity-ca.gov>; Montanary, Roseann <roseann.montanary@corecivic.com>
Cc: Christopher Lopez <clopez@californiacity-ca.gov>; Joe D. Barragan <JBarragan@californiacity-ca.gov>; Susan Weber <sweber@californiacity-ca.gov>
Subject: Re: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Thank you Anu. We are on it and apologize for the confusion.

Do you have a timeline on when the business license will be issued?

Thank you!

Get [Outlook for iOS](#)

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Thursday, August 14, 2025 9:23 AM
To: Malloy, John <John.Malloy@corecivic.com>; Montanary, Roseann <roseann.montanary@corecivic.com>
Cc: Christopher Lopez <clopez@californiacity-ca.gov>; Joe D. Barragan <JBarragan@californiacity-ca.gov>; Susan Weber <sweber@californiacity-ca.gov>
Subject: City of California City Business License and SPR Plan

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Hello John,

Short answer – Yes. You will need to submit a new sign permit application for the sign.

Long answer:

Please be advised that under California City Municipal Code § 9-4.305 (Duration of Permits):

"If the applicant for a sign permit is required to obtain a business license, the duration of the sign permit shall be the same as the business license."

Because your business license application indicates that signage will be displayed in connection with the reopening of your facility, you are required to obtain a valid sign permit. The duration of that sign permit will match the term of your business license, as required by § 9-4.305.

Please coordinate with the building department to ensure the sign permit is obtained prior to operation.

If you have any questions about this requirement, you may contact [@Susan Weber](#)

Regards,

Anu Doravari

Consultant Planner

From: Malloy, John <John.Malloy@corecivic.com>
Sent: Wednesday, August 13, 2025 3:05 PM
To: Anu Doravari <adoravari@californiacity-ca.gov>
Subject: Re: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Thanks Anu. Please call anytime with questions. On the sign permit, do we need to go an apply or are we good as all we did was put a wrap around existing sign. Nothing about the sign changed other than the name. Thank you!

Get [Outlook for iOS](#)

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Wednesday, August 13, 2025 3:01:34 PM
To: Malloy, John <John.Malloy@corecivic.com>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>; Montanary, Roseann <Roseann.Montanary@corecivic.com>
Subject: Re: City of California City Business License and SPR Plan

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Hi John,

Thank you for your email. I will review the information with our team and get back to you.

Regards,

Anu Doravari

Consultant Planner

From: Malloy, John <John.Malloy@corecivic.com>
Sent: Wednesday, August 13, 2025 2:46 PM
To: Anu Doravari <adoravari@californiacity-ca.gov>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>; Montanary, Roseann <Roseann.Montanary@corecivic.com>
Subject: RE: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Anu:

As a follow-up, please find the company's response to the city's letter attached to this email. These responses address issues 1-4 referenced in your email below. Please let me know if you have any questions or wish to discuss further.

John Malloy

CoreCivic

(602) 680-9868

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Wednesday, August 13, 2025 12:44 PM
To: Montanary, Roseann <Roseann.Montanary@corecivic.com>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Malloy, John <John.Malloy@corecivic.com>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>
Subject: Re: City of California City Business License and SPR Plan

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Hi Roseann,

I am coordinating with all City departments to ensure compliance across teams. As part of this effort, I requested the Building Department to reach out regarding the submission of a sign permit application, and I understand they contacted a team member yesterday.

Additionally, I would like to request an update on the progress of items 1 through 4 outlined in the attached letter. Please provide the current status of each item when convenient.

Regards,

Anu Doravari

Consultant Planner

From: Montanary, Roseann <Roseann.Montanary@corecivic.com>
Sent: Tuesday, August 12, 2025 10:28 AM
To: Anu Doravari <adoravari@californiacity-ca.gov>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Malloy, John <John.Malloy@corecivic.com>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>
Subject: RE: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Morning/afternoon Anu, wanted to touch base with you to see if there was any additional information needed.

Thank you. Hope your day is going well.

Roseann

R C Montanary-Lett

Director, Operations Support



Mobile 615-289-4943

Office 615-263-3068

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Monday, August 11, 2025 2:34 PM
To: Montanary, Roseann <Roseann.Montanary@corecivic.com>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Malloy, John <John.Malloy@corecivic.com>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>
Subject: Re: City of California City Business License and SPR Plan

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Recieved. Thank you!

Regards,

Anu Doravari

Consultant Planner

From: Montanary, Roseann <Roseann.Montanary@corecivic.com>
Sent: Monday, August 11, 2025 9:32:10 PM
To: Anu Doravari <adoravari@californiacity-ca.gov>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>; Malloy, John <John.Malloy@corecivic.com>; Stone, Stacey <Stacey.Stone@corecivic.com>; Barker, Michelle <Michelle.Barker@corecivic.com>; Miller, Max <Max.Miller@corecivic.com>
Subject: RE: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Afternoon Anu, please find information requested attached.

Advise if there is any additional information needed.

I understand we are on different time zones, happy to accommodate.

Thank you,

Roseann

R C Montanary-Lett

Director, Operations Support



Mobile 615-289-4943

Office 615-263-3068

From: Anu Doravari <adoravari@californiacity-ca.gov>
Sent: Monday, August 11, 2025 10:49 AM
To: Montanary, Roseann <Roseann.Montanary@corecivic.com>
Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>; Lilia Garcia <lgarcia@californiacity-ca.gov>
Subject: RE: City of California City Business License and SPR Plan

CAUTION: This email came from outside the organization. Attachments and links may contain viruses and other malicious software.

Hi Roseann,

I am reviewing your application documents and could not locate the business operations document describing the daily operations and operational hours and other related details. Please send that over when you can.

Regards,

Anu Doravari

Consultant Planner

From: Montanary, Roseann <Roseann.Montanary@corecivic.com>

Sent: Tuesday, July 22, 2025 1:16 PM

To: Anu Doravari <adoravari@californiacity-ca.gov>; Joe D. Barragan <JBarragan@californiacity-ca.gov>

Cc: Chestnut, Christopher <Christopher.Chestnut@corecivic.com>; Ariola, Marcelo <Marcelo.Ariola@corecivic.com>

Subject: City of California City Business License and SPR Plan

EXTERNAL MESSAGE: Use caution when clicking links or attachments

Anu, hope all is well. As instructed by Mr. Barragan, please find attached the SPR Minor plan for CoreCivic California City.

It is our understanding and belief that the items requested for the SPR are already in the possession of the city.

Also attached to the email are additional back-up documents in support of the SPR.

- Letter concerning the ADA requirements - Mr. Ariola
- Disabled Accessibility Certification
- Deed showing ownership of the facility.
- Sign off from the Fire Marshal's office.
- Information on the company name change in case it is needed.
- Copy of the business license application.

We appreciate your time and consideration.

