# LAND USE SERVICES DEPARTMENT
# PLANNING COMMISSION STAFF REPORT

**HEARING DATE: October 23, 2025** **AGENDA ITEM #4**

**Project Description:**

**Project No:** PROJ-2025-00050

**APNs:** 0457-041-02, -03, and -04

**Applicant:** General Atomics

**Community:** El Mirage - 1st District

**Location:** 73 El Mirage Airport Road, El Mirage, CA

**Staff:** Kumail Raza, AICP – Contract Planner III

**Rep:** Jared Taylor of Golden Property Development LLC

**Proposal:** Conditional Use Permit for the development of: 1) an 118,020-square-foot hangar, 2) 19,512-square-foot ground control building, and 3) 20,000-square-foot stockroom across two phases for the manufacturing and testing of unmanned aerial vehicles and a Major Variance for the elimination of landscape requirements for parking areas.

**Vicinity Map**

81 Hearing Notices Sent on September 30, 2025

Report Prepared by: Kumail Raza, AICP – Contract Planner III

**SITE INFORMATION**

Parcel Size: 312 acres (upon completion of parcel merger)

Existing Site Conditions: Relatively flat with existing airfield and native vegetation

**SURROUNDING LAND DESCRIPTION:**

| AREA | EXISTING LAND USE | LAND USE CATEGORY DESIGNATION | LAND USE ZONING DISTRICT |
|---|---|---|---|
| Site | El Mirage Airfield | Rural Living (RL) and General Industrial (GI) | Rural Living (RL) and Institutional (IN) |
| North | Vacant land | Resource Land Management (RLM) | Resource Conservation (RC) |
| South | Vacant land and agricultural operations | Rural Living (RL) and Resource Land Management (RLM) | Rural Living (RL) and Agriculture (AG) |
| East | Vacant land and agricultural operations | Rural Living (RL) | Rural Living (RL) |
| West | El Mirage Airfield | General Industrial (GI) | Institutional (IN) |

| | AGENCY | COMMENT |
|---|---|---|
| City Sphere of Influence: | N/A | N/A |
| Water Service: | Private (On-site Well System) | N/A |
| Sewer Service: | Private (On-site Septic System) | N/A |

**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings for denial of the Major Variance and approval of the Conditional Use Permit; **DENY** the Major Variance; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with CEQA.[1]

1 In accordance with Section 86.08.010 of the Development Code, the Planning Commission's action on the conditional use permit may be appealed to the Board of Supervisors while the decision on the Major Variance is final.

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**FIGURE 1 – VICINITY MAP**

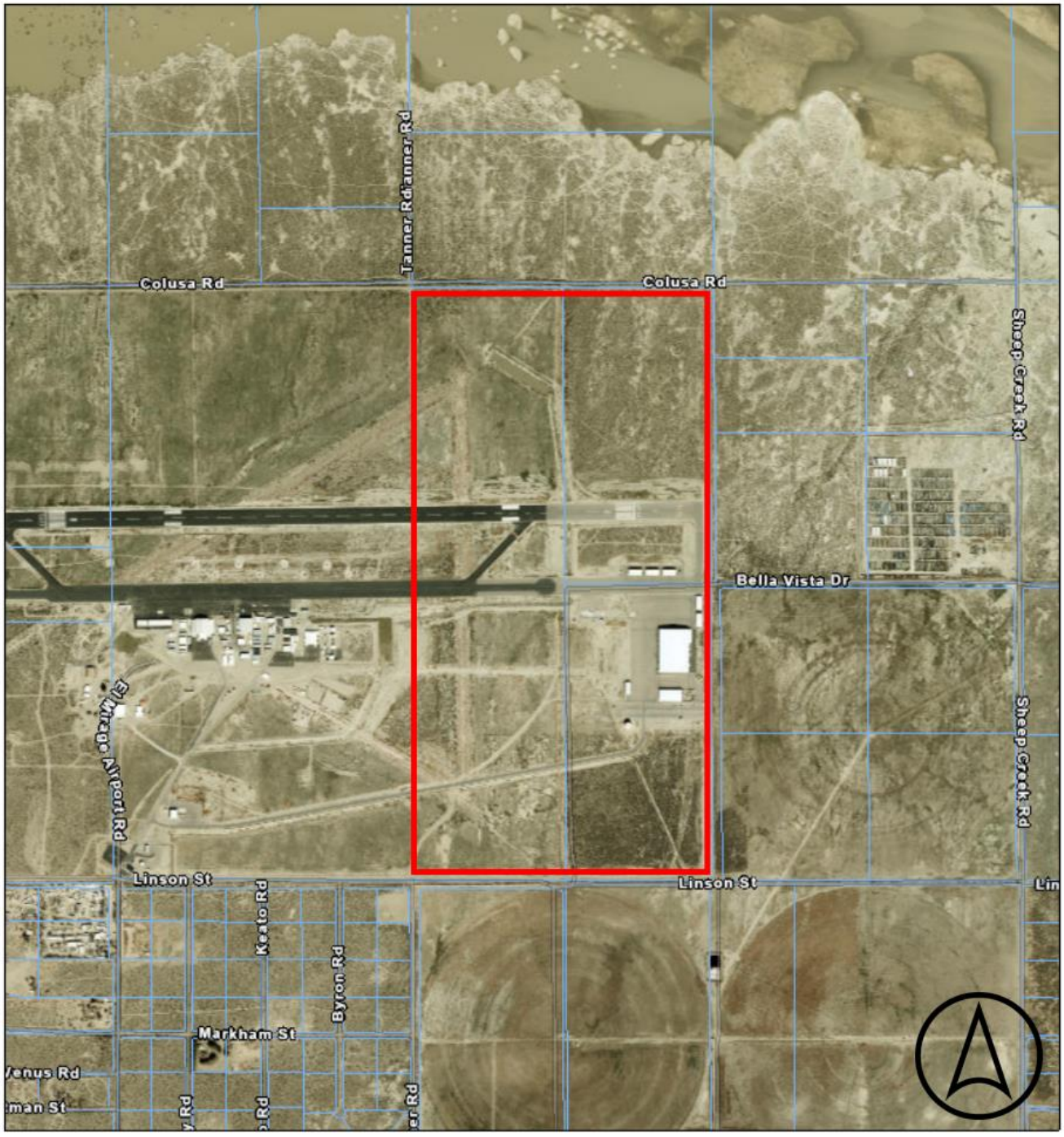


**FIGURE 2 – LAND USE CATEGORY MAP**

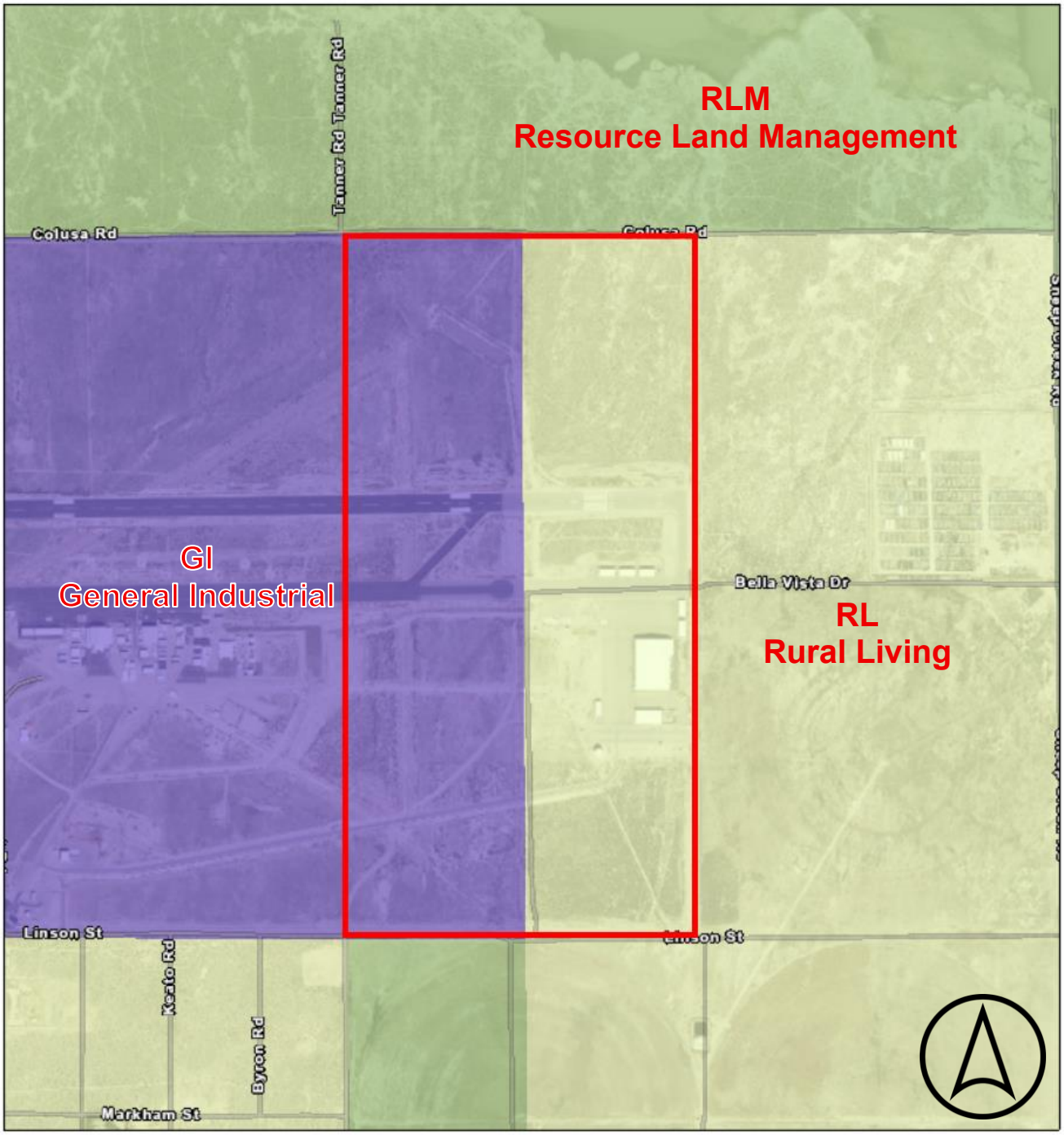


**FIGURE 3 – ZONING MAP**

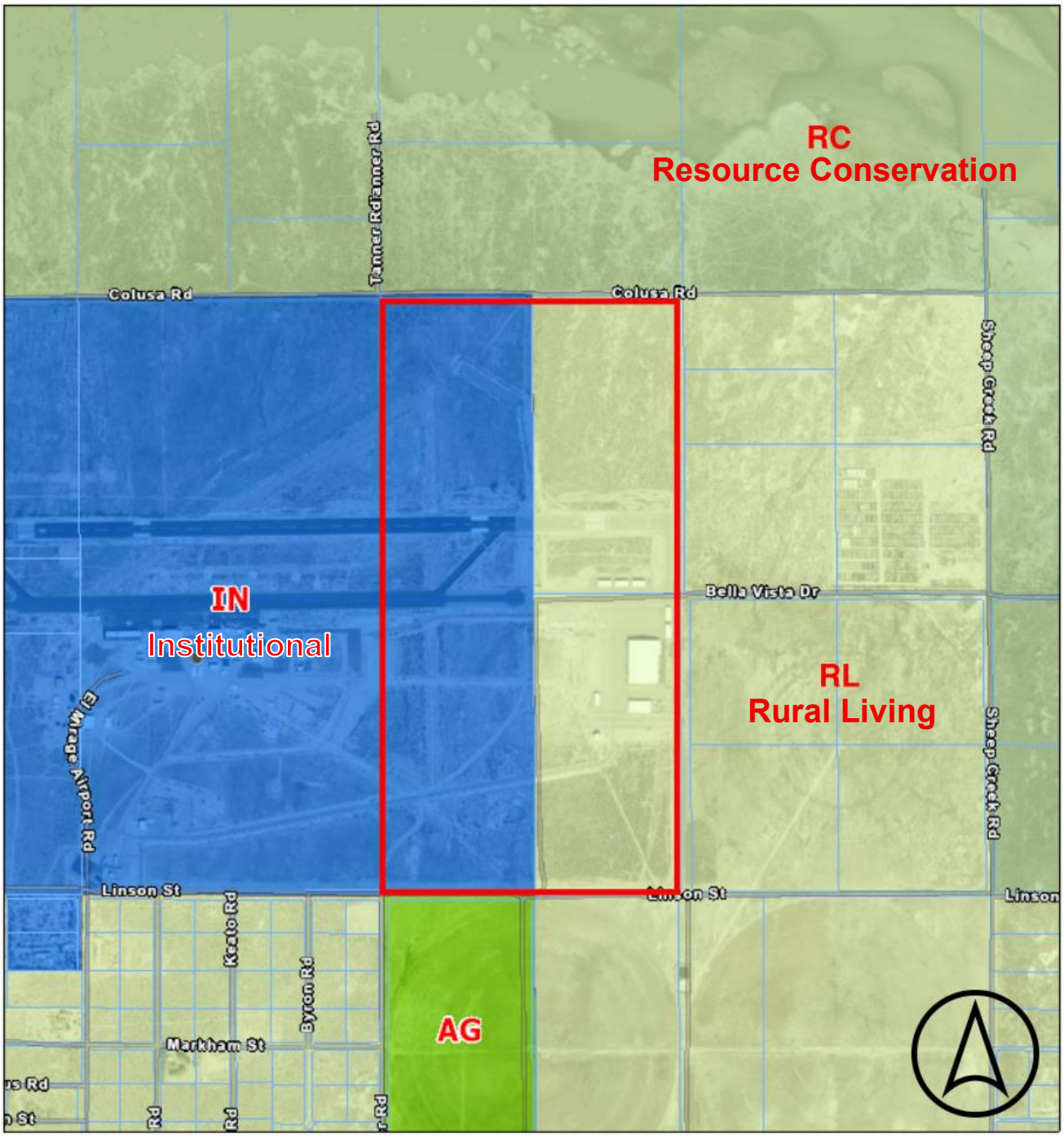


**FIGURE 4 – OVERALL SITE PLAN**

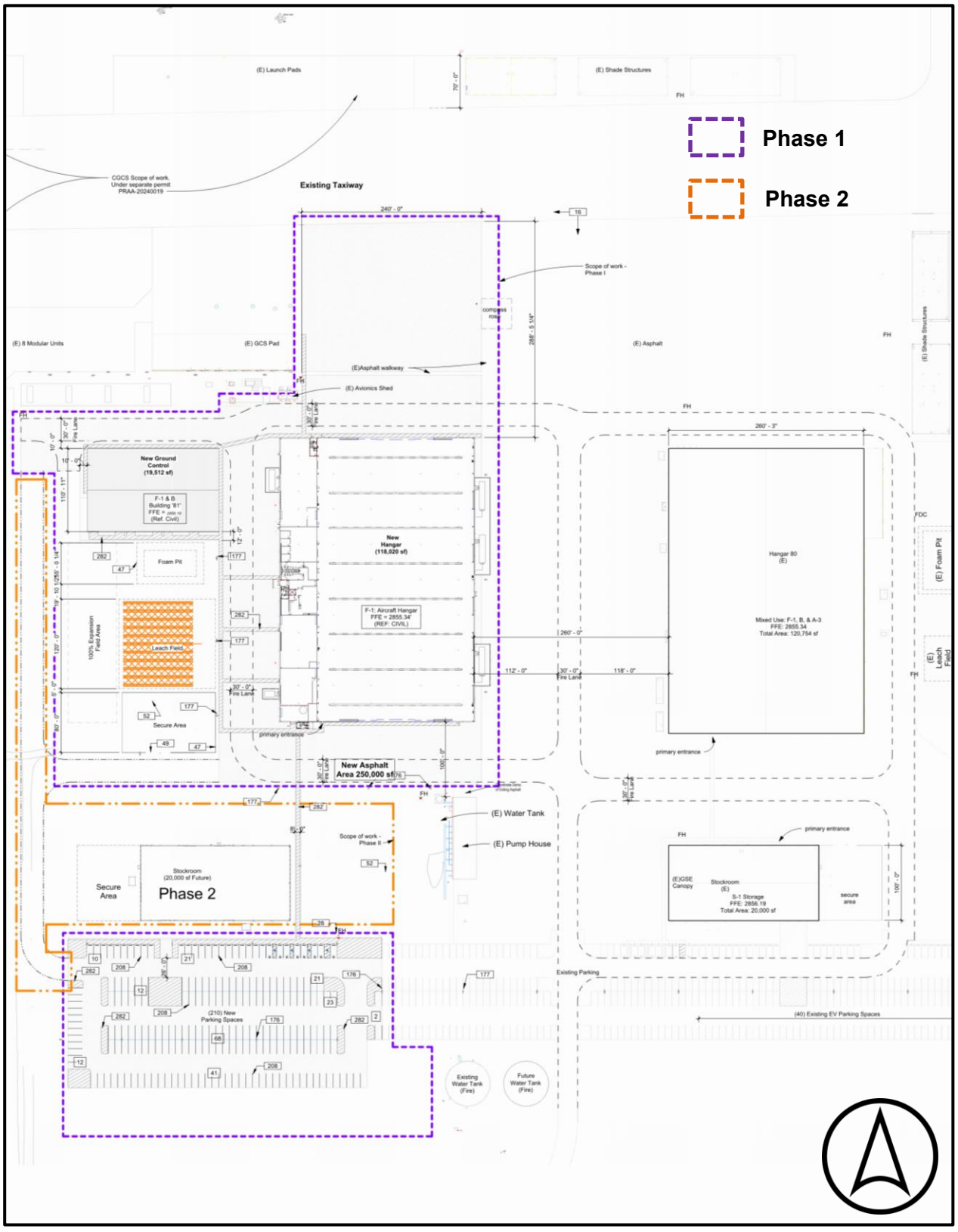
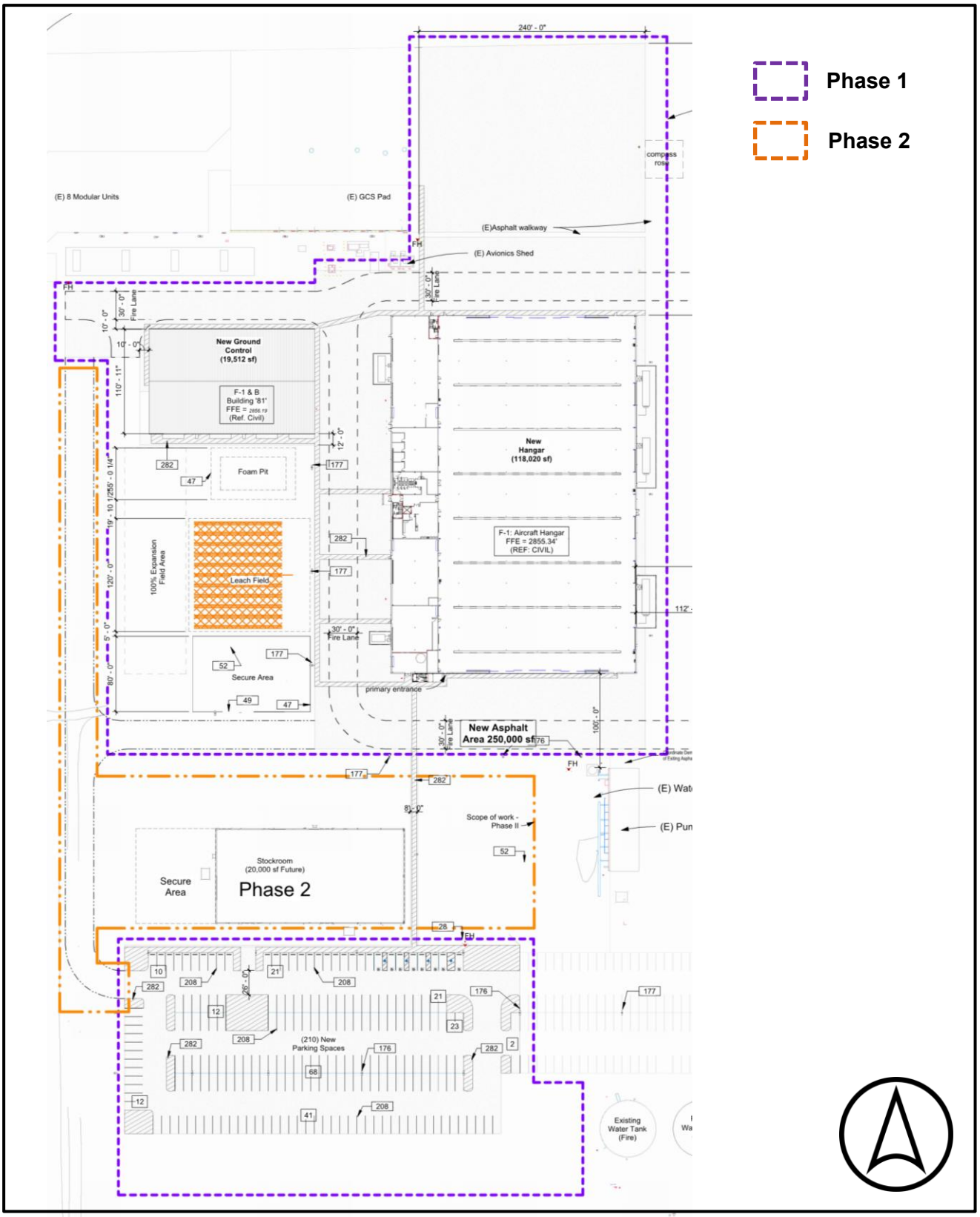
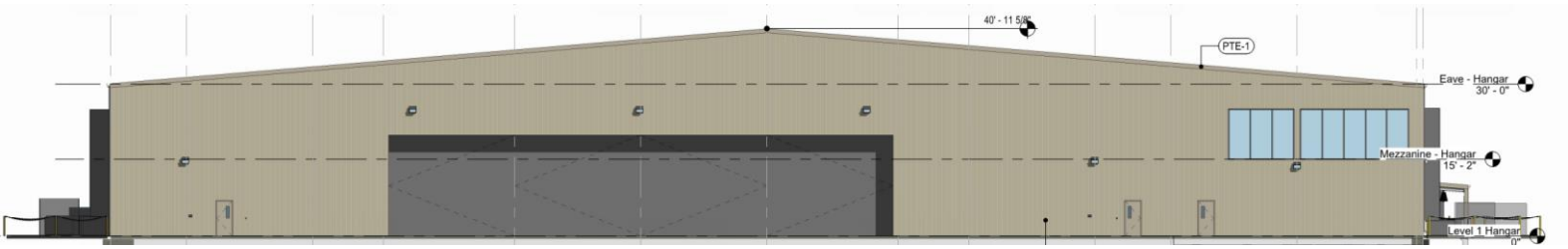