Regards,

Roseann

R C Montanary-Lett

Director, Operations Support



Mobile 615-289-4943

Office 615-263-3068

Exhibit H



August 8, 2025

Christopher Lopez, City Manager
City of California City
21000 Hacienda Blvd
California City, CA 93505

Subject: Senate Bill 29 (2017) and Cal Civil Code § 1670.9

Dear Sir:

We understand that some members of the community may have questions regarding California Senate Bill 29 (2017), also known as the Dignity Not Detention Act, and whether it could affect operations at the California City Immigration Processing Center (the “Facility”).

We want to assure you and the community that CoreCivic has thoroughly reviewed the provisions of SB 29, including Section 1670.9 of the California Civil Code, and we are confident that the Facility is not impacted by this legislation. SB 29 prohibits cities and counties from entering into new contracts or renewing existing ones with private entities for the purpose of detaining immigrants in civil immigration proceedings. However, the Facility operates under a federal contract with U.S. Immigration and Customs Enforcement (ICE), and not through any agreement with the City or other local law enforcement agencies.

Nonetheless, we recognize the importance of providing clarity and reassurance. In the unlikely event that any legal action arises related to SB 29 and its interpretation or application to the Facility, CoreCivic will fully indemnify and defend the City of California City. This commitment includes covering all legal costs and liabilities that may be incurred as a result of such litigation.

We appreciate the City’s continued partnership and support, and we remain committed to operating the Facility in full compliance with all applicable laws and regulations. Should you or your staff have any further questions or require additional documentation, please do not hesitate to contact us.

Sincerely,

A handwritten signature in green ink, appearing to read "Cole Carter". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Cole Carter, CAO and General Counsel

Exhibit I

ORIGINAL

RESOLUTION NO. 01-98-1802
A RESOLUTION OF THE CITY COUNCIL
GRANTING CONDITIONAL USE PERMIT 97-01
PRISON FACILITY

WHEREAS, governmental and quasi-governmental uses, such as prison facilities may be permitted in Residential/Agricultural District zones with a conditional use permit (Ord. No. 96-529); and

WHEREAS, the property located approximately 0.5 miles South of Twenty Mule Team Parkway, at the terminus of Virginia Boulevard in the North one-half of Section 13, Township 32 South, Range 38 East, Mount Diablo Base and Meridian also known as Assessor's Parcel Number (APN) 350-031-02 is within the R/A, Residential/Agricultural District zone and that a portion of the 320-acre site is zoned Conservation Land, which is a compatible use with the R/A zone as defined by the City of California City General Plan 2012 Land Use Designation Chart; and

WHEREAS, Corrections Corporation of America has requested and filed an application with the Planning Commission to establish and operate a 2,304 bed prison facility on approximately 70 acres of the 320-acre above-mentioned address; and

WHEREAS, notice of a public hearing was mailed to all property owners within 300 feet of the above-mentioned parcel and published as required by the Zoning Regulations; and

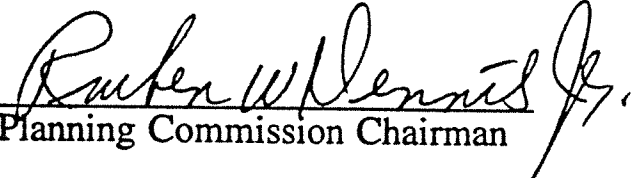
WHEREAS, the Planning Commission did conduct a public hearing on January 15, 1998, heard public testimony, and made the following findings:

1. That a prison facility use is necessary for the preservation and enjoyment of a substantial property right.
2. That the operation of a prison facility is in accordance with the objective of Article 4 of the Zoning Regulations, and the purposes of the Residential/Agricultural District.

3. That the prison facility use complies with the applicable provisions of Title 9, Chapter 2 of the Municipal Code.
4. That the Final Environmental Impact Report (EIR) Supplement State Clearinghouse (SCH) #97091045 is certified as adequate and in compliance with California Environmental Quality Act (CEQA) for the proposed prison project.
5. That the Mitigation Monitoring Program dated January 1998 for the proposed prison be adopted as part of Conditional Use Permit 97-01.
6. Buildings must be connected to all utilities (electricity, water, sewer, natural gas, telephone, cable, etc.).
7. Site plan review for the project will be in accordance with Ordinance No. 95-506 and to the satisfaction of the City Engineer.
8. This conditional use permit expires twelve (12) months from that date of the City Council's approval if the prison facility operation is not commenced and diligently pursued.
9. All provisions of the City of California City Municipal Code currently in effect must be complied with.

WHEREAS, the Planning Commission hereby approves the conditional use permit and directs that this resolution be prepared and presented to the City Council for the consideration and granting of Conditional Use Permit 97-01.

APPROVED THIS 15TH DAY OF JANUARY, 1998 by the Planning Commission.



Planning Commission Chairman

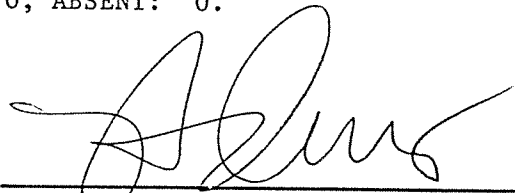
Attest:



Planning Secretary


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of California City that the Conditional Use Permit 97-01 is granted to Corrections Corporation of America to establish and operate a prison facility in the North one-half of Section 13, Township 32 South, Range 38 East, Mount Diablo Base and Meridian and shall remain in effect for as long as the use is conducted in accordance with the use permit, its stipulations, and is not otherwise in violation of the Zoning Regulations and Municipal Code.

PASSED, APPROVED AND ADOPTED this 20th day of January, 1998, by the City Council, by the following Roll Call Vote:
AYES: 5; NOES: 0; ABSTAIN: 0; ABSENT: 0.



Mayor

ATTEST:



Secretary
(SEAL)

PLANNING COMMISSION

Meeting Date: January 15, 1998

DATE OF PREPARATION: January 8, 1998

TO: Planning Commission

FROM: Planning Director

SUBJECT: Consider Draft Environmental Impact Report (EIR) Supplement State Clearinghouse (SCH) Number 97091045 for certification for a prison site located in Section 13, Assessors Parcel Number (APN) 350-031-02 by applicant Corrections Corporation of America, and consider Conditional Use Permit 97-01.

.....

BACKGROUND:

A conditional use permit application has been submitted by Corrections Corporation of America, 10 Burton Hills Boulevard, Nashville, Tennessee, 37215, to establish and operate a prison facility in Section 13, APN 350-031-02. The 320-acre project site is located approximately 0.5 miles south of Twenty Mule Team Parkway, at the terminus of Virginia Boulevard. Conditional Use Permit 97-01 is requested in accordance with Ordinance No. 96-529, Section 9-2.403 that allows for a correctional facility to be operated in the RA zone with a conditional use permit. The RA zone designation is a compatible use by the California City General Plan 2012 for the following: Conservation Land and Controlled Development, Public Parks and Recreation or Public Schools.

Corrections Corporation of America is proposing a 2,304 bed prison facility on approximately 70 acres of the 320-acre Virginia Boulevard property. This site was previously evaluated by the California Department of Corrections in 1994 for a prison in EIR No. 93082030. In accordance with the California

Environmental Quality Act Guidelines Section 15163, a Supplement to the prior EIR has been prepared to address minor changes or additions in the proposed action which have occurred since circulation of a prior EIR.

Staff has reviewed the application and the environmental documents have been prepared by Rust Environment and Infrastructure Incorporated, 18401 Von Karman Avenue, Suite 550, Irvine, CA 92715. The public review period for the Draft EIR Supplement (SCH #97091045) was 45 days and ended December 8, 1997. Staff has provided the necessary notices as required by law. The Planning Commission must review the information, receive pertinent evidence and testimony, make required findings, and approve, modify and approve or deny the application. If approved, the Planning Commission must adopt a resolution setting forth its findings and conditions of approval within thirty (30) days following the closing of the public hearing. The use permit becomes effective when granted by resolution of the Council.

Staff has reviewed the information submitted by the applicant and the EIR Supplement prepared by Rust Environment and Infrastructure, and finds that the use complies with the provisions of the Zoning Regulations and The Municipal Code. Of particular note is the following findings:

1. That a prison facility use is necessary for the preservation and enjoyment of a substantial property right.
2. That the operation of a prison facility is in accordance with the objective of Article 4 of the Zoning Regulations, and the purposes of the Residential/Agricultural District.
3. That the prison facility use complies with the applicable provisions of Title 9, Chapter 2 of the Municipal Code.
4. That the Final Environmental Impact Report Supplement (SCH #97091045) appears adequate and in compliance with CEQA for the proposed prison project.
5. That the Mitigation Monitoring Program has been prepared and submitted by Rust Environment and Infrastructure, and appears adequate and in compliance with the requirements of Section 21081.6 of the Public Resources Code.

6. Buildings must be connected to all utilities (electricity, water, sewer, natural gas, telephone, cable, etc.).
7. Site Plan Review for the project will be in accordance with Ordinance No. 95-506 and to the satisfaction of the City Engineer.
8. This conditional use permit expires twelve (12) months from the date of the City Council's approval if the correctional facility construction is not commenced and diligently pursued.
9. All provisions of the California City Municipal Code currently in effect must be complied with.

RECOMMENDATION:

The Planning Commission conduct the public hearing and consider the attached resolutions which would make findings and set conditions for certification of EIR Supplement (SCH #97091045) and approval of Conditional Use Permit 97-01. Direct the Planning Director to pass the resolutions onto the City Council for its consideration and approval.

SOURCE OF FUNDING: N/A.

ENVIRONMENTAL ACTION: The City of California City will be the lead agency in certifying the environmental documents prior to the approval of the conditional use permit. The Planning Commission may want to comment on the environmental documents which will be passed on to the City Council through the staff report.

Attachment:

1. Resolutions
2. Final Supplement EIR Volume II
3. Mitigation Monitoring Program

Exhibit J

Mitigation Monitoring Program

Corrections Corporation of America Prison at California City

State Clearinghouse No. 97091045

Lead Agency:
City of California City
21000 Hacienda Boulevard
California City, CA 93505
(760)373-8661

Prepared by:
Earth Tech
17671 Cowan Ste 150
Irvine, California 92614
(949)251-6400

January 1998 Initial Report
July 15, 1998 Progress Report
October 7, 1998 Progress Report
March, 1999 Progress Report
June, 1999 Progress Report
August 1999 Final Report

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APPENDIX A - DETAILED SURVEYS OF BIOLOGICAL RESOURCES

1.0 INTRODUCTION

1.1 PREFACE

The proposed project involves construction and operation of a new 2,304 bed medium security prison facility located in California City, Kern County, California. The proposed prison would occupy approximately 67.5 acres of a 320 acre property situated at the terminus of Virginia Boulevard, roughly one-half mile south of Twenty Mule Team Parkway and approximately five miles east of downtown California City. The proposed project will require extension of public utilities to serve the facility, and issuance of a Conditional Use Permit (CUP) by California City and other necessary agency approvals.

This project is being proposed by Corrections Corporation of America (CCA), the leading private sector provider of detention and correction services to federal, state and local governments in the United States. CCA was founded in 1984, and currently has contracts to operate 69 correctional facilities in several states. CCA's full range of services includes finance, design, construction and management of new or existing facilities, as well as long-distance inmate transportation. CCA's mission is "Quality corrections, at less cost to the taxpayer, in partnership with government."

1.2 PURPOSE OF THIS DOCUMENT

The following Habitat Conservation Plan (HCP) has been drafted to comply with the applicable rules of all State and Federal agencies with regulatory authority over the existing natural resources on the subject property. Specifically, in order to comply with the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), the applicant must enter into a permitting process with both the United States Fish and Wildlife Service (Service) and California Department of Fish and Game (CDFG) to obtain the necessary approvals for the project. Although the currently proposed project would require disturbance of approximately 67.5 acres of creosote scrub habitat, including construction areas on the subject property and approximately 2.5 acres of habitat containing property within all proposed utility construction areas, this HCP addresses mitigation of up to 105 acres of habitat to include any potential future prison facility expansions.

The Service will require the submittal of a FESA Section 10(a)(1)(B) permit application and the preparation of a Habitat Conservation Plan (HCP) that includes a project description with an impact assessment, mitigation measures to avoid or minimize impacts, compensation for any unavoidable impacts, implementation measures, and provisions for any unforeseen circumstances and amendment to the HCP and permits. This document should also provide the required information required during CDFG Section 2081 permitting process as mandated by CESA.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

The 320-acre project site (Figure 1) is located in the City of California City, Kern County California, approximately 0.5 miles south of Twenty Mule Team Parkway, at the terminus of Virginia Boulevard. The site is situated at an elevation of roughly 2,555 feet above mean sea level (msl), approximately 5 miles east of downtown California City. The property and vicinity are comprised of vacant undeveloped desert land, characterized by creosote bush and scrub vegetation. The site is not currently served directly by any public utilities. The subject property nor any of the surrounding parcels within 0.5 miles contain any significant structural improvements.

2.2 FACILITY DESCRIPTION

The currently proposed action is a private venture by CCA to design, construct and operate a 2,304-bed medium security prison facility on approximately 67.5 acres of the 320-acre Virginia Boulevard site evaluated by California Department of Corrections (CDC) for a prison in a previously certified environmental impact report. Unlike the previous proposal, the CCA proposed facility will only accommodate 2,304 inmates, the intended capacity of the prison. This facility will be designed to meet American Correctional Association standards and is intended to accommodate inmates from the State of California. A conceptual site plan of the prison is shown in Figure 2. Any potential future facility expansions would occur in the roughly 35 acre area located immediately south of the currently proposed prison. The site plan shown in Figure 2 will be finalized in accordance with all applicable State and local codes and regulations.