**FIGURE 5 – SITE PLAN FOR PROPOSED SCOPE OF WORK**

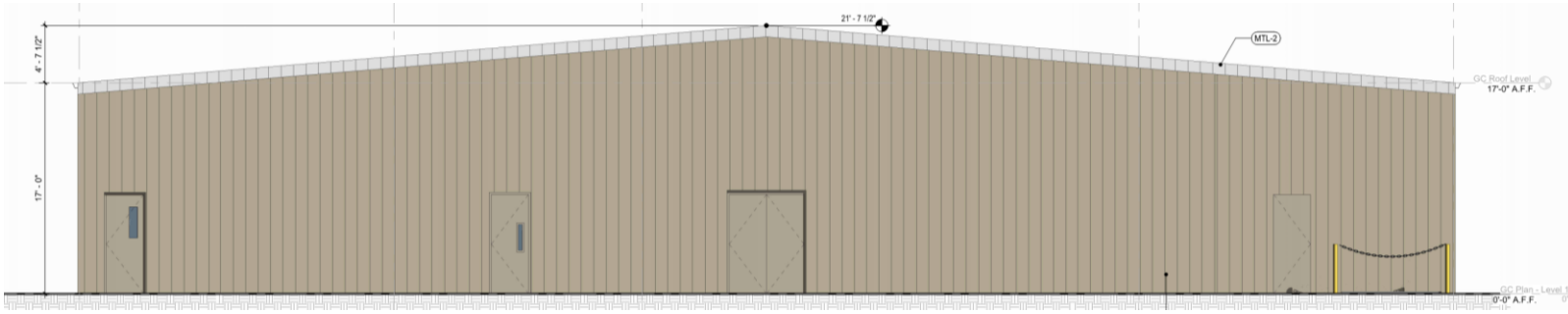


## FIGURE 6 – ARCHITECTURAL ELEVATIONS

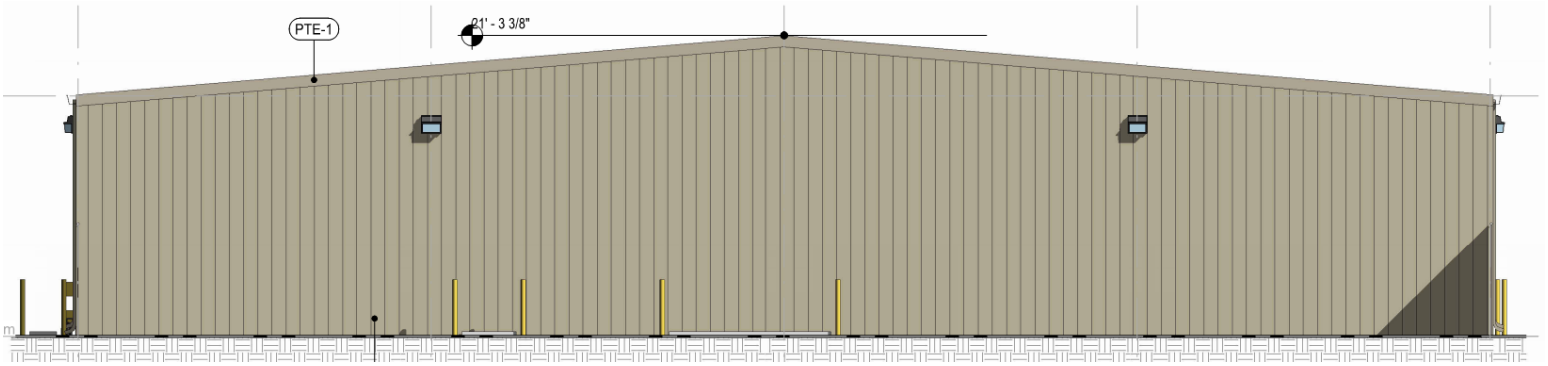
### *118,020-SQUARE-FOOT HANGAR (PHASE 1)*




### *19,512-SQUARE-FOOT GROUND CONTROL BUILDING (PHASE 1)*




### *20,000-SQUARE-FOOT STOCKROOM (STORAGE) BUILDING (PHASE 2)*



## BACKGROUND:

El Mirage Airfield originally opened in 1942 as a satellite facility to the Victorville Army Airfield and served as a training site during World War II. After the war, the property transitioned to a civilian airfield prior to its current role supporting unmanned aerial vehicle (UAV) research, assembly, and testing.

General Atomics (the Applicant) has operated at El Mirage Airfield since 1985, utilizing the facility as its primary final assembly and test center for UAVs. In 2017, the Applicant received an approval for an eastward runway extension by the Zoning Administrator, followed by the approval of a 144,000-square-foot hangar on the two easternmost 80-acre parcels (APNs: 0457-041-02 and -04) by the Planning Commission on November 8, 2018 (Item No. 2).

In May 2025, the Applicant submitted PROJ-2025-00050 – Desert Horizons II, proposing a 157,532-square-foot expansion of its existing UAV manufacturing and testing operations at El Mirage Airfield. Shortly before this submittal, in April 2025, the Director of the Land Use Services Department approved PRAA-2024-00019, a Revision to an Approved Action authorizing the installation of three new launch pads and eight modular buildings at the Airfield. As a condition of PRAA-2024-00019, the Applicant was required to complete a Parcel Merger to consolidate the airport property into a more cohesive site configuration. While the Parcel Merger remains pending, it is also conditioned as part of this project to ensure consistency with the proposed site plan.

## PROJECT DESCRIPTION:

The Applicant is requesting a Conditional Use Permit (CUP) for a 157,532-square-foot expansion of its existing UAV development and testing operations at El Mirage Airfield. The project would be constructed in two phases and includes: (1) a 118,020-square-foot hangar for UAV manufacturing and office space; (2) a 19,512-square-foot ground control building for training and systems testing; and (3) a 20,000-square-foot stockroom for storage (Phase 2). The proposed expansion would occupy approximately 21 acres within the existing 788-acre El Mirage Airfield complex, located at 73 El Mirage Airport Road, El Mirage with Land Use Categories of Rural Living (RL) and General Industrial (GI) and Zoning of Rural Living (RL) and Institutional (IN).In conjunction with the CUP, the Applicant is also requesting a Major Variance for the elimination of landscaping within the propoed parking area where landscaping, using a combination of trees, shrubs, and vegetative ground cover, is required.

| TABLE 1: PROPOSED PROJECT SQUARE-FOOTAGE | |
|---|---|
| **PHASE 1** | |
| **HANGAR – UAV MANUFACTURING AND OFFICE SPACE** | 118,020 $ft^2$ |
| **GROUND CONTROL BUILDING – TESTING SYSTEMS** | 19,512 $ft^2$ |
| **PHASE 2** | |
| **STOCKROOM – STORAGE** | 20,000 $ft^2$ |

| TABLE 2: GENERAL PROJECT INFORMATION | |
|---|---|
| **TOTAL ACREAGE OF PROJECT SITE** | 312 acres * |
| **LAND USE CATEGORIES** | Rural Living (RL) and General Industrial (GI) |
| **LAND USE ZONING DSITRICTS** | Rural Living (RL) and Institutional (IN). |
| * Combined acreage of project parcels upon completion of parcel merger is approximately 312 acres. The total area being developed encompasses 21 acres across existing parcels with APNs: 0457-041-02 and -03. | |

## PROJECT LOCATION AND SURROUNDING AREA

The project site is located at 73 El Mirage Airport Road, El Mirage, CA (APNs: 0457-041-02, -03, and -04) in the western portion of San Bernardino County. Surrounding land uses consist of vacant land to the north; vacant land and agricultural operations to the east and south; and airport-related buildings within El Mirage Airfield to the west.

## PROJECT DESIGN AND SITE LAYOUT

Operations: The proposed project would expand General Atomics' ongoing final integration and testing operations at El Mirage Airfield. These activities include aircraft assembly, avionics integration, and flight testing of UAVs primarily utilized by the U.S. and allied defense sectors.

The project involves three primary new buildings across two phases:

### Phase 1

- **Hangar Building (UAV Manufacturing and Office Space):** Designed for final aircraft assembly and manufacturing, the hangar will accommodate UAVs in various stages of assembly, integration, and testing prior to deployment. Accessory functions, including tool storage, support facilities, and minor office space, would be located adjacent to the main hangar bay.

- **Ground Control Building (Testing Systems):** Dedicated to the assembly and operational checkout/quality assurance testing of avionics and electronic systems paired with each aircraft. The building will contain secured rooms designed to isolate communication, testing, monitoring, and control systems, allowing for remote piloting and support of UAVs during flight operations.

### Phase 2

- **Stockroom Building (Storage):** Intended for storage and inventory management of aircraft parts, accessories, and materials required to support assembly and manufacturing operations.

The Applicant proposes to operate from 7:00 a.m. to 4:00 p.m., Monday through Friday, with alternating Fridays off, resulting in a nine-day, two-week work schedule. The project is anticipated to generate minimal additional traffic, as no new employees would be hired and only one truck trip per week is expected for deliveries. A typical workday would begin at 7:00 a.m., with employees performing assembly and integration activities within the hangar, moving partially assembled UAVs

to the adjacent airfield for flight testing, and utilizing the ground control building for remote testing and monitoring. The Applicant would be responsible for adhering to all applicable Federal Aviation Administration regulations.

Access, Maintenance, and Improvements: The project site would be accessed through the existing gated and secured entry point located at the intersection of Linson Street and El Mirage Airport Road. This access point would accommodate employees, delivery vehicles, and other authorized visitors. From the gate, vehicles would use an existing internal access road that connects directly to the project site located on the eastern section of the airfield.

The proposed expansion includes the development of an additional 210 parking spaces, to be located at the terminus of the access road and in proximity to the new buildings. All newly developed areas including parking lots, drive aisles, pedestrian walkways, and associated circulation improvements would be paved and privately maintained by the Applicant. In addition, new site lighting would be installed throughout the developed area to provide adequate illumination for nighttime operations, enhance visibility for both vehicles and pedestrians, and improve overall site security.

## ANALYSIS

### I. ENVIRONMENTAL REVIEW.

A Mitigated Negative Declaration (MND) was prepared and circulated for public review from September 23, 2025 to October 22, 2025. The MND is supported by an Initial Study (IS) that evaluated potential effects of the project on the environment in regard to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The MND determined that although the proposed project could have a significant effect on the environment, there would be no significant effect through the inclusion of mitigation measures. The mitigation measures included in the MND pertain to: (1) Biological Resources, specifically Joshua trees and other native plants, and nesting birds, (2) Cultural Resources, and (3) Tribal Cultural Resources. To date, one comment has been received on the IS from the Mojave Desert Air Quality Management District (MDAQMD). Further discussion on the letter can be found in the Public Comments and Notices section of this staff report.

### II. COUNTYWIDE PLAN CONSISTENCY.

**Land Use Category.** The project site has Land Use Categories of Rural Living (RL) and General Industrial (GI). The project demonstrates consistency with the goals and policies of the Policy Plan including, but not limited to, the following:

- **Policy LU-1.1 Growth.** We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

  *The proposed project would support fiscally sustainable growth by strengthening the County's regional economy through expansion of General Atomics' unmanned aerial vehicle manufacturing and testing operations. The 157,532-square-foot expansion would attract*

*investment in the aerospace sector and reinforce the County's position as an emerging hub for high-technology industries. By building upon an existing aviation facility, the project would contribute to economic development in a manner that is consistent with the County's goals for sustainable and strategic growth.*

- **Policy LU-2.1 Compatibility with existing uses.** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

  *The proposed development would occur entirely within the secure boundaries of the existing El Mirage Airfield complex, with the nearest residence located approximately 0.8 miles away. This separation would ensure that the project is appropriately scaled and buffered to minimize potential impacts on existing conforming uses and adjacent neighborhoods. The project design and location within an established aviation facility would further support compatibility with surrounding land uses and maintain the viability and continuity of existing nonresidential operations in the area.*

- **Policy LU-2.4 Land Use Map consistency.** We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

  *The proposed project is consistent with the County's Land Use Map, as it is located within parcels designated Rural Living (RL) and General Industrial (GI) and zoned Rural Living (RL) and Institutional (IN). The project does not require a General Plan Amendment and is therefore considered generally compatible with the existing underlying land use policy.*

- **Policy LU-2.11 Office and industrial development in the Mountain/Desert regions.** We allow new office and industrial uses in unincorporated Mountain/Desert regions in order to meet the service, employment, and support needs of the unincorporated areas.

  *The proposed project would support office and industrial development within the unincorporated Desert Region by expanding General Atomics' UAV manufacturing and testing operations at El Mirage Airfield. The project would strengthen the regional aerospace industry and provide economic benefits to the surrounding unincorporated community. By developing new office and industrial facilities within an established aviation complex, the project would directly meet the service, employment, and support needs of the area consistent with the County's land use policies.*

- **Policy TM-6.5 Coordination on airport planning.** We collaborate with FAA, military installations, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other stakeholders in the preparation, update, and maintenance of airport-related plans.

  *The County Airports Department has reviewed the project and identified no concerns related to disruption of operations at nearby airports, including Apple Valley Airport. The Applicant would*

*also be required to obtain the necessary permits and approvals from the Federal Aviation Administration (FAA) prior to construction and operation.*

**Environmental Justice (Goal HZ-3).** The project site is located within the El Mirage Environmental Justice (EJ) Focus Area. In accordance with Policy HZ-3.18 (Application Requirements) of the Policy Plan, applicants must demonstrate how potential EJ concerns associated with a project would be addressed. While the proposed expansion is not considered a high-emitting use and the environmental analysis determined that no significant impacts would occur with mitigation, the Applicant has committed to placing strong emphasis on local hiring for any jobs created as a result of the project. Because the proposal does not involve changes to land use policy, EJ-specific public meetings were not required.

## III. TITLE 8 – DEVELOPMENT CODE.

**Rural Living (RL) Land Use Zoning District (Chapter 82.04).** The project site is designated with Land Use Zoning Districts of Rural Living (RL) and Institutional (IN). Since the only proposed improvement within the IN District is an access road, no further evaluation of the IN District's development standards is required.

With the exception of the requested Major Variance, the proposed project complies with the permitted uses and development standards of the RL District. Transportation Facilities are allowed in the RL District with approval of a Minor Use Permit (MUP) or Conditional Use Permit (CUP). Because the project will be developed in phases, a CUP is required. Table 3 demonstrates the project's compliance with the RL District development standards.

**TABLE 3: RURAL LIVING (RL) APPLICABLE DEVELOPMENT STANDARDS**

| DEVELOPMENT STANDARD | REQUIREMENT | PROJECT COMPLIANCE |
|---|---|---|
| **Setbacks** | Front: 25 feet<br>Rear: 15 feet<br>Side – Interior: 15 feet | **Yes.** All proposed buildings would be setback a minimum of 1,600 feet from the front property line, 765 feet from the side property lines, and 3,000 feet from the rear property line. |
| **Lot Coverage** | Maximum 20 percent of lot may be covered by structures and impervious surfaces. | **Yes.** No more than approximately 17% of the lot would be covered by structures and impervious surfaces including the existing buildings and portions of the runways and the proposed buildings. |
| **Height Limit** | Maximum 35 feet to the average height of the gable. | **Yes.** The tallest building would be no more than 35 feet high at the average height of the gable. |

**Parking and Loading Standards (Chapter 83.11).** The proposed project complies with the parking and loading requirements set forth in Chapter 83.11 of the Development Code. A total of 183 parking spaces are required; the project will provide 210 spaces, exceeding the minimum requirement. All required parking for both project phases will be constructed during Phase 1 to ensure full compliance with applicable standards.

**Landscaping Standards (Chapter 83.10).** The project, as proposed with the Major Variance, only partially complies with the landscaping standards outlined in Chapter 83.10 of the Development Code. As provided below, the Land Use Services Department is recommending denial of the Major Variance and, based on this recommendation, the CUP has been conditioned to comply with all applicable Development Code standards, including landscaping.

Overall Landscaping Percentage: The project complies with the overall landscaping requirements. Pursuant to the Development Code, 15 percent of the project site, or approximately 46.8 acres, must be landscaped. Because the site is located in the Desert Region of the County, the existing native landscape cover of approximately 80 acres may be credited toward meeting this requirement.

Landscaping Requirements for Parking (§ 83.11.080): The project does not comply with § 83.11.080, which requires landscaping within parking areas using a combination of trees, shrubs, and vegetative ground cover, as the Applicant is proposing to omit landscaping within the parking area entirely.

The Applicant has requested a Major Variance from this requirement, citing the property's location within an operational airport complex and the associated safety and operational concerns—such as foreign object debris (FOD) and visual obstructions—that landscaping within parking areas could create. See Exhibit F of the Attachments for the Applicant's full request and proposed findings.

Pursuant to Section 85.17.060 of the Development Code, a Variance may only be approved if all of the Findings listed below can be made. The Land Use Services Department recommends denial of the Major Variance, as Findings No. 2, No. 3, and No. 4 cannot be supported:

1. The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.

   *The omission of landscaping within the parking area will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.*

2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.

   *There are no exceptional or extraordinary circumstances or conditions that distinguish the subject property from others in the same vicinity and zoning district. The site is an airfield located within the Desert Region of the County, in proximity to other airports such as Southern California Logistics Airport (approximately 12 miles southeast), Palmdale Regional Airport (approximately 26 miles west), and Gray Butte Field Airport (approximately 6 miles southwest).*

3. The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district.

   *The strict application of the zoning standards does not deprive the subject property of privileges enjoyed by other properties. For example, Southern California Logistics Airport, located approximately 12 miles southeast, includes landscaped parking areas in multiple locations. The presence of landscaped parking at Southern California Logistics Airport and several other airports within the County—as well as the availability of airport/desert-compatible landscape guidelines—demonstrates that landscaping can be implemented without safety or operational concerns.*

4. The granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.

   *The granting of the Variance would not be compatible with the policies specified in the General Plan, specifically:*

   *Policy LU-4.3 Native or drought-tolerant landscaping: We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species. As the project site is not within a high or very high fire hazard severity zone, landscaping should be installed within the parking area of the proposed development.*

The project's CUP has been conditioned to comply with Section 85.17.060 of the Development Code based on the recommendation for denial of the Majory Variance.

## PUBLIC COMMENTS AND NOTICES

In accordance with Section 86.07.020 of the Development Code, hearing notices were sent to surrounding property owners within a 1,300-foot radius of the entire 788-acre airport complex and interested parties on September 30, 2025, and published in the local newspaper on October 5, 2025 advertising the Planning Commission hearing to be held on October 23, 2025.

In response to the public noticing, the Land Use Services Department received a comment letter from the Mojave Desert Air Quality Management District (MDAQMD) on October 10, 2025. The letter recommended additional requirements related to dust control and process equipment, which have been incorporated as Conditions of Approval. See Exhibit H for the full comment letter from MDAQMD. MDAQMD also noted that page 21 of the Initial Study (IS) references compliance with "South Coast Air Quality Management District (SCAQMD)" regulations and standards, whereas the project falls under MDAQMD's jurisdiction. An errata correcting this editorial error in the Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared. See Exhibit I for the errata to the IS/MND.

On October 17, 2025, the California Department of Fish and Wildlife (CDFW) provided an additional comment recommending that pre-construction surveys specifically for burrowing owls be conducted. This mitigation measure has been incorporated into the recommended conditions of approval.See Exhibit J for the full comment letter from CDFW.

**RECOMMENDATION:** That the Planning Commission:

1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2) **ADOPT** the Findings denying the Major Variance and approving the Conditional Use Permit;
3) **DENY** the Major Variance requesting the elimination of landscaping within parking areas of the project site.
4) **APPROVE** the Conditional Use Permit for the development of an 118,020-square-foot hangar, 19,512-square-foot ground control building, and 20,000-square-foot stockroom across two phases for the manufacturing and testing of unmanned aerial vehicles at El Mirage Airfield, subject to the Conditions of Approval;
5) **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

**ATTACHMENTS:**

**EXHIBIT A:** Findings
**EXHIBIT B:** Conditions of Approval
**EXHIBIT C:** Initial Study/Mitigated Negative Declaration
**EXHIBIT D:** Mitigation Monitoring and Reporting Program
**EXHIBIT E:** Plan Set
**EXHIBIT F:** Applicant's Letter of Intent/Project Description
**EXHIBIT G:** Applicant's Proposed Findings for Approval of Variance
**EXHIBIT H:** Comment Letter **-** Mojave Desert Air Quality Management District (MDAQMD)
**EXHIBIT I:** Errata to Initial Study/Mitigated Negative Declaration
**EXHIBIT J:** Comment Letter **–** California Department of Fish and Wildlife (CDFW)

**EXHIBIT A**

# Findings

## FINDINGS: MAJOR VARIANCE

The following are Findings, per San Bernardino County Development Code ("Development Code") Section 85.17.060, and supporting facts for denial of the Major Variance for PROJ-2025-00050 – Desert Horizons II. The proposed variance consists of a request for the elimination of landscape requirements for parking areas required by Section 83.11.080 of the Development Code.

1. **The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

   *The elimination of landscaping within the parking area will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems. The project site is proposed within the El Mirage Airport complex and the airport is well buffered from surrounding properties.*

2. **There are NO exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.**

   *There are no exceptional or extraordinary circumstances or conditions that distinguish the subject property or its intended use as an airport from others in the same vicinity and zoning district. The site is an airfield located within the Desert Region of the County, in proximity to other airports such as Southern California Logistics Airport (approximately 12 miles southeast), Palmdale Regional Airport (approximately 26 miles west), and Gray Butte Field Airport (approximately 6 miles southwest). Landscaped parking areas are common for airports and will include native trees and plants that are consistent with the surrounding area.*

3. **The strict application of the land use zoning district DOES NOT deprive the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district.**

   *The strict application of the zoning standards does not deprive the subject property of privileges enjoyed by other properties. For example, Southern California Logistics Airport, located approximately 12 miles southeast, includes landscaped parking areas in multiple locations. The presence of landscaped parking at Southern California Logistics Airport and several other airports within the County—as well as the availability of airport/desert-compatible landscape guidelines—demonstrates that landscaping can be implemented without safety or operational concerns.*

4. **The granting of the Variance is NOT compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.**

   *The granting of the Variance would not be compatible with the policies specified in the General Plan, specifically:*

   *Policy LU-4.3 Native or drought-tolerant landscaping: We require new development, when*

*outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species. As the project site is not within a high or very high fire hazard severity zone, landscaping should be installed within the parking area of the proposed development.*

## FINDINGS: CONDITIONAL USE PERMIT

The following are the required Findings, per San Bernardino County Development Code ("Development Code") Section 85.06.040, and supporting facts for Conditional Use Permit (CUP) PROJ-2025-00050 – Desert Horizons II. The project consists of a 157,532-square-foot expansion of General Atomics' unmanned aerial vehicle (UAV) manufacturing and testing operations at El Mirage Airfield. Development would occur in two (2) phases and include: (1) a 118,020-square-foot hangar for UAV manufacturing and office space; (2) a 19,512-square-foot ground control building for systems testing and training; and (3) a 20,000-square-foot stockroom for storage on an approximate 312 acres located at 73 El Mirage Airport Road, El Mirage, CA (APNs: 0457-041-02, -03, and -04).

1. **THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, OPEN SPACE, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION**.

   The site for the proposed use is adequate in terms of shape and size to accommodate the proposed 157,532-square-foot expansion and all required features. The project will be developed on approximately 21 acres within the existing 312-acre consolidated airfield property, which provides sufficient area for the proposed hangar, ground control building, stockroom, circulation improvements, and parking facilities. The project site is configured to provide substantial setbacks, with new structures located a minimum of 765 feet from side property lines and 1,600 feet from the front property line, greatly exceeding Development Code standards. The site also meets requirements for lot coverage, building height, open space, and overall landscaping. Adequate area is available for parking, access, and security fencing within the established boundaries of the El Mirage Airfield. Therefore, the site is of sufficient shape and size to accommodate the proposed use and required development features.

2. **THE SITE FOR THE PROPOSED USE HAS ADEQUATE ACCESS, WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE**.

   The site for the proposed use has adequate access to serve the 157,532-square-foot expansion. The project will utilize the existing secured and gated entry point at the intersection of Linson Street and El Mirage Airport Road, a roadway with sufficient capacity to accommodate the minimal traffic generated by the project. From the gate, vehicles will access the site via an existing internal access road connecting directly to the proposed development area on the eastern portion of the airfield. The Applicant anticipates no increase in employment and only one (1) truck trip per week for deliveries, resulting in negligible traffic impacts. Adequate circulation is provided through newly developed drive aisles and parking areas, and all improvements will be privately maintained by the Applicant. Accordingly, the

site design incorporates appropriate roadway characteristics to ensure adequate access for employees, service vehicles, and emergency responders.

3. **THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE.**

   The proposed use will not have a substantial adverse effect on abutting property or the allowed use of abutting property. The project would be developed entirely within the secure boundaries of the 788-acre El Mirage Airfield complex, which has been in continuous aviation use since 1942 and has supported General Atomics' UAV assembly and testing operations since 1985. The proposed expansion would not introduce new activities inconsistent with existing airport operations. No increase in employment is proposed, and only one (1) additional truck trip per week is anticipated, resulting in negligible traffic effects. Noise and vibration associated with UAV testing would continue to occur within the established flight operations area, which is physically separated from off-site uses. The nearest residence is located approximately 0.8 miles away, providing substantial buffering from potential noise, lighting, or other disturbances. New lighting will be limited to the immediate project area to enhance visibility and security and will be designed to minimize glare beyond the site. Accordingly, the proposed project will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbances that would adversely affect adjacent properties or permitted uses.

4. **THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE COUNTYWIDE PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.**

   The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan. The project site has Land Use Categories of Rural Living (RL) and General Industrial (GI) and is zoned Rural Living (RL) and Institutional (IN). The proposal does not require a change to the Land Use Map and is therefore consistent with Policy LU-2.4 (Land Use Map consistency), which considers projects consistent with the existing land use designations to be generally compatible with surrounding uses and community identity.

   The project supports fiscally sustainable growth consistent with Policy LU-1.1 (Growth) by expanding General Atomics' UAV assembly and testing operations, strengthening the regional aerospace sector, and contributing to the County's economic development goals. Because the expansion is located entirely within the secure boundaries of the El Mirage Airfield, with the nearest residence approximately 0.8 miles away, the project is appropriately scaled and buffered in accordance with Policy LU-2.1 (Compatibility with existing uses).

   Further, the development of new office and industrial facilities within the Desert Region is expressly supported by Policy LU-2.11 (Office and industrial development in the Mountain/Desert regions), which allows for such uses to meet the service, employment, and support needs of unincorporated areas. The project also incorporates drought-tolerant landscaping consistent with Policy LU-4.3 (Native or drought-tolerant landscaping), with credit given for the existing native landscape cover that exceeds Development Code requirements.

Finally, the project was reviewed by the County Airports Department and found consistent with Policy TM-6.5 (Coordination on airport planning), which requires collaboration with FAA, Caltrans, and other stakeholders to ensure safe and compatible airport operations.

Accordingly, the proposed project and manner of development are consistent with the goals, policies, and standards of the Countywide Plan.

5. **THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS**.

   There is sufficient supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed project without significantly lowering service levels. The project would expand operations within the established El Mirage Airfield complex, which is already served by secured roadway access at El Mirage Airport Road and internal circulation systems adequate to handle the limited traffic generated by the expansion. No new employees are proposed and only one truck delivery per week is anticipated, ensuring that local roadways will continue to operate at acceptable levels of service.

   Utilities and services necessary to support the project are existing on-site. All improvements, including internal roadways, parking, and lighting, will be privately maintained by the Applicant, further reducing demand on County resources. As demonstrated in the environmental analysis, the project would not result in significant impacts to public utilities, emergency services, or infrastructure systems.

   Accordingly, adequate infrastructure exists to support the proposed development at the intended intensity without significantly lowering service levels.

6. **THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.**

   The conditions of approval include measures to mitigate impacts related to biology and wildlife, cultural resources, and tribal cultural resources which are deemed reasonable and necessary to protect the overall public health, safety, and general welfare as determined by the County's environmental analysis of the Project.

7. **THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES**.

   The design of the site has considered opportunities for solar energy systems and passive heating and cooling. The large roof areas of the proposed buildings are suitable for future solar installation.

8. **ENVIRONMENTAL FINDINGS: THE ENVIRONMENTAL FINDINGS, IN ACCORDANCE WITH SECTION 85.03.040 OF THE SAN BERNARDINO COUNTY DEVELOPMENT CODE, ARE AS FOLLOWS:**

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review Guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and Mitigation Measures. A Mitigated Negative Declaration (MND) will be adopted, and a Notice of Determination (NOD) will be filed. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

**EXHIBIT B**

# Conditions of Approval

# Conditions of Approval

| | | | |
|---|---|---|---|
| **Record:** | PROJ-2025-00050 | **System Date:** | 10/15/2025 |
| **Record Type:** | Project Application | **Primary APN:** | 0457041020000 |
| **Record Status:** | Decision Pending | **Application Name:** | Desert Horizons II |
| **Effective Date:** | | **Expiration Date:** | |

**Description:** Conditional Use Permit and Major Variance for the development of: (1) a 118,020-square-foot hangar building, (2) a 19,512-square-foot ground control building, and (2) a 20,000-square-foot stockroom building for the manufacturing and testing of unmanned aerial vehicles (UAVs) located at 73 El Mirage Airport Road, El Mirage, CA (APNs: 0457-041-02, -03, and -04).

**This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### Land Use Services - Planning

1 **Project Approval Description (CUP/MUP)** - Status: Outstanding
This Conditional Use Permit (CUP) is conditionally approved to for the development of a 118,020 hangar building, 19,512 square-foot ground control building, and 20,000 square-foot stockroom building for the manufacturing and testing of unmanned aerial vehicles (UAVs), in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 **Project Location** - Status: Outstanding
The Project site is located at 73 El Mirage Airport Road, Adelanto, CA (APNs: 0457-041-02, and -03).

3 **Revisions** - Status: Outstanding
Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding
In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding
The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to the Federal Aviation Administration (FAA) and the California Department of Fish and Wildlife (CDFW).

6 **Expiration** - Status: Outstanding
This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 **Continous Effect/Revocation** - Status: Outstanding
All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 **Extension of Time** - Status: Outstanding
Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 **Project Account** - Status: Outstanding
The Project account number is PROJ-2025-00050. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of $1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 **Development Impact Fees** - Status: Outstanding
Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

11 **Condition Compliance** - Status: Outstanding
In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing County Building and Safety with the following: • Grading Permits: a copy of the signed CCRF for grading/land disturbance. • Building Permits: a copy of the signed CCRF for building permits. • Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

12 **Condition Compliance** - Status: Outstanding
The Project shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) associated with the Initial Study/Mitigated Negative Declaration (IS/MND).

13 **Performance Standards** - Status: Outstanding
The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

14 **Continous Maintenance** - Status: Outstanding
The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

15 **Clear Sight Triangle** - Status: Outstanding
Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.

16 **Lighting** - Status: Outstanding
Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

17 **Construction Hours** - Status: Outstanding
Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

18 **Construction Noise** - Status: Outstanding
The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

19 **Cultural Resources** - Status: Outstanding
During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

20 **GHG - Operational Standards** - Status: Outstanding
The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

## Public Health– Environmental Health Services

21 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

22 **OWTS Maintenance** - Status: Outstanding
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

23 **Refuse Storage and Disposal** - Status: Outstanding
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

## Public Works - Traffic

24 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

# INFORMATIONAL

## County Fire - Community Safety

25 **F01 Jurisdiction** - Status: Outstanding
The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

26 **F04 Fire Permit Expiration** - Status: Outstanding
Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

27 **F08 Fire Safety Overlay** - Status: Outstanding
The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

28 **F20 Access – 150+ feet** - Status: Outstanding
Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

29 **F50 PSTS Interference** - Status: Outstanding
Cell site installation and operation of the proposed system shall not cause harmful interference to the County's Public Safety Telecommunications System (PSTS). If it is determined that the system causes harmful interference with PSTS operations the cell tower operations shall cease immediately upon order of the Fire Chief or other County official.

30 **F70 Additional Requirements** - Status: Outstanding
In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. Specialize suppression system required to be installed.

## County Fire - Hazardous Materials

31 **Update Business Plan** - Status: Outstanding
Electronically update business plan using the California Environmental Reporting System (CERS) at http://cers.calepa.ca.gov/ within 30 days of any one of the following events: • A 100 percent or more increase in the quantity of a previously disclosed material. • Any handling of a previously undisclosed hazardous materials at or above reportable quantities. • A change of business address, business ownership, or business name. • A substantial change in the handler's operations that requires modification to any portion of the business plan.

## Land Use Services - Land Development

32 **Additional Drainage Requirements** - Status: Outstanding
In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

33 **Erosion Control Installation** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

34 **Joshua Trees** - Status: Outstanding
Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf

35 **Tributary Drainage** - Status: Outstanding
Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

## Public Works - Solid Waste Management

36 **Demolition Debris** - Status: Outstanding
San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit http://www.dir.ca.gov/databases/doshacru/acruList.asp, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

37 **Franchise Hauler Service Area** - Status: Outstanding
This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste).

38 **Mandatory Commercial Organics Recycling** - Status: Outstanding
California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County or contract waste hauler on efforts to recycle organics materials once operational.

39 **Mandatory Commercial Recycling** - Status: Outstanding
California Assembly Bill (AB) 341 requires businesses that generate 4 or more cubic yards of solid waste per week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. Applicant will be required to report to the County or contract waste hauler on recycling efforts once operational.

40 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding
California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

41 **Recycling Storage Capacity** - Status: Outstanding
The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

# PRIOR TO LAND DISTURBANCE

## Land Use Services - Building and Safety

42 **Geotechnical Report** - Status: Outstanding
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

43 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

## Land Use Services - Land Development

44 **FEMA Flood Zone** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C5100H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. However, the site is located within a flood hazard area for the 100-year floodplain shown on the Awareness Maps prepared by the California Department of Water Resources (DWR). Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

45 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A $810 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

46 **Grading Plans** - Status: Outstanding
Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: https://lus.sbcounty.gov/land-https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/) and submitted for review with approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

47 **Project Specific Conditions** - Status: Outstanding
State Construction Stormwater General Permit: Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

### Public Health– Environmental Health Services

48 **Vector Control Requirement** - Status: Outstanding
The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

### Public Works - Surveyor

49 **Corner Records Required Before Grading** - Status: Outstanding
Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

50 **Monument Disturbed by Grading** - Status: Outstanding
If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

## PRIOR TO BUILDING PERMIT ISSUANCE

### Land Use Services - Planning

51 **Landscape and Irrigation Plan** - Status: Outstanding
Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code and shall approved by the Planning Division.

52 **Issuance/Building Permit Condition** - Status: Outstanding
Prior to the issuance of the first building permit, the Applicant shall record a certificate of parcel merger for the project site to reflect the approved site plan, if determined necessary by the Land Use Services Department.

## County Fire - Community Safety

53 **F02 Fire Fee** - Status: Outstanding
The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

54 **F09 Building Plans** - Status: Outstanding
Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

55 **F10 Combustible Protection** - Status: Outstanding
Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

56 **F19 Surface** - Status: Outstanding
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

57 **F21 Turnaround** - Status: Outstanding
An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

58 **F22 Primary Access Paved** - Status: Outstanding
Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

59 **F26 Fire Flow Test** - Status: Outstanding
Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

60 **F29 Water System Large Commercial** - Status: Outstanding
A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

61 **F69 Haz-Mat Approval** - Status: Outstanding
The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

## Land Use Services - Building and Safety

62 **Construction Plans** - Status: Outstanding
Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

63 **Temporary Use Permit** - Status: Outstanding
A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

## Public Health– Environmental Health Services

64 **California Regional Water Quality Control Board Clearance** - Status: Outstanding
Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Lahontan Region, 15095 Amargosa Road Bldg 2 Suite 210 Victorville, CA 92392.

65 **Demolition Inspection Required** - Status: Outstanding
All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

66 **Existing OWTS** - Status: Outstanding
Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

67 **Existing Wells** - Status: Outstanding
If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

68 **New OWTS** - Status: Outstanding
If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

69 **Sewage Disposal** - Status: Outstanding
Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

70 **Water Purveyor** - Status: Outstanding
Water purveyor shall be Phelan Pinon Hills CSD or EHS approved.

71 **Water Service Verification Letter** - Status: Outstanding
Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

### Public Works - Solid Waste Management

72 **Construction Waste Management Plan (CWMP) Part 1** - Status: Outstanding
The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of $150.00 for residential projects/$530.00 for commercial/non-residential projects

## PRIOR TO OCCUPANCY

### County Fire - Community Safety

73 **F06 Inspection by Fire Department** - Status: Outstanding
Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

### Land Use Services - Building and Safety

74 **Condition Compliance Release Form Sign-off** - Status: Outstanding
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

### Land Use Services - Land Development

75 **Drainage Improvements** - Status: Outstanding
All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

76 **LDD Requirements** - Status: Outstanding
All LDD requirements shall be completed by the applicant prior to occupancy.

### Public Works - Solid Waste Management

77 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding
The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/.

# PRIOR TO RECORDATION

## County Fire - Community Safety

78 **F16 Access** - Status: Outstanding
The development shall have a minimum of ___two_____ points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

## Land Use Services - Planning

79 **Grading/Land Disturbance Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: The Applicant shall obtain a Dust Control Plan (DCP) for the project. The most current DCP requirements and form are available at www.mdaqmd.ca.gov/permitting/compliance-forms.

80 **Grading/Land Disturbance Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.

81 **Informational Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: The Applicant shall obtain permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to: Internal Combustion Engines with a manufacturer's maximum continuous rating greater than or equal to 50 brake horsepower; spray booths, and engine test stands.

82 **Informational Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: The Applicant shall comply with all applicable provisions listed in Rule 403 - Fugitive Dust Control.

83 **On-going Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: The Applicant shall use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. Chemical stabilization or covering with a stabilizing layer of gravel will be required if exposed sand or fine deposits are present.

84 **On-going Condition** - Status: Outstanding
Mojave Desert Air Quality Management District: All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. The Applicant shall take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

85 **On-going Condition** - Status: Outstanding
Any future development on the project site shall comply with the applicable underlying development standards, including, but not limited to, landscaping percentage and lot coverage, unless a Variance is granted.

# PRIOR TO FINAL INSPECTION

## County Fire - Community Safety

86 **F11 Combustible Vegetation** - Status: Outstanding
Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586

87 **F24 Fire Lanes** - Status: Outstanding
The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

88 **F35 Hydrant Marking** - Status: Outstanding
Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs, or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

89 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding
An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

90 **F41 Fire Alarm** - Status: Outstanding
A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

91 **F45 Fire Extinguishers** - Status: Outstanding
Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

92 **F47 Above Ground Storage Tank** - Status: Outstanding
Above Ground Storage Tank plans shall be submitted to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.

93 **F48 Material Identification Placards** - Status: Outstanding
The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

94 **F51 Commercial Addressing** - Status: Outstanding
Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter (¾) inch stroke.

95 **F55 Key Box** - Status: Outstanding
An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

| Department/Agency | Office/Division | Phone Number |
|---|---|---|
| Land Use Services Dept. | San Bernardino Govt. Center | (909) 387-8311 |
| (All Divisions) | High Desert Govt. Center | (760) 995-8140 |
| Web Site | https://lus.sbcounty.gov/ | |
| County Fire | San Bernardino Govt. Center | (909) 387-8400 |
| (Community Safety) | High Desert Govt. Center | (760) 995-8190 |
| Web Site | https://www.sbcfire.org/ | |
| County Fire | Hazardous Materials | (909) 386-8401 |
| | Flood Control | (909) 387-7995 |
| Dept. of Public Works | Solid Waste Management | (909) 386-8701 |
| | Surveyor | (909) 387-8149 |
| | Traffic | (909) 387-8186 |
| Web Site | https://dpw.sbcounty.gov/ | |
| Dept. of Public Health | Environmental Health Services | (800) 442-2283 |
| Web Site | https://ehs.sbcounty.gov | |
| Local Agency Formation Commission (LAFCO) | | (909) 388-0480 |
| Web Site | http://www.sbclafco.org/ | |
| | Water and Sanitation | (760) 955-9885 |

| | | |
|---|---|---|
| | Administration, | |
| | Park and Recreation, | |
| Special Districts | Roads, Streetlights, | (909) 386-8800 |
| | Television Districts, and Other | |
| *External Agencies (Caltrans, U.S. Army, etc.)* | | *See condition text for contact information...* |

**EXHIBIT C**

# Initial Study/Mitigated Negative Declaration

# Initial Study/Mitigated Negative Declaration
## County of San Bernardino

### General Atomics El Mirage Airfield Hangar Project

### 73 El Mirage Airport Rd
### El Mirage, California

*Lead Agency:*

County of San Bernardino Land Use Services
385 N. Arrowhead Ave.,
San Bernardino, CA 92415

*Technical assistance provided by:*

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

**September 2025**

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# SAN BERNARDINO COUNTY
# INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
# ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

## PROJECT LABEL

| | | | |
|---|---|---|---|
| ***APNs:*** | 0457-041-02, -03, and -04 | ***USGS Quad:*** | Shadow Mountains – 7.5 and,<br>Shadow Mountains SE - 7.5 |
| ***Applicant:*** | Loren Kagan<br>General Atomics Aeronautical Systems, Inc.<br>14118 Stowe Drive Bldg #A37<br>Poway, CA 92064 | ***T, R, Section:***<br>***Coordinates:*** | T06N, R07W, Sec. 11<br>34˚ 37' 20" N 117˚ 35'26" W |
| ***Location*** | 73 El Mirage Airport Rd. El Mirage, San Bernardino County 92316 | | |
| ***Project No:*** | PROJ-2025-00050 | ***Community*** | El Mirage |
| ***Supervisorial Rep*** | First Supervisorial District: Col. Paul Cook | ***LUC:***<br>***Zone:***<br>***LUC:***<br>***Zone:***<br>***LUC:***<br>***Zone:*** | 0457-041-02-Rural Living (RL)<br>0457-041-02-Rural Living (RL)<br>0457-041-03 General Industrial (GI)<br>0457-041-03 Institutional (IN)<br>0457-041-04 Rural Living (RL)<br>0457-041-04 Rural Living (RL) |
| ***Proposal:*** | General Atomics Aeronautical Systems is seeking a Conditional Use Permit (CUP) and Major Variance for the expansion of the 800 acre El Mirage Airfield facility on approximately 20 acres of three parcels totaling 312 acres located in El Mirage, unincorporated San Bernardino County, California | ***Overlays:*** | Biotic Resources, Desert Tortoise, Burrowing Owl |

## PROJECT CONTACT INFORMATION

***Lead agency:*** County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

***Contact person:*** Kumail Raza, AICP - Contract Planner III
***Phone No:*** (909) 387-4110 ***Fax No:*** (909) 387-3223
***E-mail:*** Kumail.raza@lus.sbcounty.gov

## INTRODUCTION

General Atomics Aeronautical Systems is seeking approval for a Conditional Use Permit (CUP) and Major Variance for the expansion of the 800-acre El Mirage Airfield facility. The proposal is for an aircraft assembly hangar and avionics assembly & testing with associated accessory office and support facilities (Project). The Proposed Project is located on approximately 20 acres of parcel APN: 0457-041-02, which is an approximately 77-acre parcel. It also includes approximately one acre of the adjacent parcel to the west, APN: 0457-041-03, which totals approximately 159 acres. Additionally, the approximately 77-acre parcel APN: 0457-041-04 is

incorporated into the project site. The three parcels totaling approximately 312 acres (APNs: 0457-041-02, -03, and -04) are planned to be merged as part of the project. The project site located in El Mirage, unincorporated San Bernardino County, California approximately ten miles west of the City of Adelanto (see Figure 1-*Regional Location*). More specifically the airfield is at 73 El Mirage Airport Road within the 1st Supervisorial District (see Figure 2-*Project Vicinity*). The airfield is designated Rural Living (RL) and General Industrial (GI) according to the San Bernardino County Countywide Plan/Policy Plan 2020 (Policy Plan), with zoning designations of Rural Living (RL) and Institutional (IN). The airfield opened in 1942 as a satellite field for the Victorville Army Airfield (Victorville AAF) and was used as a training facility during World War II. After the war, the field was used as a civil airfield. Since 1985 the El Mirage Field has been used by General Atomics as their unmanned air vehicle flight test center.

## PROJECT DESCRIPTION

The Project is proposed to be constructed on approximately 20 acres of parcel APN: 0457-041-02, and approximately one acre for a fire lane on parcel APN: 0457-041-03. Total building square footage equals approximately 157,532 square feet to be constructed in two phases. No development or construction is proposed on parcel APN: 0457-041-04.

**Phase I:** Construction of a new 118,020 square foot hangar building for assembly and housing of unmanned aircraft, and a 19,512 square foot Ground Control building for training and testing systems, as well as a new parking area with up to 210 spaces (located on APN: 0475-021-02), and a 30-foot fire lane surrounding the proposed hangar and existing hangar buildings and ancillary structures (partially located on APN: 0457-021-03) (see Figure 3-*Site Plan*). Onsite wells and septic system to be approved by County Environmental Health Services (EHS) will provide water and wastewater services respectively.

**Phase II:** Construction of a 20,000 square foot Stockroom building with additional parking to be determined will be located on parcel with APN: 0457-041-02, south of the proposed hangar building.

The entirety of this Project is proposed to support the continued expansion of the existing El Mirage facility which has been in operation since 1985. A previous eastward expansion of the runway and addition of a 144,000 square foot hangar were approved in 2017 and 2018 respectively on the two approximately 80-acre easternmost parcels (APNs 0457-041-02 and 0457-041-04). (see Figure 3A – *Site Plan/Disturbance Area*).