2.3 FACILITY CONSTRUCTION

The construction of the proposed facility is projected to involve a total of 250 employees over a 15 - 18 month period. It is anticipated that within this construction period, there would be a peak activity period, where the number of employees would increase to about 350. This peak would last about three months. Based on the contractor's experience and the remote location of the site, it is estimated that 30 percent of the construction employees would carpool to the site.

2.4 PUBLIC UTILITIES IMPROVEMENTS

The proposed prison would require the extension of electricity, water, natural gas, telephone and sewer utilities to the property (See Figure 3). Water and electricity lines would be extended from existing utilities located along Twenty Mule Team Parkway. A water line providing service to the site would be placed underground within the Virginia Boulevard right-of-way. Electricity will likely be provided by an overhead extension along the east side of Virginia Boulevard. Natural gas lines would be extended from existing gas utilities located approximately four miles west of the prison site, near the intersection of Randsburg-Mojave Road and Hooker Street. Extension of electricity, water and natural gas as described above were also required for the previously proposed CDC prison, and the associated environmental impacts of these utility extensions were evaluated in the prior Environmental Impact Report (EIR).

Sewer service to the proposed prison would be provided by constructing an underground sewer line extension from the existing California City treatment facilities located approximately four and one-half miles west of the prison site. This extension, which would be located primarily within public street right-of-ways, would be designed and constructed in accordance with the rules and regulations of the City of California City. In contrast, the CDC proposal addressed in the 1994 EIR designated a 160-acre parcel adjacent to the prison for an on-site waste water treatment facility.

Exhibit K

10/7/80
(Rev. 6/86)

CASE NO. 97-01

DATE 9/17/97

CITY OF CALIFORNIA CITY
PLANNING DEPARTMENT

APPLICATION FOR

- SITE PLAN APPROVAL
- CONDITIONAL USE PERMIT**
- VARIANCE
- ZONE CHANGE
- QUASI-HOME OCCUPATION
- TRACT MAP NO. _____
- _____ PARCEL MAP NO. _____
- OTHER _____

(Please use ink or typewriter)

Applicant's Name and Address: Corrections Corporation of America
102 Woodmont Blvd., Suite 800, Nashville, TN 37205

Address of Subject Property: _____

Legal Description of Subject Property (attach separate sheet if needed): _____

Lot # _____ Tract # _____ or _____

Assessor's Parcel Number 35003102004 Present Zone: O/RA

Date of Purchase: _____

Existing Land Use of the Property: Vacant

I (we), the undersigned, hereby certify that I am (we are) the owner(s) of the property described in this application, or that I am the authorized agent of

(Owner's name and address)

the undersigned owner of said property, and that this application, to the best of my (our) knowledge and belief, is true and correct. Executed under penalty of perjury this 16th day of September, 1997.

Linda A. Staley
LINDA A. STALEY, VICE PRESIDENT

Signature - Owner _____

Signature - Applicant _____

Telephone No.: _____

Telephone No: 615-292-3100

PLANNING DEPARTMENT USE ONLY

Filing Fee: \$1000. Received by: _____ Date: _____ Receipt No. _____

PLANNING COMMISSION ACTION: Approved Denied Date: _____

10/7/80
(Rev. 6/86)

CASE NO. _____

CITY OF CALIFORNIA CITY
PLANNING DEPARTMENT

DATE _____

APPLICATION FOR

SITE PLAN APPROVAL

TRACT MAP NO. _____

CONDITIONAL USE PERMIT

_____ PARCEL MAP NO. _____

VARIANCE

OTHER _____

ZONE CHANGE

QUASI-HOME OCCUPATION

(Please use ink or typewriter)

Applicant's Name and Address: Corrections Corporation of America
102 Woodmont Blvd., Suite 800, Nashville, TN 37205

Address of Subject Property: _____

Legal Description of Subject Property (attach separate sheet if needed):

Lot # _____ Tract # _____ or _____

Assessor's Parcel Number 35003102004 Present Zone: O/RA

Date of Purchase: _____

Existing Land Use of the Property: Vacant

I (we), the undersigned, hereby certify that I am (we are) the owner(s) of the property described in this application, or that I am the authorized agent of

(Owner's name and address)

the undersigned owner of said property, and that this application, to the best of my (our) knowledge and belief, is true and correct. Executed under penalty of perjury this 16th day of September, 1997.

Signature - Owner

Signature - Applicant

Telephone No.: _____

Telephone No: 615-292-3100

PLANNING DEPARTMENT USE ONLY

Filing Fee: \$1000. Received by: _____ Date: _____ Receipt No. _____

PLANNING COMMISSION ACTION: Approved Denied Date: _____

CITY COUNCIL ACTION

10/7/80
(Rev. 6/86)

CITY OF CALIFORNIA CITY
PLANNING DEPARTMENT

CONDITIONAL USE PERMIT

State fully the precise circumstances or conditions applicable to the land, structure, or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right together with any other data pertinent to the findings prerequisite to the granting of a use permit:

The construction of the proposed prison facility in the O/RA zone
requires that a Conditional Use Permit be approved.

VARIANCE:

State fully the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance which would result from a strict or literal interpretation and enforcement of a specified provision of the California City Municipal Code, together with any other data pertinent to the findings prerequisite to the granting of a variance:

ZONE CHANGE:

Request change from _____ to _____
on the subject property for the following reasons:

OTHER:

State fully the reasons for request:

Incorporated 1965

City of California City



City Hall

PHONE (619) 373-8661

21000 HACIENDA BLVD. — CALIFORNIA CITY, CALIFORNIA 93505

DATE FILED: September 16, 1997

ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

Corrections Corporation of America (CCA)

102 Woodmont Blvd., Suite 800

Nashville, TN 37205

2. Address of Project: Northern 1/2 Section 13, 32 South, Range 38E

Assessor's Block & Lot Number: APN # 35003102004

3. Name, address, and telephone number of person to be contacted concerning this project:

Ken Avant - CCA 800-624-2931

Jim Hunter - Rust E&I 714-251-6400

4. Indicate number of the permit application for the project to which this form pertains: Conditional Use Permit

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Stormwater permit from Lahontan RWQCB, Kern APCD permits for

construction and operation, U.S.F.W.S./C.D.F.G. Biological Permits.

6. Existing zoning district: Controlled Development (O/RA)

7. Proposed use of site (project for which this form is filed):

2,304 bed prison facility.

PROJECT DESCRIPTION

(Use separate pages and describe each item in detail. If not applicable, indicate item number and D.N.A. (does not apply).)

- 8. Site Size: + 320 Acres
- 9. Square Footage: + 486,000 gross square feet of floor area.
- 10. Number of floors of construction: 1 story.
- 11. Amount of off-street parking provided: + 220 spaces.
- 12. Attach plans. To be provided during project review.
- 13. Proposed scheduling: Begin construction January 1998.
- 14. Associated projects: Infrastructure extensions in public right-of-way.
- 15. Anticipated incremental development: N/A
- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
- 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A
- 18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: 2,304 bed prison facility; + 210 employees per shift; economic development for California City and vicinity.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: Conditional Use Permit required-necessitated by proposed land use, per-zoning code requirements.