### Parking and Circulation:

Access to the site is provided by El Mirage Airport Road which runs in a north/south direction perpendicular to El Mirage Road to the south of the Project Site. A secondary access road for emergency use only is located on the south property line and proceeds south in a north/south direction is Tanner Road with access to El Mirage Road. A 1.5-mile road that will provide access to the Project was constructed as part of the 2017/2018 approvals. The Project Site plan provides adequate area to accommodate all parking, access requirements, and landscaping required to comply with development standards of the Development Code.

### *Surrounding Land Uses and Setting:*

The Project Site is within unincorporated San Bernardino County approximately 10 miles west of the City of Adelanto. Land Use Zoning Districts show that two of the Project parcels are within the Rural Living (RL) zoning designation, and one is within the Institutional (IN) zoning designation. The vacant parcel to the north is zoned Resources Conservation (RC), and the parcel to the east is zoned Rural Living (RL). The parcel to the west of the Project parcels is part of the overall El

Mirage facility and contains the majority of the facility structures and a portion of the runway and is zoned Institutional (IN). The parcel to the south is vacant and is zoned RL as well. **Table 1** lists the existing land uses, Policy Plan land use category, and zoning district designations of the Project Site and surrounding parcels.

**Table 1: Surrounding Land Use and Zoning**

| AREA | Existing Land Use | Land Use Category | Zoning Designation |
|---|---|---|---|
| Site | El Mirage Airfield | Rural Living (RL) and General Industrial (GI) | Rural Living (RL) and Institutional (IN) |
| North | Vacant land | Resource Land Management (RLM) | Resource Conservation (RC) |
| South | Vacant land and agricultural operations | Rural Living (RL) | Rural Living (RL) |
| East | Vacant land and agricultural operations | Rural Living (RL) | Rural Living (RL) |
| West | El Mirage Airfield | General Industrial (GI) | Institutional (IN) |

### *Project Site Location, Existing Site Land Uses and Conditions*

The Project is located at the terminus of El Mirage Airport Road, approximately one mile north of El Mirage Road, in the community of El Mirage, approximately ten miles west of the City of Adelanto. Road dedications along Linson Street on the south boundary, Meridian Road to the east, and Colusa Road to the north ensure adequate and necessary legal and physical access to the Project Site. The five parcels that make up the majority of the site (APNs: 0457-041-03, 0457-052-12, -13, -14, and -15) are under a Policy Plan land use of General Industrial (GI) and zoned Institutional (IN). The two easternmost parcels (APNs: 0457-041-02, and -04) of the airfield are within a Rural Living (RL) land use designation and RL zoning.

El Mirage Field is situated approximately 10 miles west of the City of Adelanto, in the western portion of the greater Victor Valley area, on southern edge of the Mojave Desert, and to the north of the San Bernardino-San Gabriel Mountain ranges. It lies near the southern rim of the El Mirage Dry Lake, which accumulates seasonal run-off from the Shadow Mountains to the north, a disjointed range characterized by two distinct ridge lines separated by broad, sloping bajadas.

The climate and environment in the area is typical of the high desert country, so named because of its relatively higher elevation than the Colorado Desert region to the southeast. The climate is marked by extremes in temperature and aridity, with summer highs reaching well over 110ºF and winter lows dipping below freezing. Average annual precipitation is less than five inches, most of which occurs in winter or during occasional monsoon storms.

The majority of the overall 800-acre site is covered by the El Mirage Airfield facility. The terrain is relatively level, with elevations ranging between approximately 2,845 and 2,870 feet above mean sea level (amsl), sloping gradually to the north. Soils consist of grayish brown fine- to coarse-grained sands mixed with small rocks and gravel. The Project area of proposed disturbance consists mostly of undeveloped desert land.

Vegetation in the vicinity belongs to the Joshua Tree Woodland Plant Community, featuring creosote bushes (*Larrea tridentata*), brittlebrush (*Encelia farinosa*), and other small grasses and shrubs as well as its namesake Joshua trees (*Yucca brevifolia*). The eastern portion of the Project area contains most of the vegetation, which is dense at some locations, while the western portion has evidently been cleared of all vegetation in the past and hosts only a sparse regrowth of the typical desert grasses and shrubs.

### *Discretionary Approvals and Permits*

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the Proposed Project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a Proposed Project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a Proposed Project.

### ADDITIONAL APPROVAL REQUIRED BY OTHER AGENCIES

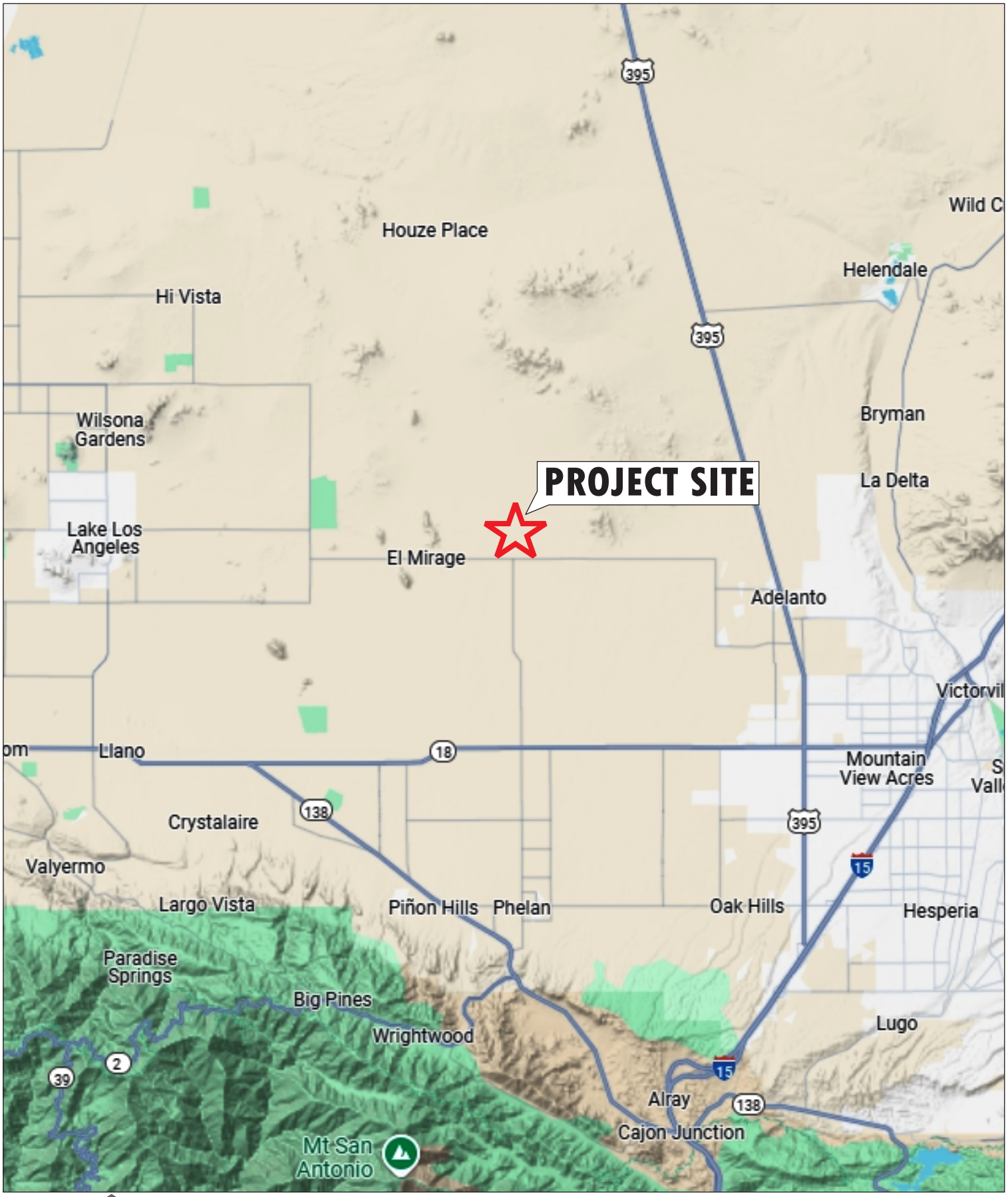
Federal: Federal Aviation Administration

State of California: Lahontan Regional Water Quality Control Board, California Department of Fish & Wildlife, Caltrans Division of Aeronautics.

County of San Bernardino: Land Use Services Department-Building and Safety, Traffic, Land Development Roads/Drainage, Public Health, Environmental Health Services, Public Works, Surveyor, and County Fire.

Regional: Mojave Desert Air Quality Management District (MDAQMD)

Local: None

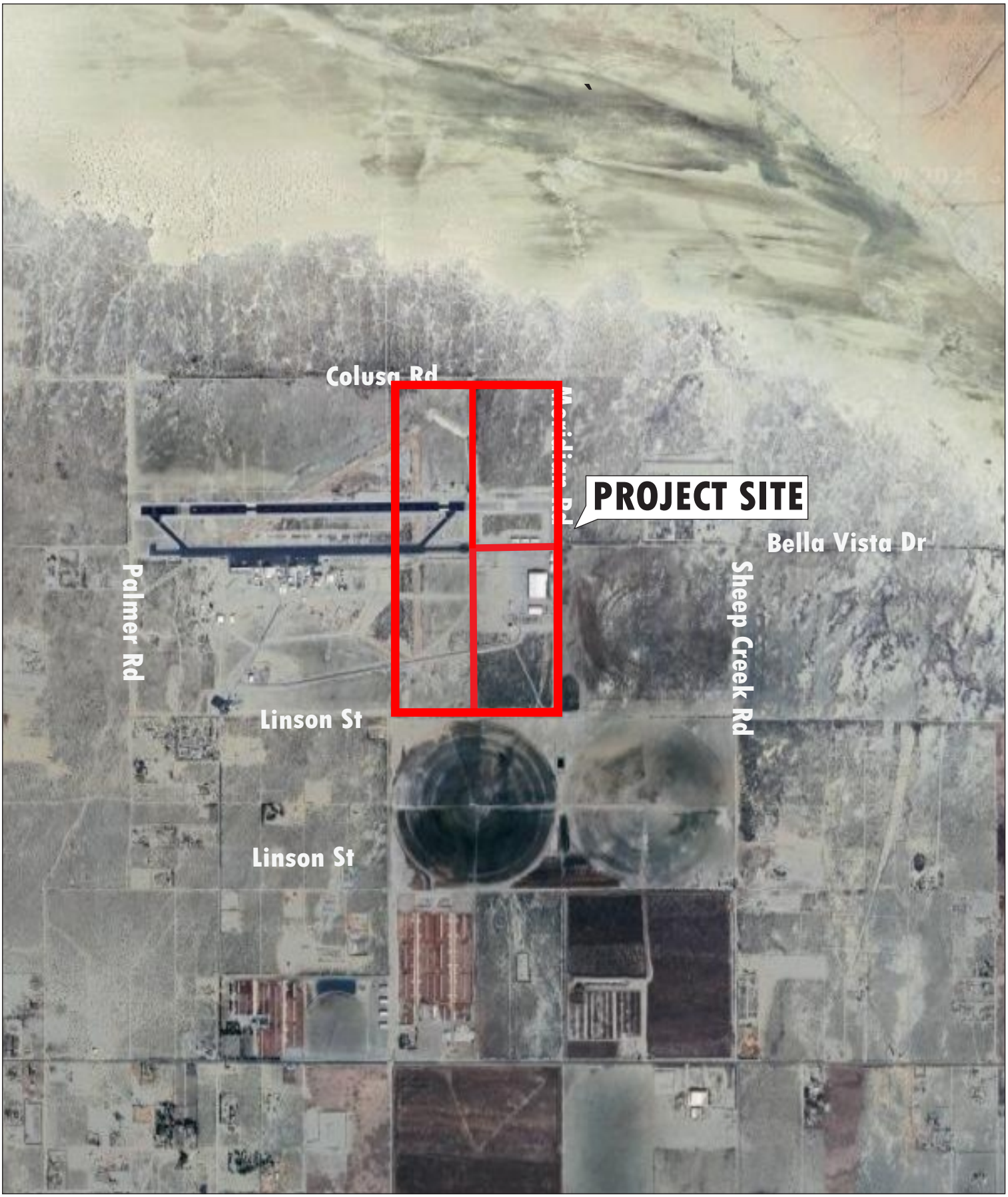



# REGIONAL VICINITY

**GENERAL ATOMICS AIRFIELD**
**DESERT HORIZONS II**
County of San Bernardino, California

**FIGURE 1**

LILBURN CORPORATION

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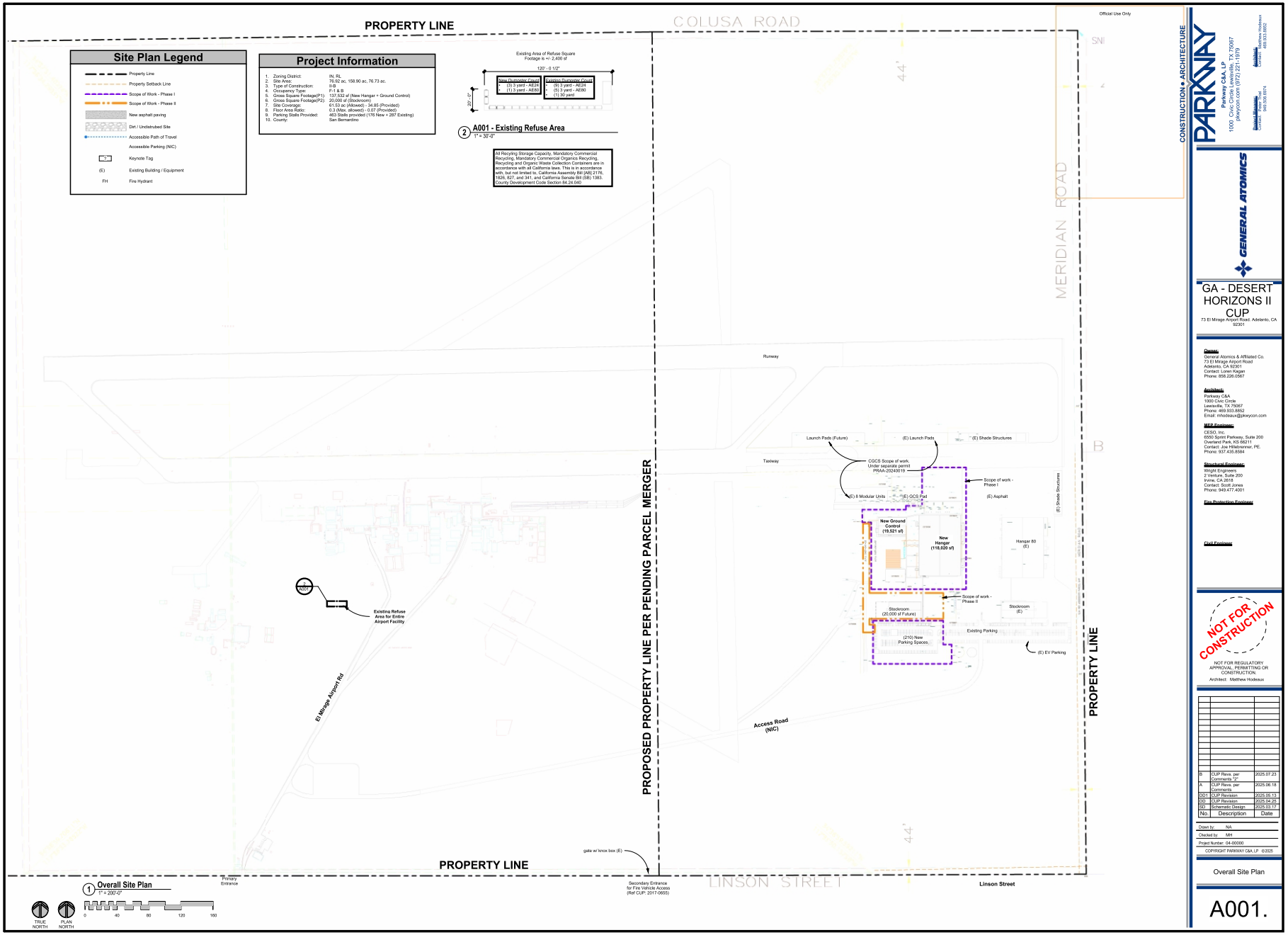
Feet

LILBURN CORPORATION

# VICINITY MAP

**GENERAL ATOMICS AIRFIELD**
**DESERT HORIZONS II**
County of San Bernardino, California

**FIGURE 2**



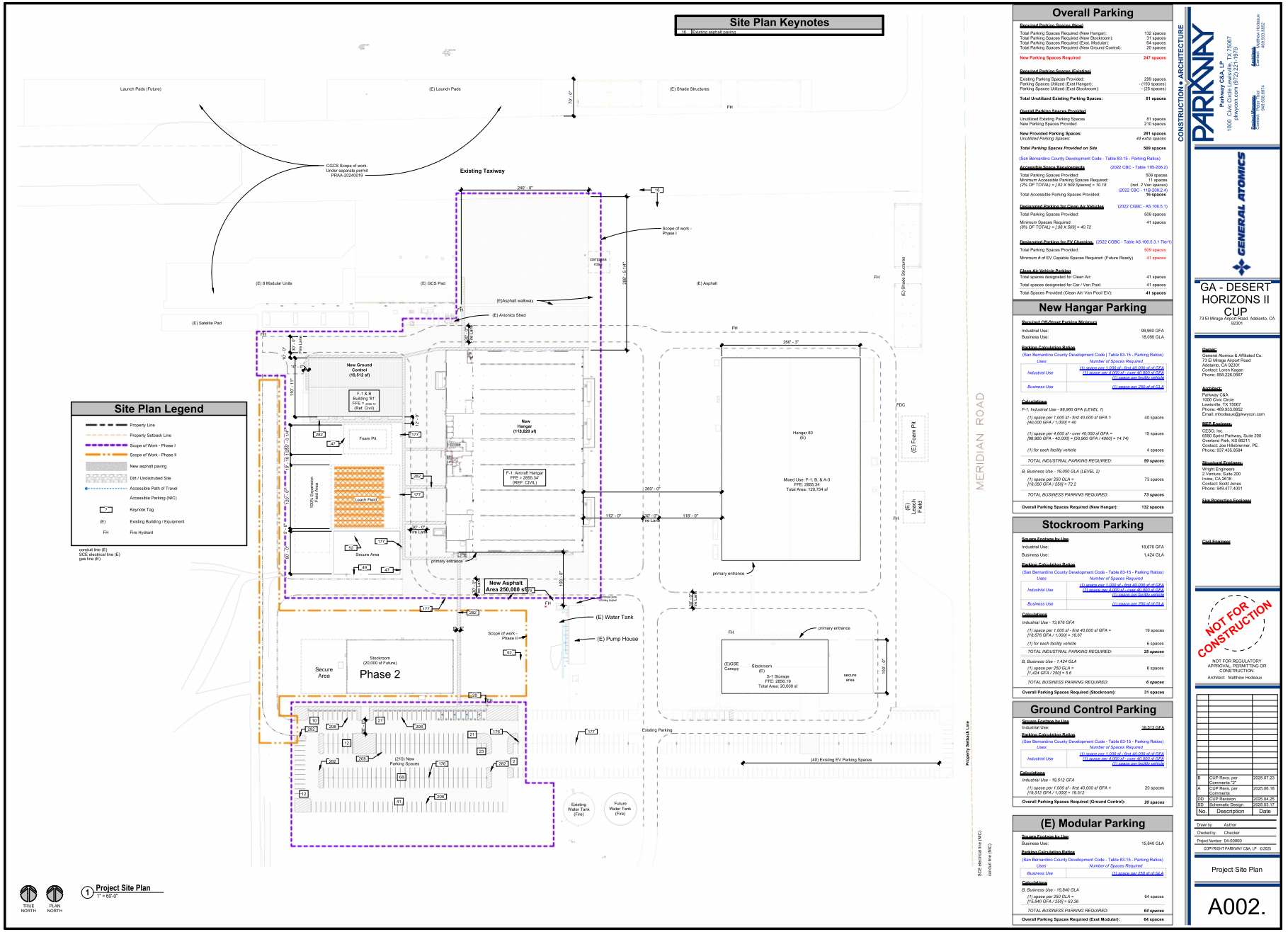

# SITE PLAN

## GENERAL ATOMICS AIRFIELD
## DESERT HORIZONS II

County of San Bernardino, California

LILBURN CORPORATION

**FIGURE 3**




## Overall Parking

**Required Parking Spaces (New)**

| | |
|---|---|
| Total Parking Spaces Required (New Hangar): | 132 spaces |
| Total Parking Spaces Required (New Stockroom): | 31 spaces |
| Total Parking Spaces Required (Exst. Modular): | 64 spaces |
| Total Parking Spaces Required (New Ground Control): | 20 spaces |
| **New Parking Spaces Required** | **247 spaces** |

**Required Parking Spaces (Existing)**

| | |
|---|---|
| Existing Parking Spaces Provided: | 299 spaces |
| Parking Spaces Utilized (Exst Hangar): | (193 spaces) |
| Parking Spaces Utilized (Exst Stockroom): | - (25 spaces) |
| **Total Unutilized Existing Parking Spaces:** | **81 spaces** |

**Overall Parking Spaces Provided**

| | |
|---|---|
| Unutilized Existing Parking Spaces | 81 spaces |
| New Parking Spaces Provided: | 210 spaces |
| **New Provided Parking Spaces:** | **291 spaces** |
| *Unutilized Parking Spaces:* | *44 extra spaces* |
| ***Total Parking Spaces Provided on Site*** | **509 spaces** |

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

**Accessible Space Requirements** (2022 CBC - Table 11B-208.2)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum Accessible Parking Spaces Required: (2% OF TOTAL) = [.02 X 509 Spaces] = 10.18 | 11 spaces (incl. 2 Van spaces) (2022 CBC - 11B-208.2.4) |
| Total Accessible Parking Spaces Provided: | **16 spaces** |

**Designated Parking for Clean Air Vehicles** (2022 CGBC - A5.106.5.1)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum Spaces Required: (8% OF TOTAL) = [.08 X 509] = 40.72 | 41 spaces |

**Designated Parking for EV Charging** (2022 CGBC - Table A5.106.5.3.1 Tier1)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum # of EV Capable Spaces Required: (Future Ready) | 41 spaces |

**Clean Air Vehicle Parking**

| | |
|---|---|
| Total spaces designated for Clean Air: | 41 spaces |
| Total spaces designated for Car / Van Pool: | 41 spaces |
| Total Spaces Provided (Clean Air/ Van Pool/ EV): | **41 spaces** |