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS? DISCUSS BELOW ALL ITEMS CHECKED "YES". (Attach additional sheets as necessary)

	<u>YES</u>	or	<u>NO</u>
21. Change in existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours?	<u> </u>		<u> X </u>
22. Change in scenic views or vistas from existing residential areas or public lands or roads?	<u> X </u>		<u> </u>
23. Change in pattern, scale or character of general area of project?	<u> X </u>		<u> </u>
24. Significant amounts of solid waste or litter?	<u> </u>		<u> X </u>
25. Change in dust, ash, smoke, fumes or odors in vicinity?	<u> X </u>		<u> </u>
26. Change in ocean, bay, lake, stream or groundwater quality or quantity, or alteration of existing drainage patterns?	<u> </u>		<u> X </u>
27. Substantial change in existing noise or vibration levels in the vicinity?	<u> </u>		<u> X </u>
28. Site on filled land or on slope of 10% or more?	<u> </u>		<u> X </u>
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?	<u> </u>		<u> X </u>
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	<u> X </u>		<u> </u>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?	<u> </u>		<u> X </u>
32. Relationship to a larger project or series of projects?	<u> </u>		<u> X </u>

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Please refer to Certified EIR No. 93082030 for a description of the project site and surrounding properties. EIR Supplement being prepared to address proposed project.

CERTIFICATION:

I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Signature: James M. Hunter

City Receipt No: _____

Title: Regulatory Compliance Manager

Fee Collected: \$ _____

Firm: Rust Environment & Infrastructure

Exhibit L

RESOLUTION NO. 11-98-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY MODIFYING CONDITIONAL USE PERMIT 97-01 AS IT RELATES TO THE PROPOSED 512-BED EXPANSION AT CORRECTIONS CORPORATION OF AMERICA'S CALIFORNIA CITY CORRECTIONAL CENTER (CONDITIONAL USE PERMIT--AMENDMENT 98-02)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY as follows:

Section 1. Scope

The City granted a Conditional Use Permit 97-01 to Corrections Corporation of America (CCA) to operate a 2,304-bed Correctional Center at 22844 Virginia Boulevard. The permittee filed an application to expand the permitted use by 512 beds. This resolution sets forth the Commission's decision on the application.

Section 2. Findings

The Commission finds as follows:

- (a) Operation of a prison facility is in accordance with the general plan and the objectives of the Zoning Regulations;
- (b) Facility complies with the applicable provisions of the Municipal Code; and
- (c) A Mitigated Negative Declaration for the proposal will satisfy California Environmental Quality Act (CEQA).

Section 3. Conditions

The application to amend Conditional Use Permit No. 97-01 is approved subject to the following conditions:

- (a) Buildings must be connected to electricity, water, sewer, natural gas, telephone and cable television;
- (b) Site Plan Review for the project will be to the satisfaction of the City Engineer and in accordance with the Municipal Code; and
- (c) Other provisions of the Municipal Code shall be followed.

Section 4. Other

Except as provided herein, Conditional Use Permit No. 97-01 is hereby affirmed.

PASSED, APPROVED AND ADOPTED on November 24, 1998, by the following votes:

AYES: 4
NOES: -0-
ABSENT: -0-
ABSTAIN: 1

ATTEST:

Robert L. Tryon
Chair

Ronna Heene
Secretary

(SEAL)

Exhibit M

10/7/80
(Rev. 6/86)

CASE NO. CUP-A 98-02
CUP NO. 97-01
DATE 10-8-98

CITY OF CALIFORNIA CITY
PLANNING DEPARTMENT

APPLICATION FOR

- | | | | |
|-------------------------------------|------------------------------------|--------------------------|----------------------|
| <input type="checkbox"/> | SITE PLAN APPROVAL | <input type="checkbox"/> | TRACT MAP NO. _____ |
| <input checked="" type="checkbox"/> | CONDITIONAL USE PERMIT - AMENDMENT | <input type="checkbox"/> | PARCEL MAP NO. _____ |
| <input type="checkbox"/> | VARIANCE | <input type="checkbox"/> | OTHER _____ |
| <input type="checkbox"/> | ZONE CHANGE | | |
| <input type="checkbox"/> | QUASI-HOME OCCUPATION | | |

(Please use ink or typewriter)

Applicant's Name and Address: Corrections Corporation of America
10 Burton Hills Blvd., Nashville, TN 37215

Address of Subject Property: 22844 Virginia Blvd., California City, 93505

Legal Description of Subject Property (attach separate sheet if needed):

Lot # _____ Tract # _____ OR Northern 1/2 Section 13, Range 32 South, Township
38 East.

Assessor's Parcel Number APN# 35003102004 Present Zone: O/RA

Date of Purchase: June 11, 1998

Existing Land Use of the Property: Under construction for 2,304 bed prison

I (we), the undersigned, hereby certify that I am (we are) the owner(s) of the property described in this application, or that I am the authorized agent of **CORRECTIONS CORPORATION OF AMERICA**, 10 BURTON HILLS BLVD., NASHVILLE, TN., 37215

(Owner's name and address)

the undersigned owner of said property, and that this application, to the best of my (our) knowledge and belief, is true and correct. Executed under penalty of perjury, this 24 day of JULY, 1998.

Linda A. Staley
Signature - ~~XXXXX~~ **LINDA A. STALEY** Signature - Applicant
Telephone No.: VICE PRESIDENT, DESIGN/CONSTRUCTION MGT. Telephone No: _____
(615) 263-3100

PLANNING DEPARTMENT USE ONLY

Filing Fee: \$ 820.00 Received by: Rg Date: 10-8-98 Receipt No. 01-46347

PLANNING COMMISSION ACTION: Approved Denied Date: _____
CITY COUNCIL ACTION: Approved Denied Date: _____

10/7/80
(Rev. 6/86)

CITY OF CALIFORNIA CITY
PLANNING DEPARTMENT

CONDITIONAL USE PERMIT-AMENDMENT

State fully the precise circumstances or conditions applicable to the land, structure, or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right together with any other data pertinent to the findings prerequisite to the granting of a use permit:

The construction of a 512-bed expansion of the approved CCA prison facility located in the O/RA zone. This zoning requires approval of a Conditional Use Permit for the proposed project. This is an amendment to Conditional Use Permit 97-01.

VARIANCE:

State fully the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance which would result from a strict or literal interpretation and enforcement of a specified provision of the California City Municipal Code, together with any other data pertinent to the findings prerequisite to the granting of a variance:

ZONE CHANGE:

Request change from _____ to _____ on the subject property for the following reasons:

OTHER:

State fully the reasons for request:

DUPLICATE RECEIPT DUPLICATE RECEIPT

=====

CITY OF CALIFORNIA CITY
CITY HALL
OFFICE HOURS:9-12 / 2-5

=====

373-8661
HAVE A NICE DAY!

=====

REG-RECEIPT:01-46347 C:10-08-1998
CASHIER ID:C 03:29 pm A:10-08-1998

=====

1307 PERMIT-OTHER BUI \$820.00
CONDITIONAL PERMIT

TOTAL DUE \$820.00

RECEIVED FROM:
CCA/#335641

CHECK \$820.00

TOTAL TENDERED \$820.00

CHANGE DUE \$0.00

=====

REMEMBER TO CONSERVE WATER!

=====

DUPLICATE RECEIPT DUPLICATE RECEIPT

City of California City



City Hall

PHONE (619) 373-8661

21000 HACIENDA BLVD. — CALIFORNIA CITY, CALIFORNIA 93505

DATE FILED: 10-8-98

ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

Corrections Corporation of America (CCA)
10 Burton Hills Blvd.
Nashville, TN 37215

2. Address of Project: 22844 Virginia Blvd., California City, CA 93505

Assessor's Block & Lot Number: APN# 35003102004

3. Name, address, and telephone number of person to be contacted concerning this project:

Jim Hunter of Rust Environment & Infrastructure
17671 Cowan, Suite 150
Irvine, CA 92614-6031 (949)251-6417

4. Indicate number of the permit application for the project to which this form pertains: Conditional Use Permit

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Stormwater permit from RWOCB, Kern APCD for construction & operation.

6. Existing zoning district: Controlled Development (O/RA)

7. Proposed use of site (project for which this form is filed):
512-Bed expansion of the approved CCA Prison at California City

PROJECT DESCRIPTION

(Use separate pages and describe each item in detail. If not applicable, indicate item number and D.N.A. (does not apply)).

8. Site Size: 512-Bed expansion and support services building would occupy roughly
1.5 acres.
9. Square Footage: Approximately 65,000 square feet.
10. Number of floors of construction: One floor and mezzanine.
11. Amount of off-street parking provided: 351 Spaces for entire facility
12. Attach plans. See Attached Site Plan
13. Proposed scheduling: Construction potentially commencing 4th quarter 1998.
14. Associated projects: None
15. Anticipated incremental development: N/A
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: 512-Bed prison facility, approximately 100 additional employees, economic development for California City and vicinity.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:
Conditional Use Permit required-necessitated by proposed land use, per-zoning requirements.

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS? DISCUSS BELOW ALL ITEMS CHECKED "YES". (Attach additional sheets as necessary)

- | | <u>YES</u> | or | <u>NO</u> |
|---|------------|----|-----------|
| ** Please See Attached Initial Study | | | |
| 21. Change in existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? | — | | <u>XX</u> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads? | — | | <u>XX</u> |
| 23. Change in pattern, scale or character of general area of project? | — | | <u>XX</u> |
| 24. Significant amounts of solid waste or litter? | — | | <u>XX</u> |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity? | — | | <u>XX</u> |
| 26. Change in ocean, bay, lake, stream or groundwater quality or quantity, or alteration of existing drainage patterns? | — | | <u>XX</u> |
| 27. Substantial change in existing noise or vibration levels in the vicinity? | — | | <u>XX</u> |
| 28. Site on filled land or on slope of 10% or more? | — | | <u>XX</u> |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives? | — | | <u>XX</u> |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? | — | | <u>XX</u> |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)? | — | | <u>XX</u> |
| 32. Relationship to a larger project or series of projects? | — | | <u>XX</u> |

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Please refer to Certified Supplemental EIR NO. 97091045 for a full description of the project site and surrounding properties. A Mitigated Negative Declaration is being prepared to address the 512-bed expansion.

CERTIFICATION:

I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 10-8-98

Signature: 

LINDA A. STALEY

City Receipt No: 01-46347

Title: VICE PRESIDENT, DESIGN/CONSTRUCTION MGT.

Fee Collected: \$ 820.00

Firm: CORRECTIONS CORPORATION OF AMERICA

Exhibit N

**INITIAL STUDY
 EVALUATION OF ENVIRONMENTAL IMPACTS
 CITY OF CALIFORNIA CITY
 PROPOSED 512-BED EXPANSION OF CORRECTIONS CORPORATION OF
 AMERICA PRISON AT CALIFORNIA CITY**

This initial study has been prepared to evaluate the environmental impacts of a 512-bed expansion of a previously approved prison located at the south terminus of Virginia Boulevard in California City. This project represents an expansion of an approved prison which was evaluated in a previous Supplemental Environmental Impact Report (SEIR) certified by the City of California City in January 1998 (SCH# 97091045). This analysis is intended to evaluate potential impacts of the currently proposed expansion project in comparative terms to the impacts and identified mitigations for the approved project. The impacts identified in this initial study represent the significance of the incremental environmental impacts of the proposed expansion as compared to the impacts disclosed in the SEIR for the approved prison.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. <i>Would the proposal:</i>				
(a) Conflict with general plan designation or zoning?	_____	_____	_____	<u> X </u>
(b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	_____	_____	<u> X </u>	_____
(c) Be incompatible with existing land use in the vicinity?	_____	_____	_____	<u> X </u>
(d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	_____	_____	_____	<u> X </u>
(e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

The proposed project is a 512-bed addition to a previously approved prison project at the Virginia Boulevard site. The proposed expansion would be located within the fence line and boundary of the approved prison, therefore no new interface with surrounding land uses would be created. The proposed expansion is consistent with the current zoning and general plan designations on the prison site. A complete land use evaluation was conducted in the certified SEIR. It is anticipated that the proposed expansion will require a Conditional Use Permit from the City of California City.

II. POPULATION AND HOUSING. *Would the proposal:*

(a) Cumulatively exceed official regional or local population projections?	_____	_____	_____	<u> X </u>
(b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an under-developed area or extension of major infrastructure)?	_____	_____	_____	<u> X </u>
(c) Displace existing housing, especially affordable housing?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

The proposed project would create additional employment opportunities which would likely increase population and demand for housing in California City and the surrounding area. Although the project represents an increased source of employment for approximately 100 persons, growth in these areas has been anticipated in the City's General Plan and Zoning Ordinance. Significant impacts are not expected. The previous SEIR analyzed the population and housing impacts of 640 employees and determined that the impacts were less than significant. Housing needs resulting from the proposed prison expansion will not significantly increase from those identified in the 1998 SEIR.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

(a) Fault rupture?	_____	_____	_____	_X_
(b) Seismic ground shaking?	_____	_____	_X_	_____
(c) Seismic ground failure, including liquefaction?	_____	_____	_____	_X_
(d) Seiche, tsunami, or volcanic hazard?	_____	_____	_____	_X_
(e) Landslides or mudflows?	_____	_____	_X_	_____
(f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	_____	_____	_____	_X_
(g) Subsidence of land?	_____	_____	_____	_X_
(h) Expansive soils?	_____	_____	_X_	_____
(I) Unique geologic or physical features?	_____	_____	_____	_X_

SUBSTANTIATION:

The CCA Prison SEIR included an evaluation of, and mitigation measures for, geology, soils, seismicity and groundwater for the Virginia Boulevard site. The SEIR concluded that less than significant impacts were anticipated for the subject property. Standard engineering practices and structural foundation design techniques would be implemented to address: erosion during and following construction, expansive soils, corrosion potential of native soils, and seismic risks. A design-level geotechnical investigation has been conducted, and specific design criteria has been identified, and final recommendations were included for site grading, building foundations, paving and other design considerations associated site development.