## New Hangar Parking

**Required Off-Street Parking Minimum**

| | |
|---|---|
| Industrial Use: | 98,960 GFA |
| Business Use: | 18,050 GLA |

**Parking Calculation Ratios**

(San Bernardino County Development Code | Table 83-15 - Parking Ratios)

| Uses | Number of Spaces Required |
|---|---|
| *Industrial Use* | (1) space per 1,000 sf - first 40,000 sf of GFA<br>(1) space per 4,000 sf - over 40,000 sf of GFA<br>(1) space per facility vehicle |
| *Business Use* | (1) space per 250 sf of GLA |

**Calculations**

*F-1, Industrial Use - 98,960 GFA (LEVEL 1)*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf of GFA = [40,000 GFA / 1,000] = 40* | 40 spaces |
| *(1) space per 4,000 sf - over 40,000 sf GFA = [98,960 GFA - 40,000] = [58,960 GFA / 4000] = 14.74)* | 15 spaces |
| *(1) for each facility vehicle* | 4 spaces |
| *TOTAL INDUSTRIAL PARKING REQUIRED:* | ***59 spaces*** |

*B, Business Use - 18,050 GLA (LEVEL 2)*

| | |
|---|---|
| *(1) space per 250 GLA = [18,050 GFA / 250] = 72.2* | 73 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***73 spaces*** |
| **Overall Parking Spaces Required (New Hangar):** | **132 spaces** |

## Stockroom Parking

**Square Footage by Use**

| | |
|---|---|
| Industrial Use: | 18,676 GFA |
| Business Use: | 1,424 GLA |

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| Uses | Number of Spaces Required |
|---|---|
| *Industrial Use* | (1) space per 1,000 sf - first 40,000 sf of GFA<br>(1) space per 4,000 sf - over 40,000 sf of GFA<br>(1) space per facility vehicle |
| *Business Use* | (1) space per 250 sf of GLA |

**Calculations**

*Industrial Use - 13,676 GFA*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf GFA = [18,676 GFA / 1,000] = 18.67* | 19 spaces |
| *(1) for each facility vehicle* | 6 spaces |
| *TOTAL INDUSTRIAL PARKING REQUIRED:* | ***25 spaces*** |

*B, Business Use - 1,424 GLA*

| | |
|---|---|
| *(1) space per 250 GLA = [1,424 GFA / 250] = 5.6* | 6 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***6 spaces*** |
| **Overall Parking Spaces Required (Stockroom):** | **31 spaces** |

## Ground Control Parking

**Square Footage by Use**

| | |
|---|---|
| Industrial Use: | 19,512 GFA |

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| Uses | Number of Spaces Required |
|---|---|
| *Industrial Use* | (1) space per 1,000 sf - first 40,000 sf of GFA<br>(1) space per 4,000 sf - over 40,000 sf of GFA<br>(1) space per facility vehicle |

**Calculations**

*Industrial Use - 19,512 GFA*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf GFA = [19,512 GFA / 1,000] = 19.512* | 20 spaces |
| **Overall Parking Spaces Required (Ground Control):** | **20 spaces** |

## (E) Modular Parking

**Square Footage by Use**

| | |
|---|---|
| Business Use: | 15,840 GLA |

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| Uses | Number of Spaces Required |
|---|---|
| *Business Use* | (1) space per 250 sf of GLA |

**Calculations**

*B, Business Use - 15,840 GLA*

| | |
|---|---|
| *(1) space per 250 GLA = [15,840 GFA / 250] = 63.36* | 64 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***64 spaces*** |
| **Overall Parking Spaces Required (Exst Modular):** | **64 spaces** |

CONSTRUCTION • ARCHITECTURE

PARKWAY


Parkway C&A, LP
1000 Civic Circle, Lewisville, TX 75067
parkwaycom | (972) 221-1930

Architect
Contact: Matthew Hodeaux
469.933.8852

Owner's Rep
Contact: Jeff Hillebrenner
949.218.6014


GENERAL ATOMICS

GA - DESERT HORIZONS II CUP

73 El Mirage Airport Road, Adelanto, CA 92301


**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
Phone: 858.226.0557

**Architect:**
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Lewisville, TX 75067
Phone: 469.933.8852
Email: mhodeaux@parkwaycom.com

**MEP Engineer:**
CESO, Inc.
6550 Sprint Parkway, Suite 200
Overland Park, KS 66211
Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
Wright Engineers
2 Ventura, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer:**

**Civil Engineer:**


NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 24-00000
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Project Site Plan

A002.

# SITE PLAN

## GENERAL ATOMICS AIRFIELD
## DESERT HORIZONS II

County of San Bernardino, California

LILBURN CORPORATION

**FIGURE 3A**

## CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

*Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?*

On May 20, 2025 the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Colorado River Indian Tribe, Fort Mojave Indian Tribe, Gabrieleno Mission Indians – Kizh Nation, Gabrieleno Tongva San Gabriel Band of Mission Indians, Morongo Band of Mission Indians, Soboba Band of Luiseño Indians, Twenty-Nine Palms Band of Mission Indians, Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians). Requests for consultations were due to the County by June 26, 2025. **Table 2** below shows a summary of comments and responses.

**Table 2: AB-52 Consultation Summary**

| Tribe | Comment Letter Sent | Summary of Response | Conclusion |
|---|---|---|---|
| Colorado River Indian Tribe | May 20, 2025 | No response received | No response received |
| Fort Mojave Indian Tribe | May 20, 2025 | No response received | No response received |
| Gabrieleño Band of Mission Indians – Kizh Nation | May 20, 2025 | No response received | No response received |
| Gabrieleno Tongva San Gabriel Band of Mission Indians | May 20, 2025 | No response received | No response received |
| Morongo Band of Mission Indians | May 20, 2025 | Recommended mitigation provided | Mitigation Measures Incorporated |
| Soboba Band of Luiseño Indians | May 20, 2025 | No response received | No response received |
| Twenty-Nine Palms Band of Mission Indians | May 20, 2025 | No mitigations provided but tribe wishes to be on circulation list for draft IS/MND | No mitigations provided but tribe wishes to be on circulation list for draft IS/MND |
| Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) | May 20, 2025 | Recommended mitigation provided | Mitigation Measures Incorporated |

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

## EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

**No Impact**: No impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact**: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated, and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

**Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized in the required Mitigation Monitoring and Reporting Program.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact requiring mitigation to be reduced to a level that is less than significant as indicated in the checklist on the following pages.

| | | | | | |
|---|---|---|---|---|---|
| ☐ | Aesthetics | ☐ | Agricultural / Forest Resources | ☐ | Air Quality |
| ☒ | Biological Resources | ☒ | Cultural Resources | ☐ | Energy |
| ☐ | Geology / Soils | ☒ | Greenhouse Gas Emissions | ☐ | Hazards / Hazardous Materials |
| ☐ | Hydrology / Water Quality | ☐ | Land Use / Planning | ☐ | Mineral Resources |
| ☐ | Noise | ☐ | Population / Housing | ☐ | Public Services |
| ☐ | Recreation | ☐ | Transportation | ☐ | Tribal Cultural Resources |
| ☐ | Utilities / Service Systems | ☐ | Wildfire | ☐ | Mandatory Findings of Significance |

## LEAD AGENCY DETERMINATION

On the basis of this initial evaluation, the following finding is made:

| | |
|---|---|
| | The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| **X** | Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| | The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| | The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| | Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

_____ _____
Signature: (Planner) Date

_____ _____
Signature: (Supervising Planner) Date

## I. AESTHETICS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☒ | ☐ |

(Check ☐ if project is located within a view-shed of any Scenic Route listed in the General Plan):

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Map, *NR-3 Scenic Routes & Highways*

**Impact Analysis**

*a) Have a substantial adverse effect on a scenic vista?*

**Less than Significant Impact.** The Project Site is located approximately 10 miles west of the City of Adelanto within the community of El Mirage, unincorporated San Bernardino County. The Countywide Plan/Policy Plan (adopted November 27, 2020) typically associates impacts to scenic vistas with the diminishment of the aesthetic value of lands adjacent to scenic highways. The Project as proposed will not impact such designated lands as the Countywide Plan does not identify a scenic vista within the vicinity of the Project Site. Also, the Project is not located within a formally designated state of federal scenic area. There will be no substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the Project Site that would be affected by the Proposed Project. The Project is to construct and operate an additional hangar building as an expansion to an existing well-established airfield and is compatible with the existing development. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** The Proposed Project is not located on or within close proximity of a state scenic highway. The Project will not substantially damage scenic resources, such as trees, rock outcroppings, or historic buildings within a state scenic highway. Also, no rock outcroppings or other scenic resources exist onsite. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*c) Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

**No Impact.** The Proposed Project is located within a rural desert area surrounded by vacant land to the north, east and south, and one single family residence (SFR) approximately 0.25 miles to the west of the western end of the existing runway, and 1.28 miles west of the proposed development area. Given the existence of the operation of El Mirage Airfield since 1985 and the overall combined size of the parcels upon which it is located, it is unlikely that the proposed structure would result in any impact on public view. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

*d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less than Significant Impact.** The Proposed Project Site will not create a new source of light that would be perceptible to adjacent uses. Existing lighting is associated with operations of the airfield. The Proposed Project would generate additional lighting when compared to the existing vacant use. The lighting would be designed in compliance with the San Bernardino County Development Code 83.07.060. This ordinance minimizes direct glare and prevents excessive lighting, thereby minimizing light trespass and pollution caused by inappropriate or misaligned light fixtures and promotes common courtesy among any future neighbors. The Proposed Project would be designed to adhere to these lighting standards, and demonstration of compliance would be required prior to the issuance of a building permit. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## II. AGRICULTURE AND FORESTRY RESOURCES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

(Check ☐ if project is located in the Important Farmlands Overlay):

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map *NR-5 Agricultural Resources*; California Department of Conservation, California Important Farmland Finder

**Impact Analysis**

a) *Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**No Impact.** The California Department of Conservation does not designate the Project Site as Prime, Unique, or Grazing farmland, or considered Farmland of Statewide or Local Importance, according to the Farmland Mapping and Monitoring Program.[1]The Project Site is not designated as agricultural, according to the Policy Plan. The Proposed Project would not convert Prime or Unique Farmland, or Farmland of Statewide or Local Importance. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*b) Conflict with existing zoning for agricultural use or a Williamson Act contract?*

**No Impact.** According to Policy Plan map NR-5 *Agricultural Resources,* the Project Site is not identified as a part of a Williamson Contract.[2] The Project Site is not designated as agricultural, according to the Policy Plan. The Proposed Project would not result in conflicts with existing zoning for agriculture use, or a Williamson Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No Impact.** The Project Site consists of an operational airfield and vacant desert land which has never been designated as forest land or timberland. Development of the Proposed Project would not result in rezoning of forest land as no forest land occurs within or surrounding the Project Site. The project would also not conflict with existing zoning for, or cause rezoning of timberland, or forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*d) Result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** The Project Site is a fully operational airfield on approximately 800 acres in the high desert of San Bernardino County California. The Project Site and surrounding vicinity consists of vegetation that belongs to the Joshua Tree Woodland Plant Community, featuring creosote bushes (*Larrea tridentata*), brittlebrush (*Encelia farinosa*), and other small grasses and shrubs as well as its namesake Joshua trees (*Yucca brevifolia*). There is no forest land on the Project Site or in the vicinity. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

[1] https://maps.conservation.ca.gov/dlrp/ciff/ accessed March 10, 2025.
[2] NR-5 Agricultural Resources accessed March 10, 2025

*e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** The Proposed Project will not involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to a non-agricultural use, because the site is currently not used for agricultural purposes. No adverse impacts are identified or are anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## III. AIR QUALITY

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Mojave Desert Air Quality Management Plan (MDAQMD); *CalEEMod 2022*, July 8, 2025, Lilburn Corporation; (Appendix A); *Transportation Generation Analysis*, July 8, 2025, Ganddini Group (Appendix H-1)

### Impact Analysis

*a) Conflict with or obstruct implementation of the applicable air quality plan?*

**Less than Significant Impact.** The Project Site is in San Bernardino County within the Mojave Desert Air Basin (MDAB). The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains throughout the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in southern California by differential heating are channeled through the MDAB. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The MDAB is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley).

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone ($O_3$), carbon monoxide (CO), nitrogen dioxide ($NO_2$), sulfur dioxide ($SO_2$), respirable particulate matter ($PM_{10}$), fine particulate matter ($PM_{2.5}$), and lead (Pb).

For areas within the State that have not attained air quality standards, the California Air Resources Board (CARB) works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards. The local air district with jurisdiction over the Project Site is the Mojave Desert Air Quality Management District (MDAQMD).

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the MDAB. Regional AQAPs were adopted in 1991, 1994, and 1997. The following the State Implementation Plan (SIP) and AQAP are the currently approved plans for the Basin region:

- 1997 SIP for $O_3$, $PM_{10}$, and $NO_2$
- 1995 Mojave Desert Planning Area Federal PM10 Attainment Plan; no formal action by the USEPA.

The MDAQMD completed the 2004 Ozone Attainment Plan (State and federal) in April 2004, which was approved by the USEPA. The most recent update to the Federal Ozone Plan took place in January 2023. On January 23, 2023, the 70-ppb federal 8-hour ozone standard was adopted. According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

The federal Clean Air Act and California Clean Air Act were established in an effort to assure that acceptable levels of air quality are maintained. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The ambient air quality standards establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe for the public. Areas that meet the standards are designated attainment and if found to be in violation of primary standards are designated as nonattainment areas.

The EPA and the CARB have designated portions of the MDAQMD as nonattainment for a variety of pollutants, and some of those designations have an associated classification. **Table 3** lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

**Table 3:**
**State and Federal Air Quality**
**Designations and Classifications**

| Ambient Air Quality Standard | Status |
|---|---|
| Eight-hour Ozone (Federal 70 ppb (2015)) | Expected Non-attainment; to be determined. |
| Ozone (State) | Non-attainment; classified Moderate |
| $PM_{10}$ (24-hour Federal) | Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassifiable/attainment) |
| $PM_{2.5}$ (Annual Federal) | Unclassified/attainment |
| $PM_{2.5}$ (24-hour Federal) | Unclassified/attainment |
| $PM_{2.5}$ (State) | Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment) |
| $PM_{10}$ (State) | Non-attainment |
| Carbon Monoxide (State and Federal) | Unclassifiable/Attainment |
| Nitrogen Dioxide (State and Federal) | Unclassifiable/Attainment |
| Sulfur Dioxide (State and Federal) | Attainment/unclassified |
| Lead (State and Federal) | Unclassifiable/Attainment |
| Particulate Sulfate (State) | Attainment |
| Hydrogen Sulfide (State) | Unclassified (Searles Valley Planning Area is non-attainment) |
| Visibility Reducing Particles (State) | Unclassified |

The MDAQMD acknowledges that strict consistency with all aspects of the Attainment Plan is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the Attainment Plan if it furthers one or more policies and does not obstruct other policies.

Generally, compliance with MDAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching Attainment Plan air pollution reduction strategies. Project support of these strategies promotes timely attainment of Attainment Plan air quality standards and would bring the project into conformance with the Attainment Plan. As shown below, the Proposed Project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operations. Therefore, the Proposed Project is not anticipated to exceed the Attainment Plan assumptions for the Project Site and is found to be consistent with the Attainment Plan for the second criterion. Based on the above, the Proposed Project would not conflict with implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

**Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022 (see

Appendix A). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required for dust control and nuisance during construction.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions and toxic air contaminant emissions. The Proposed Project has been anticipated in the modeling to start construction no sooner than January 2026 and be operational in 2027. Demolition activities associated with existing improvements on-site were included in the modeling. The resulting maximum emissions generated by construction of the Proposed Project are shown in **Table 4**, below.

**Table 4:**
**Construction Emissions Summary**
**(Pounds per Day)**

| Equipment | ROG | $NO_X$ | CO | $SO_2$ | $PM_{10}$ | $PM_{2.5}$ |
|---|---|---|---|---|---|---|
| *Summer-Daily Max* | | | | | | |
| 2026 | 1.42 | 10.9 | 18.4 | 0.03 | 1.48 | 0.62 |
| *Winter-Daily Max* | | | | | | |
| 2026 | 3.22 | 29.2 | 29.7 | 0.05 | 9.14 | 5.14 |
| 2027 | 4.2 | 10.5 | 16.4 | 0.03 | 1.43 | 0.58 |
| MDAQMD Threshold (lbs/day)[3] | **137** | **137** | **548** | **137** | **82** | **65** |
| **Significant** | **No** | **No** | **No** | **No** | **No** | **No** |

Source: CalEEMod 2022.

As shown in **Table 4**, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. The Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.

*Compliance with MDAQMD Rules 402 and 403*

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates ($PM_{10}$ and $PM_{2.5}$).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following BACMs and BACTs:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

[3] MDAQMD CEQA Guidelines. Rules & Regulations | Mojave Desert Air Quality Management District (ca.gov),Accessed on July 22, 2024

a) The Project Proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

a) All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.

b) The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the Transportation Generation Analysis (Appendix H-1). The study shows the existing facility-generated AM and PM peak hour classification counts for the typical weekday trip generation rates based on the square footage of the existing General Atomics facility (see **Table 5**).

The Proposed Project trip generation forecast based on average rates for the general aviation expansion determined from the counts at the existing facility at the site are shown in **Table 6**. Accordingly, the Proposed Project is forecast to generate approximately 542 daily trips, including 30 trips during the AM peak hour and 63 trips during the PM peak hour.

**Table 5:**
**Existing Facility Trip Generation**

| Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily |
|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | Volume |
| Passenger Car | 14 | 1 | 18 | 3 | 16 | 46 | 332 |
| Light Truck – 2 axle | 4 | 3 | 8 | 0 | 3 | 12 | 164 |
| Medium Truck – 3 axle | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heavy Truck (4+ axle) | 1 | 1 | 2 | 0 | 0 | 0 | 2 |
| Subtotal Trucks | 5 | 4 | 10 | 0 | 3 | 12 | 166 |
| **Total Trips** | **19** | **5** | **28** | **3** | **19** | **58** | **498** |

**Table 6:**
**Proposed Project Trip Generation Forecast**

| Land Use | AM Peak Hour | | | PM Peak Hour | | | Daily |
|---|---|---|---|---|---|---|---|
| | In | Out | Total | In | Out | Total | Volume |
| Passenger Car | 16 | 3 | 19 | 3 | 47 | 50 | 362 |
| Light Truck – 2 axle | 5 | 4 | 9 | 0 | 13 | 13 | 178 |
| Medium Truck – 3 axle | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heavy Truck (4+ axle) | 2 | 0 | 2 | 0 | 0 | 0 | 2 |
| Subtotal Trucks | 7 | 4 | 11 | 0 | 13 | 13 | 180 |
| **Total Trips** | **23** | **7** | **30** | **3** | **60** | **63** | **542** |

Emissions associated with the Proposed Project's estimated total daily trips were modeled to represent summer and winter operational emissions, respectively. The model results are shown in Tables 7 and 8.

**Table 7:**
**Summer Operational Emissions Summary**
**(Pounds per Day)**

| Source | ROG | $NO_X$ | CO | $SO_2$ | $PM_{10}$ | $PM_{2.5}$ |
|---|---|---|---|---|---|---|
| Mobile | 1.29 | 5.54 | 17.5 | 0.06 | 6.08 | 1.63 |
| Area | 4.73 | 0.06 | 6.85 | <0.005 | 0.01 | 0.01 |
| Energy | 0.10 | 1.81 | 1.52 | 0.01 | 0.14 | 0.14 |
| **Totals (lbs./day)** | **6.13** | **7.41** | **25.8** | **0.08** | **6.23** | **1.78** |
| MDAQMD Threshold | 137 | 137 | 548 | 137 | 82 | 65 |
| **Significance** | **No** | **No** | **No** | **No** | **No** | **No** |

Source: CalEEMod.2022.1.1.29 Summer Emissions.

**Table 8:**
**Winter Operational Emissions Summary**
**(Pounds per Day)**

| Source | ROG | $NO_X$ | CO | $SO_2$ | $PM_{10}$ | $PM_{2.5}$ |
|---|---|---|---|---|---|---|
| Mobile | 1.18 | 5.86 | 13.7 | 0.06 | 6.08 | 1.63 |
| Area | 3.61 | - | - | - | - | - |
| Energy | 0.10 | 1.81 | 1.52 | 0.01 | 0.14 | 0.14 |
| **Totals (lbs./day)** | **4.89** | **7.67** | **15.2** | **0.07** | **6.22** | **1.77** |
| MDAQMD Threshold | 137 | 137 | 548 | 137 | 82 | 65 |
| **Significance** | **No** | **No** | **No** | **No** | **No** | **No** |

Source: CalEEMod.2022.1.1.29 Winter Emissions.

As shown in **Table 7** and **Table 8**, the Proposed Project summer and winter operational emissions do not exceed MDAQMD thresholds. Overall, the Proposed Project does not exceed applicable MDAQMD regional thresholds either during construction or operational activities. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*c) Expose sensitive receptors to substantial pollutant concentrations?*

**Less than Significant Impact.** The Proposed Project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the MDAQMD.

Additionally, Project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"). The nearest sensitive receptor to the area of Project disturbance is approximately 1.2 miles to the southwest. Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

**Less than Significant Impact.** The Project consists of constructing a new 118,020 square foot hangar building for assembly and housing of unmanned aircraft, a 19,512 square foot Ground Control building for training and testing systems, and a 20,000 square foot Stockroom building on approximately 20-acres of the 77-acre parcel, alongside an existing 140,000 square foot hangar building (including accessory structures). The Project operations are not associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements including compliance with MDAQMD Rules 402 and 403 would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with San Bernardino County Development Code Division 3 Development Standards and solid waste regulations to prevent occurrences of public nuisances. There would be no residential uses or other sensitive receptors that could be adversely affected by operational odors in the vicinity of the Project Site. Therefore, odors associated with the Proposed Project would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## IV. BIOLOGICAL RESOURCES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☒ | ☐ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

☐ Check if project is located in the Biological Resources Overlay or Contains habitat for any species listed in the California Natural Diversity Database

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; *Biological Resources Assessment, Jurisdictional Delineation, and Native Plant Protection Plan,* April 2025, Jennings Environmental, Inc. (Appendix B)

**Regulatory Framework**

**Federal Endangered Species Act**

Administered by the United States Fish and Wildlife Service (USFWS), the federal Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their

habitats) that are identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a 'take' under the ESA. Section 9(a) of the ESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." 'Harm' and 'harass' are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species' behavioral patterns.

The USFWS identifies critical habitat for endangered and threatened species. Critical habitat is defined as areas of land that are considered necessary for endangered or threatened species to recover. The goal is to restore healthy populations of listed species within their native habitat so they can be removed from the list of threatened or endangered species. Once an area is designated as critical habitat pursuant to the federal ESA, all federal agencies must consult with the USFWS to ensure that any action they authorize, fund, or carry out is not likely to result in destruction or adverse modification of the critical habitat. There is no critical habitat designated in the study area.[4]

### Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA; 16 U.S. Code Sections 703-711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds. The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others (including those that are not sensitive). Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a "take." The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country and is enforced in the United States by the USFWS. In 1962 it was updated to address how Native American tribes can collect feathers from protected birds for religious ceremonies (a practice otherwise banned by the MBTA). As a general/standard condition, the project must comply with the MBTA.

### California Endangered Species Act

The California ESA is like the federal ESA in that it contains a process for listing of species and regulating potential impacts to listed species. California ESA Section 2081 authorizes the CDFW to require an Incidental Take Permit (ITP) for the take of listed species for scientific, educational, or management purposes.

### Native Plant Protection Act

The Native Plant Protection Act (NPPA) enacted a process by which native plants are listed as rare or endangered. The NPPA regulates the collection, transport, and commerce of listed plants. Plants listed as rare under NPPA were also designated rare under the California ESA.

### California Fish and Wildlife Code 1600-1616

California Fish and Game Code Sections 1600 through 1616 require a CDFW agreement for projects affecting riparian and wetland habitats through issuance of a Streambed Alteration Agreement (SAA).

[4] Study area includes the Project disturbance area with an additional 50 foot buffer zone.

### California Fish and Wildlife Code 3503

Pursuant to California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by California Fish and Game Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA.

### California Natural Communities Conservation Planning Act

CDFW's Natural Community Conservation Planning (NCCP) program is an unprecedented effort by the State of California, and numerous private and public partners, that takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. The NCCP program began in 1991 as a cooperative effort to protect habitats and species.

An NCCP identifies and provides for the regional protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. Working with landowners, environmental organizations, and other interested parties, a local agency oversees the numerous activities that compose the development of an NCCP. CDFW and the U.S. Fish and Wildlife Service provide the necessary support, direction, and guidance to NCCP participants.

There are currently 17 approved NCCPs (including 6 subarea plans) and more than six NCCPs in various stages of planning (includes one subarea plan), which together cover more than 8 million acres and will provide conservation for nearly 400 special status species and a wide diversity of natural community types throughout California. The Project Site does not currently fall under a NCCP program.

### California Native Plant Act

The California Native Plant Act was passed in 1981 to protect non-listed California desert native plants from unlawful harvesting on both public and privately owned lands. Harvest, transport, sale, or possession of specific native desert plants is prohibited unless a person has a valid permit. The following plants are under the protection of the California Desert Native Plants Act:

- Dalea spinosa (smoketree)
- All species of the genus Prosopis (mesquites)
- All species of the family Agavaceae (century plants, nolinas, yuccas)
- Creosote Rings, ten feet in diameter or greater
- All Joshua Trees

The Project would be required to comply with the San Bernardino County Desert Native Plant Protection Ordinance. The removal of any trees listed under Section 88.01.060 would be required to comply with Section 88.01.050, which requires the Project applicant to apply for a tree or Plant Removal Permit prior to removal from the Project Site.

The Proposed Project Site does not contain any other species (other than western Joshua tree) that are protected species under San Bernardino County Development Code § 88.01.060 and the California Desert Native Plant Act. Because protections for the western Joshua tree are covered

under the western Joshua tree act, the Project is considered in compliance with the San Bernardino County Development Code and the Desert Native Plant Act.

**Impact Analysis**

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

**Less than Significant Impact with Mitigation Incorporated.** A Biological Resources Assessment, Jurisdictional Delineation, and Native Plant Protection Plan (BRA) was prepared for the Proposed Project by Jennings Environmental, Inc. April 2025 (see Appendix B). Jennings Environmental, Inc. (Jennings) conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the Project Site. The BRA addresses the potential effects of the Proposed Project on designated critical habitats and/or any species currently listed or candidate for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA), as well as species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS).

Following the data review, surveys were performed on March 18, 2025, during which the biological resources on the Project Site and in the surrounding areas were documented. As part of surveys, the property and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The property was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

*Special Status Species:*

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys.

*Joshua Trees:* All Joshua trees (eastern and western) are protected under the San Bernardino County Desert Native Plant Protection Ordinance. According to the San Bernardino Development Code *Section 88.01.060 Desert Native Plant Protection* the removal of any Eastern Joshua trees would be required to comply with *Section 88.01.050 Native Tree or Plant Removal Permits*, which requires the applicant to obtain a Tree or Plant Removal Permit prior to the removal of any Eastern Joshua trees from the Project Site.

The Joshua trees on the Project Site are western Joshua trees *(Yucca brevifolia)*. According to the western Joshua tree census taken by Jennings, there are 19 western Joshua trees present onsite, with 15 dead trees and 4 living trees. Therefore, the Proposed Project would result in impacts to western Joshua trees within the Project boundary which will require a Western Joshua Tree Conservation Act Incidental Take Permit (ITP) from CDFW. The ITP will need to detail all impacts on the species and what alternative relocation plans are proposed. Additionally, the ITP will require mitigation for the loss of individual trees. With implementation of recommended mitigation in compliance with the Western Joshua Tree Conservation Act ITP from CDFW, there would be a less than significant impact.

*b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

**No Impact**. The Project area was also surveyed with 100 percent visual coverage and no definable bed or bank features exist on the Project Site. As such, the subject parcel does not contain any riparian areas under CDFW or Army Corps jurisdiction. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

*c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** *Jurisdictional Features:* The following sources were reviewed to determine the potential presence of jurisdictional streams/drainages, wetlands, and their location within the watersheds associated with the Project Site, and other features that might contribute to federal or state jurisdictional authority located within watersheds associated with the Project Site:

- National Wetlands Inventory (NWI) maps.[5] The NWI database indicates potential wetland areas based on changes in vegetation patterns as observed from satellite imagery. This database is used as a preliminary indicator of wetland habitats because the satellite data re not precise.;
- USGS National Hydrography Dataset (NHD) provides the locations of blue-line streams as mapped on 7.5-Minute Topographic Map coverage.
- Aerial Imagery (Google Earth);
- USGS 7.5-Minute Topographic Maps; and
- Natural Resources conservation Service (NRCS) Soil Survey.

The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 of the Clean Water Act (CWA). While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act.

The Proposed Project would have no impact on federally protected wetlands as defined by Section 404 of the CWA. The Project Site was surveyed with 100 percent visual coverage and no drainage features were present that met the definition for WOUS. As such, the subject parcel does not contain any wetlands, WOUS., or Waters of the State.

*d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**Less than Significant Impact.** Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors provide opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat areas. Adequate cover is essential for a corridor to function as a wildlife movement area. Wildlife corridors allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

[5] USFWS 2018b

According to the California Essential Habitat Connectivity Project, the Project Site is not mapped within an area for wildlife movement. Additionally, the site is not within a wildlife linkage as mapped by Mojave Desert Land Trust. Therefore, the Proposed Project will have a less than significant impact on any current wildlife corridors or habitat conservation plans.

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**Less than Significant Impact with Mitigation Incorporated.** As stated above, all Joshua trees are also protected under the San Bernardino County Desert Native Plant Protection Ordinance. According to the San Bernardino Development Code *Section 88.01.060 Desert Native Plant Protection* the removal of any Western Joshua trees would be required to comply with *Section 88.01.050 Native Tree or Plant Removal Permits*, which requires the applicant to obtain a Tree or Plant Removal Permit prior to the removal of any Joshua trees from the Project Site. With implementation of recommended mitigation, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** According to the BRA, the Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (August 2023).[6] No impacts are identified or are anticipated, and no mitigation measures are required.

**Mitigation Measures:**

**BIO-1:** A Western Joshua Tree Conservation Act Incidental Take Permit Western Joshua Tree Conservation Act Incidental Take Permit (ITP) will be required from the CDFW for the removal of western Joshua trees. The ITP will need to detail all impacts on the species and what alternative relocation plans are proposed. Additionally, the ITP will require mitigation for the loss of individual trees.

**BIO-2:** Per the San Bernardino County Development Code *Section 88.01.060 Desert Native Plant Protection* the removal of any Joshua trees (eastern and western) would be required to comply with *Section 88.01.050 Native Tree or Plant Removal Permits*. Applicant shall obtain a Tree or Plant Removal Permit prior to the removal of any Joshua trees from the Project Site.

**BIO-3:** Nesting Birds: Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, the following mitigation measure should be implemented. Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and

[6] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed April 4, 2025.

expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

**Possible significant adverse impacts have been identified and may occur therefore compliance with Mitigation Measures BIO-1, BIO-2 and BIO-3, would reduce possible impacts to a less than significant level.**

## V. CULTURAL RESOURCES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change I the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |

(Check if project is located in the Cultural ☐ overlays or cite results of cultural resource review)

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; *Cultural Resources Study for the General Atomics Aeronautical Systems Project,* June 27, 2025, BFSA Environmental Services, a Perennial Company. (Appendix C)

**Impact Analysis**

BFSA Environmental prepared the *Cultural Resources Study for the General Atomics Aeronautical Systems Project*. The purpose of this investigation was to locate and record any cultural resources within the project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process, conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project includes an archaeological records search conducted at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity.

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination.

*a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

**Less than Significant Impact.** Historic land use data was compiled by BFSA through institutional records search, archival research, an intensive cultural resource survey of the approximately 20-acre disturbance area of the 77-acre parcel, and the preparation of a technical report.

According to CEQA (§ 15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2. The significance of an historical resource is materially impaired when a project:
    a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
    b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
    c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources (CRHR) as determined by a lead agency for purposes of CEQA.

While the existing airfield facility has been in operation since the 1940s, the Project site located in the northeastern portion of the airfield contains several buildings and ancillary structures constructed between 2018 and 2020 as part of the facility expansion. The structures on the Project site are less than 50 years old and therefore are not considered a historical resource under CEQA Guideline §15064.5.

A cultural resources survey and records search confirmed no built historic resources are present within the Project site. The records search identified three prehistoric isolates (P-36-031712, P-36-031713, and P-36-032708), which have been reburied in the southeast corner of the Project site. However, these resources will not be impacted by the proposed development, which is concentrated within the northwest portion of the project. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource, and impacts would be less than significant.

*b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

**Less than Significant Impact with Mitigation Incorporated.** The cultural resources assessment for the General Atomic Aeronautical Systems Project has determined that no significant cultural resources are present on the property. Previous cultural studies indicate that the northern half of the subject property and portions of the southern half have been previously monitored and tested for subsurface archaeological deposits by CRM TECH. During monitoring and a supplementary survey, four cultural resources (SBR-31,711H, P-36-031712, P-36-031713, and P-36-032708) were recovered from the ground surface and recorded within the subject property. However, all four resources were evaluated as not significant or California Register of Historic Resources (CRHR)-eligible. Further, Site SBR-31,711H is recorded as a historic trash scatter and appears to have been removed during the grading of the property between 2017 and 2020. P-36-031712, P-36-031713, and P-36-032708 are all prehistoric isolates that were buried approximately 10 feet below the ground surface in the southeast corner of the property and will not be impacted by the proposed development. As such, the Proposed Project will not adversely

impact any known cultural resources. However, the Proposed Project has the potential to adversely impact unknown cultural resources.

**Mitigation Measures:**

**CUL-1:** If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and shall be reported to the County.

*Sacred Lands File Search (SLF)*

BFSA also requested a SLF search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within the project vicinity. This request is not part of Assembly Bill 52 Native American consultation. The SLF search was returned with negative results.

Based upon the findings of the cultural resources assessment, there is little to no potential to encounter any significant cultural resources during the development of this property; therefore, mitigation monitoring is not recommended. However, if any cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery should cease, and a qualified archaeologist should be consulted to determine if further mitigation measures are warranted. Mitigation measure **CUL-1** would reduce impacts to a less than significant level.

*c) Disturb any human remains, including those interred outside of formal cemeteries?*

**Less than Significant Impact.** Land Disturbance and Construction activities could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. California state law (California Health & Safety Code 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless of if the remains are modern or archaeological.

**Possible significant adverse impacts have been identified or anticipated and therefore Mitigation Measure CUL-1 is required to reduce impacts resulting from inadvertent discoveries to a less than significant level.**

## VI. ENERGY

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; *General Atomics Energy Data*, May 9, 2025, Lilburn Corporation.

**Regulatory Framework**

**Building Energy Conservation Standards**

The California Energy Conservation and Development Commission (California Energy Commission) adopted 2022 Title 24, Part 6, of the California Code of Regulations and Energy Conservation Standards for new residential and nonresidential buildings. Buildings whose permit applications are submitted on or after January 1, 2023, must comply with the 2022 Energy Code. Title 24 ensures building designs conserve energy. The requirements allow for opportunities to incorporate updates of new energy efficiency technologies and methods into new developments.[7]

**Senate Bill 350**

Senate Bill (SB) 350 was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.[8]

**Senate Bill 100**

Senate Bill 100 (SB 100) was signed into law in September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.[9]

[7] California Energy Commission. 2022 Building Energy Efficiency Standards Accessed May 12, 2025.
[8] Clean Energy and Pollution Reduction Act - SB 350 (ca.gov)
[9] SB 100 Joint Agency Report (ca.gov)

**Impact Analysis**

*a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?*

**Less Than Significant Impact.**

Electricity used for the Project during construction and operations would be provided by Southern California Edison, which serves more than 15 million customers. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. Natural gas would be provided to the Project by Southern California Gas (SoCalGas). Project-related vehicle trip energy consumption will be predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to Project patrons and employees via commercial outlets.

*Construction*

There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Project construction is required to comply with applicable California Air Resources Board (CARB) regulations regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, Section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

**Fuel**

During the construction of the Proposed Project, transportation energy consumption would be dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod 2022 (see Appendix A), **Table 9** and **Table 10** show the modeled fuel consumption for all construction activities as demonstrated in Appendix D. *Note the CalEEMod output is extremely conservative for fuel and water consumption.*

**Table 9** shows that all construction equipment for all construction phases would be anticipated to utilize 33,155.52 gallons of fuel.

**Table 9**
**Construction Equipment Fuel Consumption Estimates**

| Phase | Number of Days | Offroad Equipment Type | Amount | Hours / Day | Horsepower | Load Factor | Total Fuel Consumption (gal diesel fuel)[10] |
|---|---|---|---|---|---|---|---|
| Site Preparation | 10 | Rubber Tired Dozer | 3 | 8 | 367 | 0.40 | 1863.77 |
| | 10 | Tractors/Loaders/ Backhoes | 4 | 8 | 84 | 0.37 | 584.80 |
| Grading | 20 | Graders | 1 | 8 | 148 | 0.41 | 513.60 |
| | 20 | Excavators | 1 | 8 | 36 | 0.38 | 115.79 |
| | 20 | Rubber Tired Dozer | 1 | 8 | 367 | 0.4 | 1242.52 |
| | 20 | Tractors/Loaders/ Backhoes | 3 | 8 | 84 | 0.37 | 877.20 |
| Building Construction | 230 | Cranes | 1 | 7 | 367 | 0.29 | 9064.54 |
| | 230 | Forklifts | 3 | 8 | 82 | 0.2 | 5323.05 |
| | 230 | Generator Sets | 1 | 8 | 14 | 0.74 | 1120.87 |
| | 230 | Tractors/Loaders/ Backhoes | 3 | 7 | 84 | 0.37 | 8826.84 |
| | 230 | Welders | 1 | 8 | 46 | 0.45 | 2239.57 |
| Paving | 20 | Pavers | 1 | 8 | 81 | 0.42 | 320.06 |
| | 20 | Paving Equipment | 2 | 8 | 89 | 0.36 | 452.15 |
| | 20 | Rollers | 2 | 8 | 36 | 0.38 | 193.05 |
| | 20 | Tractors/Loaders/ Backhoes | 1 | 8 | 84 | 0.37 | 292.40 |
| Architectural Coating | 20 | Air Compressors | 1 | 6 | 37 | 125.31 | 112.78 |
| | | | | | | Total Fuel Used in Gallons | **33,155.52** |

Source: CalEEMod 2022

Based on **Table 10** below, fuel consumption from construction worker trips for all phases of construction would be approximately 11,246.46 gallons and vendor (material delivery) trips is anticipated to be approximately 7,291.62 gallons.

Construction worker, vendor, and hauling truck fuel consumption values are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single event" diesel and gasoline fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the additional use of energy supplies or the construction of new infrastructure.

[10] United States Environmental Protection Agency. 2018. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b. July 2018. Available at: https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf

**Table 10**
**Construction Trips Fuel Consumption Estimates**

| Worker Trips | | | | |
|---|---|---|---|---|
| **Phase** | **Number of Days** | **Worker Trips/Day** | **Trip Length (miles)** | **Fuel Used (gallons)[1]** |
| Site Preparation | 10 | 17.5 | 18.5 | 138.75 |
| Grading | 20 | 15 | 18.5 | 231.25 |
| Building Construction | 230 | 66.1 | 18.5 | 10,460.21 |
| Paving | 20 | 15 | 18.5 | 231.25 |
| Architectural Coating | 20 | 13.2 | 18.5 | 185.00 |
| Total Construction Worker Fuel Consumption | | | | **11,246.46** |
| **Vendor Trips** | | | | |
| **Phase** | **Number of Days** | **Vendor Trips/Day** | **Trip Length (miles)** | **Fuel Used (gallons)** |
| Building Construction | 230 | 25.8 | 10.2 | 7,291.62 |
| | | | | |
| Total Construction Vendor Fuel Consumption | | | | **7,291.62** |

Source: CalEEMod 2022

*Operations*

Energy consumption in support of or related to Project operations would include transportation energy demands, mainly energy consumed by employee vehicles accessing the Project Site as well as facilities energy demands, including energy consumed by building operations and site maintenance activities.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The Proposed Project is required to comply with Title 24 standards, which require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The Proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. The County of San Bernardino would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency.

During the operation of the Proposed Project, fuel consumption would result from employee vehicle trips. Project vehicle miles traveled (VMT) were modeled with an automobile fuel efficiency of 24 miles per gallon and 7 miles per gallon. Due to the unpredictability of automotive fuel efficiencies throughout the operation of the Proposed Project, analyzing vehicles with a fuel efficiency ranging between 24 mpg and 7 mpg evaluates the Proposed Project's anticipated fuel consumption rates at a worst-case scenario setting. As a result, the Proposed Project would be

anticipated to utilize approximately 239,614 gallons of fuel per year based on the Project's additional employees[11] based on 2,597,111 miles driven annually **(see Table 11**).

Trip generation and VMT generated by the Proposed Project were considered less than significant. The Proposed Project does not include uses or operations that would inherently result in excessive or wasteful vehicle trips and VMT or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities.

**Table 11**
**Operational Fuel Consumption**

| Operational Trips | | | |
|---|---|---|---|
| | | | |
| **Use** | **Annual Miles** | **MPG** | **Total Gallons (50%)** |
| Industrial | 2,597,111 | 24 | 54,106.5 |
| | | | |
| | | **Total** | **54,106.5** |
| | | | |
| **Use** | **Annual Miles** | **MPG** | **Total Gallons (50%)** |
| Industrial | 2,597,111 | 7 | 185,507.9 |
| | | | |
| | | **Total** | **185,507.9** |
| | | **Grand Total** | **239,614.4** |

Source: Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022 defaults. United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf.

In 2022, San Bernardino County consumed approximately 915 million gallons of gasoline and 258 million gallons of diesel.[12] The increase in fuel demand from the Proposed Project would represent a 0.02% of the overall 2022 County fuel consumption.

The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of fuel resources, during project construction or operation.

### Electricity

Southern California Edison (SCE) provides electricity to the Project Site. Currently, the Project Site is a fully operational airfield facility. Further development of the facility would cause a permanent increase in demand for electricity when compared to existing conditions. The estimated electricity demand for the Proposed Project was estimated from CalEEMod modeling output to be approximately 1,320,975 kWh per year. Electricity consumption by planning area for

[11] *Transportation Screening Assessment (Scope for Traffic Study),* and *Trip Generation Analysis,* Ganddini Group, Inc. May 2, 2025 (Appendix H and Appendix H-1 respectively)
[12] California Energy Commission. https://www.energy.ca.gov/media/3874. Accessed August 7, 2024.

industrial use as determined by SCE was 17,353 million kWH (GWh) in the year 2022.[13] The increase in electricity demand from the Proposed Project would represent 0.000077 percent of the overall SCE industrial consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service.

**Natural Gas**

The estimated natural gas demand for the Proposed Project was estimated from CalEEMod modeling output to be approximately 5,939,727 kBTU per year which is equal to 59,397 therms. Natural Gas consumption for the SoCal Gas planning area was 1,645.9 million therms per year in 2022. That equates to 0.000036 percent of the natural gas consumption by planning area for an industrial use determined by the California Energy Commission for the Southern California Gas Company Planning area. The increase in natural gas demand from the Proposed Project would not significantly impact SoCal Gas's level of service.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

*b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

**No Impact.** The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

[13] California Energy Commission. 2022 Electricity Consumption by Planning Area. Accessed May 12, 2025.

## VII. GEOLOGY AND SOILS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury death involving? | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| ii. Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii. Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv. Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☒ | ☐ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

(Check if project is located in the Geologic Hazards ☐ or Paleontological Resources Overlay District ☐):

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; San Bernardino Countywide Plan. Hazards Element Map *HZ-1 Earthquake Fault Zones*. *Revised Geotechnical Report Update,* July 18, 2024, Merrell Johnson Geotechnical, Inc.(Appendix E); *Soil Investigation Report,* April 11, 2025, Merrell Johnson Geotechnical, Inc. (Appendix E-1); *Percolation Test Report*, April 1, 2025, Merrell Johnson Geotechnical, Inc. (Appendix E-2); *Paleontological Assessment for the General*

*Atomics Aeronautical Systems Project,* June 27, 2025, BFSA Environmental Services, a Perennial Company (Appendix F).