Due to proximity to previously approved structures, grading to accommodate the proposed 512-bed expansion will be completed as part of previously approved 2,304 bed prison. Additional geologic study of the site for the proposed expansion is therefore not required.

IV. WATER. *Would the proposal result in:*

(a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	_X_	_____
(b) Exposure of people or property to water related hazards such as flooding?	_____	_____	_____	_X_
(c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved	_____	_____	_____	_____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
(d) oxygen or turbidity? Changes in the amount of surface water in any water body?	_____	_____	<u> X </u>	_____
(e) Changes in currents, or the course or direction of water movements?	_____	_____	_____	<u> X </u>
(f) Change in the quality of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of ground water recharge capability?	_____	_____	_____	<u> X </u>
(g) Altered direction or rate of flow of ground water?	_____	_____	_____	<u> X </u>
(h) Impacts to ground water quality?	_____	_____	_____	<u> X </u>
(i) Substantial reduction in the amount of ground water otherwise available for public water supplies?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

The CCA Prison 1998 SEIR states that the site is located in an area of minimal flooding. The proposed prison expansion will comply with all applicable requirements of all applicable federal and state clean water rules and regulations. The proposed project will likely generate incrementally fewer impacts due to a smaller area devoted to site improvements and impervious surfaces. Stormwater runoff controls for the originally approved prison will serve the proposed expansion without modification.

V. AIR QUALITY. *Would the proposal:*

(a) Violate any air quality standard or contribute to an existing or projected air quality violations?	_____	<u> X </u>	_____	_____
(b) Expose sensitive receptors to pollutants?	_____	_____	<u> X </u>	_____
(c) Alter air movement, moisture, temperature or cause any change in climate?	_____	_____	_____	<u> X </u>
(d) Create objectionable odors?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

The SEIR determined that project and cumulative air quality impacts associated with construction of the approved prison were significant and unavoidable. Short term construction activities and long term operations of the 512-bed expansion of the approved prison will generate additional air emissions in the Mojave Desert Air Basin (MDAB), above those evaluated in the SEIR. The project area and vicinity are presently in non-attainment for Federal and State ozone standards. However, grading for the area where the 512-bed expansion has been substantially completed as part of the approved project, and air quality impacts associated with such grading were evaluated in SEIR. Grading accounts for a significant portion of construction-related air quality impacts. Because the 512-bed expansion project will not require significant additional grading over that evaluated in the certified SEIR, additional air quality impacts will not substantially increase impacts disclosed in the SEIR. Mitigation measures designed to follow best management practices for control of PM10 will be implemented, as applicable, during project construction. Mitigation measures will reduce the project-related impacts to air quality, however, these measures will not reduce project-related impacts to a less than significant level. The project would not expose sensitive receptors to substantial pollutants or objectionable odors.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. TRANSPORTATION/CIRCULATION. <i>Would the proposal result in:</i>				
(a) Increased vehicle trips or traffic congestion?	_____	_____	<u> X </u>	_____
(b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible-uses (e.g., farm equipment)?	_____	_____	<u> X </u>	_____
(c) Inadequate emergency access or access to nearby uses?	_____	_____	_____	<u> X </u>
(d) Insufficient parking capacity onsite or offsite?	_____	_____	_____	<u> X </u>
(e) Hazards or barriers for pedestrians or bicyclists?	_____	_____	_____	<u> X </u>
(f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	_____	<u> X </u>
(g) Rail, waterborne or air traffic impacts?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

The transportation arteries leading to the prison site are State Route 14 (SR-14), State Route 58 (SR-58), and California City Boulevard. Local access to the site will be provided via Randsburg-Mojave Road, 20 Mule Team Parkway and Virginia Boulevard. The proposed expansion operations will generate approximately 200 additional trips per day. As noted in the SEIR, the only location expected to experience over capacity operations is the S.R. 58/Cal City Boulevard intersection. Consistent with the mitigation measures provided in the SEIR, the applicant will contribute to the interim improvement costs, based on the proportionate share of traffic impacts to this intersection. This mitigation will ensure that the traffic impacts of the approved prison and the proposed prison expansion will remain less than significant. The proposed 512-bed expansion represents an incremental increase to the traffic impacts as compared with approved project. The prison entrance and onsite road system designed for the 2,304 bed prison will accommodate the proposed expansion.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

(a) Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals and birds)?	_____	_____	_____	<u> X </u>
(b) Locally designated species (e.g., heritage trees)?	_____	_____	_____	<u> X </u>
(c) Locally designated natural communities (e.g., oak forests, coastal habitat, etc.)?	_____	_____	_____	<u> X </u>
(d) Wetland habitat (e.g., marsh, riparian or vernal pool)?	_____	_____	_____	<u> X </u>
(e) Wildlife dispersal or migration corridors?	_____	_____	_____	<u> X </u>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

SUBSTANTIATION:

The location of the 512-bed housing unit and support building is within the approximate 70-acre site of the approved prison. Thus, any natural habitat that would have been disturbed by the proposed expansion would be eliminated for construction of the previously approved prison and was addressed in the 1998 SEIR. Potential significant impacts to biological resources at the subject property have been mitigated through an approved Habitat Conservation Plan (HCP) and related permits issued by the United States Fish and Wildlife Service and the California Department of Fish and Game. This HCP mitigates the biological resource impacts for the approved prison and proposed expansion.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

- | | | | | |
|--|-------|-------|-------|-------|
| (a) Conflict with adopted energy conservation plans? | _____ | _____ | _____ | __X__ |
| (b) Use nonrenewable resources in a wasteful and inefficient manner? | _____ | _____ | _____ | __X__ |
| (c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | _____ | _____ | _____ | __X__ |

SUBSTANTIATION:

Energy use associated with the proposed expansion would essentially be limited to fuel required for construction activities and daily operational activities at the prison facility. These energy uses are not anticipated to exceed energy resources in the vicinity.