**Impact Analysis**

*a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

*I. Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
*II. Strong seismic ground shaking?*
*III. Seismic related ground failure, including liquefaction?*
*IV. Landslides?*

i) **Less than Significant Impact.** The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.[14] According to the San Bernardino County Policy Plan, Hazard Element Map *HZ-1 Earthquake Fault Zone*, the San Andreas Fault is located approximately 20 miles south, and the Helendale Fault is located approximately 25 miles east of the Project Site. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii) **Less Than Significant Impact.** No active faults pass through El Mirage.[15] As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. It is likely that during life expectancy of the structures built, moderate to severe ground shaking may have potential adverse effects on the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts due to seismic activity would be less than significant.

iii) **Less than Significant Impact**. Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soil loses shear strength due to ground shaking and behave as fluid. Based on the Standard Penetration Tests performed in the borings and considering a groundwater level at a depth of 21 feet, the data indicate that there could be a potential for liquefaction in the some of the unconsolidated alluvial deposits below a depth of about 24 feet. In addition, the fines content (percentage of particles smaller than the No. 200 sieve size) in some soil layers is below the limit generally considered to be resistant to liquefaction and the Liquid Limit and Plasticity Index are low. Consequently, there is a potential for liquefaction in some of the deeper layers of saturated sands in the event of a major earthquake. However, liquefaction of the layers of finer-grained soils

[14] San Bernardino Countywide Plan. HZ-1 Earthquake Fault Zones.
[15] San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-1 “Alquist-Priolo Fault Zones and County Fault Hazard Zones.

is not anticipated, and widespread surface settlement over a large area due to liquefaction is not likely. The report concluded that the Project Site is considered non-susceptible to seismically induced soils liquefaction. Therefore, less than significant impacts are identified or are anticipated, and no mitigation measures are required.

iv) **No Impact**. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides. Furthermore, the Project Site is in an area of relatively flat topography. The potential for seismically induced landslides to occur is considered low as there are no nearby hills or other features that would be susceptible to landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

*b) Result in substantial soil erosion or the loss of topsoil?*

**Less than Significant Impact.** Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, less significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less than Significant Impact.** The Project Site is relatively flat with no prominent geological features occurring on or within the vicinity of the Project Site. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Resistance to lateral loads will be provided by passive earth pressure against the faces of footings and other structural elements below grade, and by friction along the bases of footings and slabs. Passive earth pressure can be taken as 350 pounds per square foot (psf) per foot of depth. Base friction can be taken as 0.35 times the actual dead load. Base friction and passive earth pressure can be combined without reduction. Due to the Project Site being relatively level, the potential for seismically induced lateral ground spreading should be considered low. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**Less than Significant Impact**. Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. The potential for dynamically induced settlement of the granular soils is also very low. In addition, the soils have very low potential for expansion due to changes in moisture content. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

*e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**Less than Significant Impact.** On February 20, 2025, during the Soils Investigation conducted for this project, a 50-foot-deep exploratory boring was drilled where groundwater was encountered at approximately 43-feet below the existing ground surface. Additionally, the soils between the bottom of the leach lines and groundwater contain more than 15% fines.

The expansion and use of an existing of a septic system is proposed, the Percolation Test Report (Appendix E-2) documented the appropriate percolation test procedure as determined per the Local Agency Management Program (LAMP) and the Percolation Testing and Reporting Standards for Onsite Wastewater Treatment Systems by the San Bernadino County Public Health department.

Based on the site reconnaissance conducted by Merrell Johnosn Geotechnical, subsurface excavations, and review of published geologic maps, the area of the proposed expanded on-site effluent disposal system is favorable. The disposal field will be installed in natural soils consisting of silty sand (SM). This material is considered favorable, as defined in Section 3.1 of the County Standard, Reference B. Impacts are expected to be less than significant, and no mitigation measures are required.

*f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less than Significant Impact.** The Paleontological Assessment for the project (Appendix F) included a review of paleontological literature and fossil locality records in the area, a review of the underlying geology, and recommendations to mitigate impacts on potential paleontological resources, if necessary.

Paleontological resources are the remains of prehistoric life that have been preserved in the geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age (Society of Vertebrate Paleontology [SVP] 2010) but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat, for example. Fossils are considered a nonrenewable resource under state and local guidelines.

The degree of paleontological sensitivity of any particular area is based on a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether or not the original depositional environment of the sediments is one that might have been conducive to the accumulation of organic remains that may have become fossilized over time. Holocene alluvium is generally considered to be geologically too young to contain significant nonrenewable paleontological resources (i.e., fossils) and is thus typically assigned a low paleontological sensitivity.

BFSA personnel conducted a pedestrian survey of the 20-acre property on March 18, 2025. The field methodology employed included walking evenly spaced survey transects set approximately 20 meters apart while visually inspecting the ground surface. All potentially sensitive areas where paleontological resources might be located were closely inspected. Access was not granted to survey the tarmac, parking lot, or areas where the Airfield facility is actively operating in the

northeast portion of the project. However, the majority of this area was developed between 2018 and 2020 and contains little exposed natural ground.

The geology at the Project Site consists of Holocene-aged, young eolian and alluvial fan deposits mapped at the surface, composed of silty and clayey sand and sandy silts. These deposits have a low paleontological sensitivity. Grading is planned at 36 inches below the bottom of the proposed building foundations, which are slab-on-grade concrete pads. This depth is too shallow to reach any of the underlying alluvial sediments of the Sheep Creek fan or the deeper lacustrine sediments of ancient El Mirage Lake.

Paleontological monitoring is not recommended for the project, based on the summary above. However, if paleontological resources are discovered during excavation activities, a qualified paleontologist should be consulted to determine the significance of the discovery. Impacts are expected to be less than significant.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## VIII. GREENHOUSE GAS EMISSIONS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *CalEEMod 2022, AQ/GHG Detailed Report*, Lilburn Corporation, July 8, 2025 (Appendix A).

### Background

According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the "lead agency shall have discretion to determine, in the context of a particular project, whether to (1) quantify greenhouse gas emissions resulting from a project and/or (2) rely on a qualitative analysis or performance-based standards. Moreover, CEQA Guidelines section 15064.7(c) provides that "a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts" on the condition that "the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

San Bernardino County GHG Reduction Plan

The County adopted its first Greenhouse Gas Reduction Plan (GHGRP) in September 2011. The GHGRP provided the GHG emissions inventory for the year 2007, and target for reducing GHG emissions 15 percent below 2007 levels by 2020. The County has implemented strategies to reduce its GHG emissions identified in the 2011 GHGRP, which has helped the County meet its 2020 GHG reduction targets. Since the adoption of County's GHGRP, the State has enacted new climate change regulations, most notably the Senate Bill (SB) 32, which provides statewide targets to reduce GHG emissions to 40 percent below 1990 levels by 2030. To ensure conformity with the latest State climate change regulations, the County updated the 2011 GHGRP. The 2021 GHGRP Update serves as a comprehensive roadmap to outline strategies that the County will implement to continue achieving its GHG emissions reductions into the year 2030 and beyond, thereby ensuring sustainable and healthy growth.

GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process, the County will implement CEQA requiring new development projects to quantify project GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of $CO_2$ equivalent ($MTCO_2e$) per year is used to identify projects that require the use of Screening Tables or a Project-specific technical analysis to quantify and mitigate

Project emissions.[16] Note that the Mojave Desert Air Quality Management District (MDAQMD) has an annual threshold of 100,000 tons of Carbon Dioxide equivalent ($CO_2e$) per year.[17]

## Impact Analysis

*a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Less than Significant Impact.** Per CEQA guidelines, new project emissions are treated as standard emissions, and air quality impacts are evaluated for significance on an air basin or even at a neighborhood level. Greenhouse gas emissions are treated differently, in that the perspective is global, not local. Therefore, emissions for certain types of projects might not necessarily be considered as new emissions if the project is primarily population driven. Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated carbon dioxide ($CO_2$), methane ($CH_4$), and nitrous oxide ($N_2O$).

Implementation of the Emissions Reduction Plan is achieved through the DRP by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new developments are required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year is used to identify and mitigate Project emissions.

Greenhouse gas emissions were screened using CalEEMod version 2022. The emissions incorporate certain design reduction strategies. The CalEEMod outputs used to estimate construction and operational greenhouse gas emissions are provided in **Table 12** and **Table 13** below.

Construction activity for the Proposed Project was modeled to occur during the first quarter of 2026 and be operational in 2027. Based on the project's CalEEMod (version 2022) results, construction activity for the project would generate an estimated 481.4 metric tons of $CO_{2e}$ per year. Therefore, the Proposed Project's construction emissions would not exceed the 100,000 $MTCO_2e$ annual screening threshold defined by MDAQMD and would be consistent with the 3,000 MTCO2e threshold established in the San Bernardino County Greenhouse Gas Reduction Plan.

**Table 12**
**Greenhouse Gas Construction Emissions**
**(Metric Tons Per Year)**

| Source/Phase | $CO_2$ | $CH_4$ | $N_2O$ | Total |
|---|---|---|---|---|
| 2026 | 437 | 0.01 | 0.01 | 442 |
| 2027 | 60.0 | <0.005 | <0.005 | 60.6 |
| MDAQMD $MTCO_2e$ Thresholds | 100,000 | | | |
| SB County Threshold ($MTCO_2e$) | 3,000 | | | |
| **Total $MTCO_2e$** | **502.6** | | | |
| Amortized over 30 years | 16.75 | | | |
| Significant | **No** | | | |

[16] GHG Reduction Plan Update-Greenhouse Gas Reduction Plan Update - Adopted 9-21-2021.pdf (sbcounty.gov)
[17] MDAQMD CEQA Guidelines table 6 – p.9 February 2020 MDAQMD California Environmental Quality Act (CEQA) and Federal Conformity

The operational mobile emissions were calculated using the Trip Generation Analysis Impact prepared by Ganddini Group (Appendix H-1), which determined that the Proposed Project would generate approximately 542 total daily trips, with approximately 93 during AM and PM peak hours (see Table 6 in section III. Air Quality).

**Table 13**
**Greenhouse Gas Operational Emissions by Sector**
**(Metric Tons Per Year)**

| Equipment | $CO_2$ | $CH_4^*$ | $N_20$ |
|---|---|---|---|
| Mobile | 1,033 | 0.02 | 0.05 |
| Area | 2.30 | <0.005 | <0.005 |
| Energy | 594 | 0.05 | <0.005 |
| Waste | 17.4 | 1.74 | 0.0 |
| Water | 44.5 | 1.19 | 0.03 |
| Total Per Year ($MTCO_2e$) | 1,691 | 3.00 | 0.09 |
| **$MTCO_2e$ per Year** | **1,694.09** | | |
| MDAQMD Threshold ($MTCO_2e$) | 100,000 | | |
| SB County Threshold ($MTCO_2e$) | 3,000 | | |
| **Significant** | **No** | | |

As demonstrated, operations would not exceed the County's GHG thresholds. Therefore, Project operational activities are considered consistent with the County's Greenhouse Gas Emissions Reduction Plan. Impacts would be less than significant.

*b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less than Significant Impact.** According to the County of San Bernardino GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA are subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 $MTCO_2e$ per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG Reduction Plan also states that the 3,000 $MTCO_2e$ per year value was chosen as the medial value and is used in defining small projects that must include the performance standards but do not need to use the screening tables or alternative GHG mitigation analysis.

The Project's total operational GHG emissions do not exceed the County's screening threshold of 3,000 $MTCO_2e$ per year. Therefore, the Proposed Project is in compliance with the GHG Reduction Plan and impacts resulting from GHG emissions would be less than significant.

**No significant adverse impacts have been identified or anticipated, and no mitigation is required.**

## IX. HAZARDS AND HAZARDOUS MATERIALS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| g) Expose people or structures, either directly or indirectly, to a significant risk loss, injury or death involving wildland fires? | ☐ | ☐ | ☒ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

### Impact Analysis

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less than Significant Impact.** Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. San Bernardino County Fire Department and the County's Department of Environmental Health regulate the use of hazardous materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored on-site during construction activities, the Proposed Project would be required to comply

with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed Project's construction phase would not result in a significant impact. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Impacts from operations would be less than significant. Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. A less than significant impact is anticipated, and no mitigation measures are required.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Less than Significant Impact.** Through the construction process, any hazardous materials used on-site would be handled and stored in accordance with all Federal, State, and County regulations. The airfield facility would store and use various chemicals for routine maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Due to the quantities of hazardous materials being used and stored on-site would be minimal, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled, and stored in compliance with all Federal, State, and County regulations. Therefore, a less than significant impact is anticipated, and no mitigation measures are required.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**No Impact.** No existing or known proposed school is within a one-quarter mile of the Project Site. The nearest school is El Mirage School located at 19250 St. Anthony Avenue approximately 2.0 miles southwest of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**No Impact.** According to the California Department of Toxic Substances Control EnviroStor (accessed 4/17/2025), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[18] Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

**No Impact.** The Project Site is not within an airport safety review area or Airport Runway Protection Zone[19]. The Proposed Project is an expansion of the existing El Mirage facility operated

[18] EnviroStor. https://www.envirostor.dtsc.ca.gov/public/map/ . Accessed April 17, 2025.
[19] Countywide Plan Hazards Element Map HZ-9 Airport Safety and Planning Areas. Accessed April 17, 2025.

by General Atomics since 1985. The Project Site is not located within the vicinity of any other private or public airstrip. The nearest airport to the Project Site is Gray Butte Field, a private airfield approximately six (6) miles southwest. The Southern California Logistics Airport a public airport is located approximately eleven (11) miles southeast of the Project Site in the City of Victorville. The Project is not located within 2 miles of any neighboring public use airport. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. Project operations would not interfere with an adopted emergency response or evacuation plan. The driveway and main entrance to the facility at El Mirage Airport Road and Linson Road would be maintained for ingress/egress at all times. A secondary access road for emergency use only is located on the south property line and proceeds south in a north/south direction as Tanner Road with access to El Mirage Road. Therefore, a less than significant impact is anticipated, and no mitigation measures are required

*g) Expose people or structure, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**Less than Significant Impact.** The Project Site is an undeveloped portion of a largely developed facility surrounded by open desert. There are no intermixed wildland areas within the vicinity or adjacent to the Project Site. The Project Site is not located within a High or Very High Fire Hazard Severity Zone.[20] The Project Site is part of an existing airfield that includes a 1.2-mile-long dual runway, administrative buildings, classrooms, hangars and over fifty accessory structures surrounded by a majority of vacant parcels. and is located over twelve miles north of the nearest high fire hazard designated area[21].

Implementation of the Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires resulting in a less than significant impact and no mitigation is required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

[20] Countywide Plan Hazards Element Map HZ-5 Fire Hazard Severity Zones. Accessed April 17, 2025
[21] Countywide Plan Hazards Element Map HZ-5 Fire Hazard Severity Zones. Accessed April 17, 2025

## X. HYDROLOGY AND WATER QUALITY

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would? | | | | |
| I. Result in substantial erosion or siltation on – or off-site; | ☐ | ☐ | ☒ | ☐ |
| II. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on – or off-site; | ☐ | ☐ | ☒ | ☐ |
| III. Create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff; or | ☐ | ☐ | ☒ | ☐ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Preliminary Drainage Report for General Atomics: CGCS and Hangar Facility,* April 14, 2025, Kimley-Horn (Appendix G); *Revised Geotechnical Report Update*, July 18, 2024, Merrell Johnson Geotechnical, Inc. (Appendix E); Countywide Plan/Policy Plan Hazards Element, Map *HZ-4 Flood Hazards;* and *HZ-11 Wind Erosions Hazards*

### Impact Analysis

*a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

**Less than Significant Impact.** From the Geotechnical Report, groundwater is reported at a depth greater than 21 feet below ground surface. The potential for encountering groundwater within the anticipated relatively shallow excavations is minimal. There is a potential for minor amounts of water to enter open excavations because of direct rainfall and runoff. However, groundwater is not anticipated to be affected by the proposed development. The planned on-site wastewater disposal system would be utilized and maintained properly; is not anticipated to adversely impact

the site or adjacent properties. Compliance with San Bernardino County Development Code Standards would ensure that the Proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater.

Surface water was not observed during the site reconnaissance or investigation conducted as part of the Geotechnical Investigation (Appendix E). If encountered during earthwork construction, surface water on this Project Site would be the result of precipitation or possibly some minor surface run-off from immediately surrounding areas. Overall site drainage is generally in a northeasterly direction, as directed by site topography.

The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. Therefore, impacts would be less than significant, and no mitigation measures are required.

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**Less than Significant Impact.** According to the Geotechnical Investigation (Appendix E), Previous grading of a portion of the site for the 2017/2018 expansion stripped the original desert vegetation, constructed two retention basins, placed some localized areas of artificial fill (<2 feet), and densified the surficial soils. Based on the shallow soil data obtained from the recently excavated test pits and the deeper soil data obtained from borings drilled for a 2018 Hanger Building project located southeast of the Project Site, the Project Site is underlain by medium dense silty sand, sand with silt, and clayey sand. Below this depth, the site is underlain by alternating layers of silty sand, poorly graded sand with silt, and occasional thin layers of fat clay to the maximum depth explored, 51.5 feet. The moisture content tends to increase with depth.

Groundwater was encountered during Merrell Johnson's field exploration at a depth of approximately 43-feet below the existing ground surface.[22] Based on a review of information contained on the California Department of Water Resources, Water Data Library[23], and the USGS Water Resources of the United States, groundwater is reported at a depth of 21 feet below ground surface.[24] All new water wells will be required to adhere to the San Bernardino County Public Health Division of Environmental Health Services including the Desert Groundwater Management Ordinance (DGMO) County Ordinance 33.06551 et al.[25] to ensure that the system will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Less than significant adverse impacts are anticipated, and no mitigation measures are required.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would?*

*I. Result in substantial erosion or siltation on – or off-site;*

*II. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site;*

[22] General Atomics Drainage Report, Appendix G, p.4
[23] California Department of Water Resources Water Data Library Map
[24] Geotechnical Report, Appendix E, p.3
[25] Water Wells – Environmental Health Services (sbcounty.gov)

*III. Create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff; or*

*I.* **Less than Significant Impact.** The Proposed Project is within a High Erodibility Zone according to the County of San Bernardino Countywide Plan/Policy Plan Hazards Policy Map: *HZ-11 Wind Erosions Hazards*.[26] The Project Site is highly developed with an operating airfield and training Center. Any further conversion to paved surfaces would generally help to reduce the potential for soil erosion from the site during operation. Compliance with any required permitting and/or site-specific SWPPP, associated BMPs, and MDAQMD Rule 403, would reduce the Project's impacts related to soil erosion to less than significant. According to the Preliminary Drainage Report prepared by Kimley-Horn (Appendix G), the Proposed Project will not substantially alter the existing drainage pattern that would result in substantial erosion or siltation or runoff on- or off-site. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*II.* **Less than Significant Impact.** According to the Preliminary Drainage Report prepared by Kimley-Horn (Appendix G), the airfield expansion proposed does not include any storm drain structures but will rather be graded to sheet flow into the existing basin that serves the entire airfield facility. The development of the existing vacant site into the proposed development is not expected to result in a significant impact to downstream systems for storms up to the 100-year condition. The mitigated development discharges less stormwater flows than the existing site conditions.

Existing earthen channels, which are connected by existing culverts, collect and divert runoff into existing basins located within the El Mirage airfield limits. The Project proposes to discharge to the existing channel/basin located northwest of Project improvements. Based on the previously approved report prepared by Kimley-Horn and Associates Inc. (Kimley-Horn) on December 3rd, 2018, the existing "Channel and basin system is oversized by a volume of 1.38 acre-feet (ft)" (Kimley-Horn, 2018). Considering the 0.22 acre-ft of volume generated/required for the disturbed area in the 2018 improvements, the remaining channel/basin capacity is 1.16 acre-ft. The required mitigated volume for the project improvements was calculated to be 0.54 acre-ft. Since the basin has the capacity to store the additional volume from post-development conditions, the proposed development does not expect to cause a significant impact to downstream systems in the event of a 100-year design storm.

Therefore, the Proposed Project will not substantially alter the existing drainage pattern that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*III.* **Less than Significant Impact.** The Preliminary Drainage Report (Appendix G) finds that the existing channel/basin has an excess capacity of 1.16 acre-ft. The required mitigated volume for the project improvements was calculated to be 0.54 acre-ft. Since the basin has the capacity to store the additional volume from post-development conditions, the proposed development is not expected to cause a significant impact to downstream systems in the event of a 100-year design storm.

An existing stormwater detention system has been designed (see Preliminary Drainage Report, Appendix G) to detain flows from a 100-year event and reduce the release of stormwater off-site to match existing conditions. Further, the Proposed Project is not anticipated to create or

[26] San Bernardino County Policy Plan, Hazard Element *Map HZ-11 Wind Erosion Hazards*

contribute runoff water which would provide substantial additional sources of polluted runoff. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**No Impact.** As shown by San Bernardino County Hazards Element *Map HZ-4 Flood Hazards* – The Project Site is not located within Flood Plain Safety (FP) Overlay District or within a dam inundation area.[27] Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is not located in the immediate vicinity of a known large body of water or water storage facility and therefore impacts from potential seiches are not anticipated. Therefore, the Proposed Project is not anticipated to risk release of pollutants due to project inundation. No impacts are identified or are anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

[27] San Bernardino County Policy Plan; Hazards Element, *Maps HZ-4 Flood Hazards*

## XI. LAND USE AND PLANNING

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020

**Impact Analysis**

*a) Physically divide an established community?*

**No Impact.** The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The Proposed Project involves the construction and operation of three structures with a total of approximately 140,000 square feet as accessory to an existing airfield facility that has been operated by General Atomics since 1985. Therefore, implementation of the Proposed Project would not physically divide an established community, and no impacts would occur.

*b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less than Significant Impact.** The Proposed Project parcel currently has a Policy Plan land use designation of Rural Living (RL) and zoning of Rural Living (RL). With the adoption of the Policy Plan in 2020 the land use of the majority of the airfield facility (5 of the 7 parcels) was changed to General Industrial (GI). The two easternmost parcels that total 160 acres (where the Project Site is located) remained RL. However, the existing facility structures on those two parcels are considered legal non-conforming uses as accessory to the main facility and were allowed with approval of a previous CUP in 2018.

The Proposed Project's three structures are also accessory to the existing airfield facility that has been operated by General Atomics since 1985 and are considered legal non-conforming uses, allowed with approval of the current CUP application. Therefore, a Policy Plan land use designation amendment or zone change is not required. Thus, the Proposed Project would not conflict with any applicable land use plan, policy or regulation. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.**

## XII. MINERAL RESOURCES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☒ | ☐ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☒ | ☐ |

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map *NR-4 Mineral Resource Zones*

**Impact Analysis**

*a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**Less than Significant Impact**. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

- MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence;
- MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence;
- MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and
- MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The San Bernardino Countywide Plan Natural Resources Element Map NR-4 *Mineral Resource* Zones designates the Project Site as being located within MRZ-3. The Project Site has been used as an airfield since the early 1940's and has not previously been used for mineral extraction. As such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

*b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**Less than Significant Impact.** As discussed previously, the Project Site is within an MRZ zone within the County's Policy Plan. However, no mineral extraction activities occur on the site currently, or historically. The site has been developed as a private airfield for over 85 years. As

such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XIII. NOISE

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Generation of excessive groundborne vibration of groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Hazards Element, Map *HZ-9 Airport Safety & Planning*

### Impact Analysis

*a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Less than Significant Impact.** The Proposed Project consists of the construction and operation of three accessory structures to support an existing airfield that has been in existence on this site since the 1940s as Mirage Auxiliary No.3, and in operation under General Atomics since 1985. The facility operations include manufacturing, training, testing, and operating large, unmanned aircraft (drones).