IX. HAZARDS. *Would the proposal involve:*

- | | | | | |
|---|-------|-------|-------|-------|
| (a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | _____ | _____ | _____ | __X__ |
| (b) Possible interference with an emergency response plan or emergency evacuation plan? | _____ | _____ | _____ | __X__ |
| (c) The creation of any health hazard or potential health hazard? | _____ | _____ | _____ | __X__ |
| (d) Exposure of people to existing sources of potential health hazards? | _____ | _____ | _____ | __X__ |
| (e) Increased fire hazard in areas with flammable brush, grass or trees? | _____ | _____ | _____ | __X__ |

SUBSTANTIATION:

The proposed prison expansion will be designed and operated in a manner identical to the approved prison. The SEIR for the approved prison determined that potential hazard impacts were less than significant. Based on the scale of the proposed expansion and the similarity between the previously evaluated prison and proposed expansion land uses, further evaluation of Hazards is not necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. NOISE. <i>Would the proposal result in:</i>				
(a) Increases in existing noise levels?	_____	_____	<u> X </u>	_____
(b) Exposure of people to severe noise levels?	_____	_____	_____	<u> X </u>

SUBSTANTIATION:

Short-term impacts include noise generated by equipment during the construction of the facility. Long-term noise impacts associated with the proposed project include noise generated by the operation of the facility and by potential increases in vehicular traffic. Studies conducted for both the 1994 EIR, and the 1998 SEIR, indicate that the noise generated will be of a magnitude and duration that will not have a significant impact. No sensitive receptors exist in the vicinity of the proposed project. Mitigation measures for construction and operational activities recommended in the prior EIR will be complied with, as appropriate and will ensure that noise impacts associated with the proposed expansion will remain below a level of significance.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, and/or result in a need for, new or altered government services in any of the following areas:*

(a) Fire protection?	_____	_____	<u> X </u>	_____
(b) Police protection?	_____	_____	<u> X </u>	_____
(c) Schools?	_____	_____	<u> X </u>	_____
(d) Maintenance of public facilities, including roads?	_____	_____	<u> X </u>	_____
(e) Other government services?	_____	_____	<u> X </u>	_____

SUBSTANTIATION:

Due to the incremental size of the prison expansion, significant impacts on fire protection, police protection, schools, and other governmental services evaluated in the 1998 SEIR, are not anticipated. Fees would be paid to the City of California City for community services to off-set potential impacts, as appropriate.

XII. UTILITIES AND SERVICES. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

(a) Power or natural gas?	_____	_____	<u> X </u>	_____
(b) Communications systems?	_____	_____	<u> X </u>	_____
(c) Local or regional water treatment or distribution facilities?	_____	_____	<u> X </u>	_____
(d) Sewer or septic tanks?	_____	_____	<u> X </u>	_____
(e) Storm water drainage?	_____	_____	<u> X </u>	_____
(f) Solid waste disposal?	_____	_____	<u> X </u>	_____
(g) Local or regional water supplies?	_____	_____	<u> X </u>	_____

SUBSTANTIATION:

Utilities to be extended for the approved prison will be sufficient to accommodate demands of the proposed expansion. The proposed prison expansion will not require extension of additional utilities to the subject property. Status and availability of

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

electricity, natural gas, water, sewer and wastewater treatment facilities, solid waste disposal facilities were evaluated in the SEIR and were determined to be adequate.

XIII. AESTHETICS. *Would the proposal:*

- | | | | | |
|--|-------|-------|-------|-------|
| (a) Affect a scenic vista or scenic highway? | _____ | _____ | _____ | _X_ |
| (b) Have a demonstrable negative aesthetic effect: | _____ | _____ | _X_ | _____ |
| (c) Create light or glare? | _____ | _____ | _X_ | _____ |

SUBSTANTIATION:

The proposed prison expansion will not require increased amounts of perimeter lighting above that identified and evaluated in the SEIR. The proposed expansion will not significantly alter views of the property from any public thoroughfares.

XIV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|---|-------|-------|-------|-----|
| (a) Disturb paleological resources? | _____ | _____ | _____ | _X_ |
| (b) Disturb archaeological resources? | _____ | _____ | _____ | _X_ |
| (c) Have the potential to cause a physical change which would affect unique ethnic cultural values? | _____ | _____ | _____ | _X_ |
| (d) Restrict existing religious or sacred uses within the potential impact area? | _____ | _____ | _____ | _X_ |

SUBSTANTIATION:

The proposed expansion would be located within the fenceline and boundary of the approved project which has been previously evaluated in the SEIR and found to contain no areas of cultural resources. Therefore no impacts to cultural resources are anticipated by the proposed expansion.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|-------|-------|-------|-----|
| (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | _____ | _X_ |
| (b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | _____ | _____ | _____ | _X_ |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
(c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	_____	_____	<u> X </u>	_____
(d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u> X </u>	_____

CUMULATIVE

The status of the projects considered as part of the cumulative effects for the SEIR, will be verified and evaluated in conjunction with the proposed prison expansion.

DETERMINATION

(To be completed by the Lead Agency).

On the basis of the initial evaluation completed above:

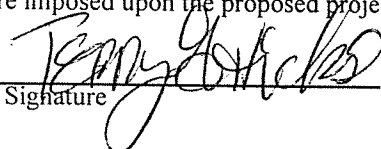
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. _____

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been incorporated into the project. A MITIGATED NEGATIVE DECLARATION will be prepared. X

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT SUPPLEMENT is required. _____

I find that the proposed project MAY have a significant effect (s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. _____

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. _____


Signature

Terry G. Hicks
Printed Name

August 19, 1998
Date

Interim City Manager
For City of California City



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KATHY WAGNER
RUST ENVIRONMENT & INFRASTRUCTURE
17671 COWAN STE 150
IRVINE CA 92614-6031

FROM: (PLEASE PRINT) PHONE (760) 373-8661

MIKE SHAHBAKHTI
CITY OF CALIFORNIA CITY
21000 HACIENDA BLVD
CALIFORNIA CITY CA 93505

IS/EX PAN MS/ENG/RG/8/19/98

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TO: Mike Shahbakti
City of California City
21000 Hacienda Blvd.
California City, CA. 93505

DATE 8-18-98	JOB ID NO. 203139
ATTENTION Mike Shahbakti	
RE: 512-Bed Expansion	
California City Correctional Center - Initial Study	

WE ARE SENDING YOU:

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Prints | <input type="checkbox"/> Under separate cover via _____ the following items: |
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Change order | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> _____ | <input type="checkbox"/> Samples |
| | | <input type="checkbox"/> Specifications |

COPIES	DATE	NO.	DESCRIPTION
1			512-Bed Expansion Initial Study

THESE ARE TRANSMITTED AS CHECKED BELOW:

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| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
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| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> For Bids Due _____ 19 _____ | <input type="checkbox"/> Prints Returned After Loan to Us | |

REMARKS: Mike: Please have the City Manager sign the attached Initial Study and return to our office -

Thank you! Please call with any questions!
949. 251. 6424

COPY TO: _____

SIGNED: Kate Stagner

White Copy - Client Yellow Copy - Project File Pink Copy - Library File

If enclosures are not as noted, kindly notify us at once.