The airfield facility is mainly surrounded by vacant desert land with the exception of one residence approximately 1.13 miles to the southeast of the proposed disturbance area and one residence approximately 1.2 miles to the southwest of the proposed disturbance area, one residence approximately 1.28 miles west of the disturbance area and one commercial operation (unconfirmed) adjacent to the south. The existing flight operations could affect any noise sensitive land uses within the area, as would adjacent roadways with the entering and exiting of employees at the single point of access on Linson Road and El Mirage Airport Road (see site plan) which is approximately 0.67 miles southeast of the aforementioned single-family residence. However, as proposed, the Project is being developed as accessory to a

use that has previously existed, and no ”neighboring inhabitant” is within 200 yards of the Project Site boundary.[28]

The Project is not expected to generate a substantial increase in ambient noise levels in the Project vicinity above levels existing or allowed without the Project. Potential noise impacts could occur if the Project associated mobile noise sources (such as aircraft) exceed interior noise standards of the Day Night Average Sound Level (Ldn (DNL)) or Community Noise Equivalent Level (CNEL) of 45 dBA and an exterior noise standard or CNEL of 60 dBA as stipulated in the San Bernardino Development Code and discussed in the San Bernardino Countywide Plan Draft PEIR [29]. The potential for an increase in noise levels may occur anywhere within the airfield’s traffic pattern and anywhere air traffic is below 500 feet.

Although the expansion of the facility would be expected to nominally increase noise in the immediate area of the project, it would not be expected to have a perceptible increase in ambient noise levels at any of the nearest existing sensitive uses (residential). The ambient noise levels in the area would not increase or violate the San Bernardino Development Code, or Countywide Plan Noise Element to a level that is higher than already exists due to the addition of the hangar, control building and stockroom buildings as proposed with this Project. Therefore, less than significant impacts would occur.

b) *Generation of excessive groundborne vibration of groundborne noise levels?*

**Less than Significant Impact.** County Development Code Section 83.01.090, Vibration, establishes standards for acceptable vibration levels: temporary construction, maintenance, repair, or demolition activities between 7 a.m. and 7 p.m. are exempt from this vibration limit, except on Sundays and federal holidays, when construction is prohibited. Potential impacts due to groundborne vibration or noise would be short-term and temporary during construction. Motor vehicle use during Project operation is also exempt from the County vibration standards. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** The airfield opened in 1942 as a satellite field for the Victorville AAF and was used as a training facility during World War II. After the war, the field was used as a civil airfield. From the 1980’s to present day, the El Mirage Field has been used by General Atomics as a private unmanned air vehicle flight test center. The Project is not located within an airport land use plan or located within two miles of a public use airport resulting in exposure to excessive noise levels to people residing in the area. Given the Projects remote location, there would be no impact.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

[28] Neighboring Inhabitant is defined as any individual residing within 200 yards of a property that is alleged to be the source of noise in violation of Chapter 7 of the San Bernardino County Development Code, CHAPTER 7: NOISE ABATEMENT AND CONTROL
[29] Countywide Draft PEIR p. 5.12-6 accessed March 12, 2025 Ch_05-12-N.pdf

## XIV. POPULATION AND HOUSING

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

### Impact Analysis

a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**No Impact.** As described previously, the Project Site consists of the construction and operation of three structures to support an existing airfield facility. The previous CUP for the hangar and accessory structures approved in 2018 accounted for 300 new employees. Approximately 150 were hired at that time. The new facilities will be used by existing and new employees resulting in a net zero increase of employees from what was previously analyzed. The Project will not induce population growth in the area either directly (as it does not propose new housing) or indirectly (it does not create a significant number of new jobs). No impact is expected.

b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The Proposed Project will be constructed on an established airfield facility that does not include or necessitate the construction or replacement of housing. Therefore, no impact would occur, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XV. PUBLIC SERVICES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i. Fire protection? | ☐ | ☐ | ☒ | ☐ |
| ii. Police protection? | ☐ | ☐ | ☒ | ☐ |
| iii. Schools? | ☐ | ☐ | ☐ | ☒ |
| iv. Recreation/Parks? | ☐ | ☐ | ☐ | ☒ |
| v. Other public facilities? | ☐ | ☐ | ☒ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020;

### Impact Analysis

*a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, Police protection, Schools, Recreation/Parks, Other public facilities?*

i. Fire Protection

**Less than Significant Impact.** According to the San Bernardino Countywide Plan, fire protection, and emergency medical service in the Project area are provided by the San Bernardino County Fire Department. The closest county fire stations are the El Mirage Fire station at 2925 El Mirage Road approximately 1 mile south of the Project Site and Adelanto Station #322 at 10370 Rancho Road Adelanto, CA., approximately 9.6 miles southeast of the Project Site. Increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary services increased associated with overall growth and development in the region. The Proposed Project would receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities.

ii. Police Protection

**Less than Significant Impact.** The San Bernardino County Sheriff Victor Valley Sheriff Station located at 11613 Bartlett Avenue Adelanto, CA., approximately 10 miles southeast of the Project Site, and Phelan Substation at 4050 Phelan Road Phelan, CA., approximately 13.5 miles south of the Project Site provides law enforcement services to the community of El Mirage, and several other communities including the City of Adelanto as well as surrounding unincorporated communities of the Victor Valley area. These patrol areas cover a wide range of mountainous and remote desert terrain, with heavy to sparsely populated rural and urban regions that also contain commercial and industrial areas with a population over 56,000 in the unincorporated areas and over 35,000 in the City of Adelanto.

Although an increase in employees would result from implementation of the Project, the need for law enforcement services from the Proposed Project would not be significant when compared to the current service levels of the San Bernardino County Sheriff Department and the relatively small size of the Proposed Project when compared to existing facility. The additional employees that are expected to be generated from the full operation of the Proposed Project would not require the construction or expansion of existing police facilities. Increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary services increased associated with overall growth and development in the region. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

iii. Schools

**No Impact.** The closest school to the Proposed Project is El Mirage School located approximately 2.75 miles southwest of the Project Site at 19250 Saint Anthony Avenue, Adelanto, CA within Adelanto School District that serves the El Mirage community. As the Proposed Project does not include housing, it is not expected that construction and operation of new school facilities would be necessary due to implementation of the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

iv. Parks

**No Impact.** The Proposed Project would not induce population growth thus would not create the need for the creation or expansion of recreation or park facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

v. Other Public Facilities

**Less than Significant Impact.** The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, or the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The Proposed Project would increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this Project. Therefore, less than significant impacts would occur.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XVI. RECREATION

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

### Impact Analysis

*a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**No Impact.** The Proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project will not generate any new residential units and the impacts to parks if any would be inconsequential. Therefore, there would be no impact from implementation of the Project that would result from the contribution to deterioration of parks and recreational facilities and no mitigation would be required.

*b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**No Impact.** The Proposed Project does not include recreational facilities nor will the Project result in an increased demand for recreational facilities. Therefore, the Proposed Project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. No impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XVII. TRANSPORTATION

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Transportation Screening Assessment (Scope for Traffic Study),* Ganddini Group, Inc. March 28, 2025. (Appendix H); *Trip Generation Analysis,* Ganddini Group, Inc. July 8, 2025. (Appendix H-1).

### Impact Analysis

*a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

**No Impact**. The remote location of the El Mirage Airfield is not a part of a program, plan or ordinance that addresses the circulation system of El Mirage. Regional access to the Project Site is provided by El Mirage Road to northbound El Mirage Airport Road to the facility at Linson Road. Key roadways providing local circulation include El Mirage Road, State Highway 18 (Pearblossom Highway) to the south, and Highway 395 to the east. There are no current or planned bicycle pathways in the project vicinity. There are also no existing sidewalks fronting the Project Site. The San Bernardino Countywide Plan does not include a plan or policy related to bikeways and trails in the vicinity of the Project Site. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated. Further, the Project Site is not within the service area of a public transportation system. Thus, there would be no conflict. No impact is expected, and no mitigation is required.

*b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Section 15064.3 subdivision (b) of the CEQA Guidelines describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized

travel. Except as provided in subdivision (b)(2), a project's effect on automobile delay shall not constitute a significant environmental impact.[30]

**Less Than Significant Impact.** The County TIS Guidelines identify screening criteria for certain types of projects that typically reduce vehicle miles traveled (VMT) and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the Project need only satisfy one of the following screening criteria:

- Local serving land uses
- Projects which generates less than net new 110 daily vehicle trips
- Projects located within a Transit Priority Area (TPA)
- Projects located within a low VMT area.

Local Serving Land Use Screening

The County TIS Guidelines lists the following projects that serve the local community, have the potential to reduce VMT, and thus are not required to complete a VMT assessment:

- Local-serving K-12 schools
- Local-serving retail less than 50,000 square feet
- Local parks
- Day care centers
- Local serving gas stations
- Local serving banks
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS.

The Proposed Project does not include any of the local serving land uses specified above; therefore, the project does not satisfy the "local servicing land use" screening criteria.

Trip Generation Based on Observed Counts

Since the proposed project is for aviation services in a rural area for a facility that uses a flex-hour work schedule to reduce employee trips during the peak hours, the trip generation rates for the Proposed Project were determined by vehicle counts conducted at the existing 144,610 square feet facility operated by the applicant. The 24-hour, bi-directional trip counts for a typical weekday with cars and truck classification by number of axles was conducted at the General Atomics driveway within the El Mirage Airport in April 2025 to document the number of trips generated by the existing General Atomics facility. Based on the observed classified trip counts, AM peak hour, PM peak hour and daily trip generation rates for the site were determined including passenger car and truck-trailer trips.

The existing trip generation based on observed counts which resulted in approximately 498 daily trips, including 28 trips during the AM peak hour and 58 trips during the PM peak hour.

[30] Association of Environmental Professional 2025 CEQA Statute and Guidelines Section 15064.3 (b).

Trip Generation Proposed Project

The Project trip generation was also calculated in terms of Passenger Car Equivalent (PCE) trips. Truck-trailer trips were converted to PCE trips based on the PCE factors as recommended in the County of San Bernardino Congestion Management Program: 1.5 for 2-axle light-duty trucks, 2.0 for 3-axle medium-duty trucks, and 3.0 for 4+-axle heavy-duty trucks and light-duty truck-trailer combinations. The Project trip generation forecast is based on average rates for the general aviation expansion determined from the counts at the existing facility at the site. The Proposed Project is forecast to generate approximately 542 daily trips, including 30 trips during the AM peak hour and 63 trips during the PM peak hour which is equivalent to 635 daily PCE trips, including 39 PCE trips during the AM peak hour and 70 PCE trips during the PM peak hour (see Appendix H-1).

The Proposed Project also satisfies the County-established level of service (LOS) screening criteria for projects generating fewer than 100 peak hour trips. Therefore, the Proposed Project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established LOS screening criteria. Less than significant impacts are expected, and no mitigation is required.

Transit Priority Area (TPA) Screening

Defined within the Trip Generation Analysis, a TPA is considered to be within one-half mile of a major transit stop or high-quality transit corridor.[31],[32] Projects located within may be presumed to result in a less than significant VMT impact, absent substantial evidence to the contrary. The County TIA Guidelines note that this screening criteria may not apply if the project has a floor area ratio (FAR) less than 0.75, the project is inconsistent with applicable Sustainable Communities Strategy, or the project constructs a smaller number of moderate or high-income residential units than the existing number of affordable residential units.

Based on a review of the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool, the Proposed Project is not located within a TPA; therefore, the TPA screening criteria is not met.

Low VMT Area Screening

As prescribed in the County TIA Guidelines, the SBCTA VMT Screening Tool was used to assess low VMT area screening for the project. The VMT Screening Tool was developed using the County travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the County transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

[31] A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with less than 20-minute headways during the peak commute hours (Pub. Resources Code, § 21064.3 and AB 2553).
[32] Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).

Based on the VMT Screening Tool results for the Project Site, located within TAZ 53891102, the baseline year (2025) VMT per worker for the Project TAZ is equal to 13.8, which is four percent (4%) or more below the County baseline (23.0 VMT per worker) or the threshold of 22.1 VMT per worker.

The Proposed Project satisfies the County-established vehicle miles traveled (VMT) screening criteria for projects located in a Low VMT area screening criteria. Therefore, preparation of a transportation impact study with vehicle miles VMT analysis is not warranted, and the proposed may be presumed to result in a less than significant VMT impact.

c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

**No Impact**. The Project will not substantially increase hazards due to a design feature or incompatible use. The Proposed use is the addition of a 118,020-hangar building and accessory structures for a total of approximately 157,532 sf on the portion of the airfield facility that has been developed and in operation since 2018. Necessary infrastructure including roads is already in place and will be utilized for the new Project. There are no incompatible uses proposed with the Project that would include alterations to traffic infrastructure and patterns. No impacts are identified or anticipated, and no mitigation measures are required.

d) *Result in inadequate emergency access?*

**Less than Significant Impact**. Primary access to the Project Site would be provided via a gated driveway entrance at Linson Road and El Mirage Airport Road. Internal roads will provide for a two-way path of travel with direct access to all buildings as well as paved vehicle parking areas throughout the Project Site. A secondary access road for emergency use only is located on the south property line and proceeds south in a north/south direction as Tanner Road with access to El Mirage Road. This was established under a previously approved CUP in 2018. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XVIII. TRIBAL CULTURAL RESOURCES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, lace, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☒ | ☐ | ☐ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☒ | ☐ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Cultural Resources Study for the General Atomics Aeronautical Systems Project,* June 27, 2025, BFSA Environmental Services, a Perennial Company. (Appendix C); *Paleontological Assessment for the General Atomics Aeronautical Systems Project,* June 27, 2025, BFSA Environmental Services, a Perennial Company (Appendix F).

### Regulatory Framework

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include Tribal Cultural Resources (TCRs), the potential significance of project impacts, the type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
    b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
    c. a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a historical resource under CEQA, a TCR may also require additional consideration as a historical resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

**Summary of AB 52 Consultation**

On May 20, 2025, the County of San Bernardino initiated environmental review under CEQA for the Proposed Project. Opportunity to consult letters were sent to the following California Native American tribes, which had previously submitted general consultation request letters pursuant to 21080.3.1(d) of the Public Resources Code:

- Colorado River Indian Tribe
- Fort Mojave Indian Tribe
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno Tongva San Gabriel Band of Mission Indians
- Morongo Band of Mission Indians
- Soboba Band of Luiseno Indians Twenty-Nine Palms Band of Mission Indians
- Yuhaaviatam of San Manuel Nation

Each recipient was provided with a brief description of the Proposed Project and its location, the lead agency contact information, and a notification that the tribe has 30 days to request consultation. The 30-day response period concluded on June 26, 2025.

**Sacred Lands File Record Search**

A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) in Sacramento, California was requested by BFSA. This search was requested to determine whether there are sensitive or sacred Native American resources in the vicinity of the Project area that could be affected by the Proposed Project. The NAHC was also asked to provide a list of Native

American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. The results of the search of the Sacred Lands File by the NAHC did not indicate the presence of any Native American cultural resources within one mile of the Project area. The NAHC also provided a list of nine Native American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. It should be noted that this does not constitute consultation in compliance with AB 52.

**Impact Analysis**

*a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

**Less than Significant with Mitigation Incorporated.** As concluded in Section 5(a), above, the Historical/Archaeological Resources Survey Report concluded that no "historical resources" are anticipated to be impacted by the Proposed Project. However, the possibility of discovering a significant unanticipated find remains and therefore Mitigation Measure **CUL-1** shall be implemented to ensure that less than significant impacts to potential historical resources occur. No additional mitigation measures are required.

*b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

**Less than Significant with Mitigation Incorporated.** No TCRs were identified within the project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of mitigation measures **TCR-1** through **TCR-14.**

**Mitigation Measures**

**Morongo Band of Mission Indians (MBMI) Mitigation Measures**

**TCR-1 (MOR)**: **Native American Treatment Agreement.** Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

**TCR-2 (MBMI): Retention of Archaeologist.** Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the

archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

**TCR-3 (MBMI): Cultural Resource Management Plan.** Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

**TCR-4 (MBMI): Pre-Grade Meeting.** The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

**TCR-5 (MBMI): On-site Monitoring.** During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

**TCR-6 (MBMI): Inadvertent Discovery of Cultural Resources.** In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

A. Full avoidance.

B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

**TCR-7 (MBMI): Inadvertent Discovery of Human Remains.** The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].

A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98

D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

**TCR-8 (MBMI): FINAL REPORT.** The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

**Yuhaaviatam of San Manuel Nation (YSMN) Mitigation Measures**

**TCR 9 (YSMN): Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project.

Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

**TCR 10 (YSMN): Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

**TCR 11 (YSMN): Worker Environmental Awareness Program.** Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

**TCR-12 (YSMN) Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. Any YSMN Tribal Monitors who access the site shall obtain or possess: (1) security clearance from General Atomics (Tribal Monitor is required to provide either a passport or original birth certificate with accompanying government issued picture ID), (2) Certificate of liability workers compensation and general liability insurance per provided template, with property owner and contractor named as additionally insured, (3) OSHA 30 training certificate, (4) Cal OSHA training certificate, (5) Red cross CPR certificate, (6) professional protective equipment, and (7) Tribal certification/verification. Any Tribal Monitors shall be required to schedule an appointment everyday they monitor the site. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within TCR-9, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

**TCR-13 (YSMN) Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities

shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency and YSMN.

**TCR-14 (YSMN): Inadvertent Discoveries of Human Remains**. If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

**Possible significant adverse impacts have been identified and may occur therefore compliance with Mitigation Measure TCR-1 and TCR-14 would reduce possible impacts to a less than significant level.**

## XIX. UTILITIES AND SERVICE SYSTEMS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☒ | ☐ |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

### Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

### Impact Analysis

*a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

**Less than Significant Impact.** With approval of a Conditional Use Permit (CUP), the Project Site would be developed as accessory structures to an existing airfield facility. The Project Site would require existing private wells for water and an on-site septic system for sewer/wastewater. Any expansion to capacity or availability of those utilities would be implemented per County design standards and reviewed by County Environmental Health Services (EHS) before building permits are issued. Existing utilities for natural gas, electricity, telecommunications will continue to be provided by Southern California Gas (SoCal Gas), Southern California Edison (SCE), and Frontier or Spectrum/Charter respectively. Additional storm water drainage is addressed in Appendix G and will be reviewed and approved by the County Land Development Division prior to issuance of grading permits. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

*b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

**Less than Significant Impact.** Implementation of the Proposed Project would require the use of existing private wells. Approval of new wells would be dependent on well production rates being sufficient to meet the Proposed Project's demands and no interference with the use of other nearby wells. All new water wells will be required to adhere to the San Bernardino County Public Health Division of Environmental Health Services including the Desert Groundwater Management Ordinance (DGMO) County Ordinance 33.06551 et al.[33] to ensure that the system will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. No significant adverse impacts are anticipated, and no mitigation measures are required.

The Project Site is not located within the area of an adjudicated groundwater basin. Prior development of the Project Site has been reliant on groundwater from onsite wells. Water supplies are therefore expected to be sufficient to serve the Proposed Project. Impacts would be less than significant, and no mitigation measures are required.

*c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Less than Significant Impact.** The proposed structures will utilize an existing on-site wastewater system. The County's Division of Environmental Health (DEHS) will approve and oversee any new request for an Onsite Wastewater Treatment System (OWTS). Septic system pumpers must be approved by DEHS. Septage, the waste or sewage in a septic tank, is accepted at the Barstow Sanitary Landfill which is approximately 30 miles northeast of the site. Less than significant impacts are expected and no mitigation measures are required.

*d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

**Less than Significant Impact.** Solid waste generated at the Project Site would be taken to the Victorville Sanitary Landfill 18600 Stoddard Wells Road Victorville, approximately 18 miles east of the Project Site. The Victorville Landfill has a maximum throughput of 3,000 tons per day, an expected operational life through 2081, and a remaining capacity of 79,400,000 cubic yards. Based on CalRecycle Service Sector Generation Rates, the Proposed Project would generate approximately 88.5 pounds of solid waste per day using a rate of 0.59 per employee/per day which is 2.95 percentage of the maximum tonnage per day that the Victorville Landfill can accept. The Proposed Project's generation of solid waste would be less than significant, and no mitigation measures are required.

*e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**Less than Significant Impact.** The Project developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan would be prepared in two parts to show adequate handling of waste

[33] Water Wells – Environmental Health Services (sbcounty.gov)

materials: disposal, reuse, or recycling as required by the County Department of Public Works Solid Waste Management Department.

The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The County of San Bernardino Solid Waste Management Division reviews and approves all new construction projects that require a Construction and Demolition Solid Waste Management Plan (waste management plan).

A project's waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Solid Waste Management Division. As part of the plan, Proposed Projects are required to estimate the amount of tonnage to be disposed of and diverted during construction. Disposal/diversion receipts or certifications are required as a part of that summary.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, impacts would be less than significant, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

## XX. WILDFIRE

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project? | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

**Substantiation**

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Hazards Element, Map *HZ-4 Flood Hazards,* and Map *HZ-5 Fire Hazard Severity Zones*

**Impact Analysis**

*a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** The undeveloped portion of the Project Site is within a moderate Fire Hazard Severity Zone, and CalFire Local Responsibility Response Area, while the developed areas are classified as “Urban Unzoned”, according to the Countywide Plan Policy Map HZ-5 *Fire Hazard Severity Zones*. The subject parcel is within a sparsely populated area of the desert surrounded by vacant land. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Less than Significant Impact.** The Project Site is not located within a Very High Fire Hazard Severity Zone according to map HZ-5 *Fire Hazard Severity Zones* of the Hazards Element of the Policy Plan. The Project parcel is adjacent to one parcel to the west that contains one single family residence approximately 1.28 miles west of the Project development area, and

one commercial operation to the south. Parcels to the north and east are vacant. No wildlands occur within the vicinity. Due to the lack of wildfire fuel factors within the Project Site, the risk of wildfires is low. Implementation of the Proposed Project would not cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing Project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

**Less than Significant Impact.** The Project Site is located within CalFire Local Responsibility Area, and not within a Very High Fire Hazard Severity Zone[34] The Proposed Project does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. The proposed improvements would be made in accordance with development standards per the San Bernardino County Development Code, and County Fire Department development standards as well as California Fire Codes. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**Less than Significant Impact.** The topography of the Project Site is relatively level with elevations of the 800-acre site ranging between 2,845 and 2,870 amsl. As shown on Policy Map HZ-4 of the Policy Plan, the Project Site is not identified in an area associated with risk of wildland fire. The Project Site lies within Flood Zone D according to FEMA Flood Insurance Rate Map (FIRM) panel 06071C5775H. Flood hazards are undetermined in the area but possible. According to map HZ-4 *Flood Hazards Map* the Project Site is not located within a 100-year FEMA Flood Zone Area, but is within a DWR 100-year Flood Awareness area.

There are no dams, reservoirs, or large water bodies near the Project Site. The Project Site is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

[34] San Bernardino County. County Policy Plan web maps: HZ-6 “Fire Responsibility Areas.”

## MANDATORY FINDINGS OF SIGNIFICANCE

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Does the project have the potential to substantially 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, substantially 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? | ☐ | ☒ | ☐ | ☐ |
| b) 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)? | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

*a) Does the project have the potential to substantially 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, substantially 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?*

**Less than Significant Impact with Mitigation Incorporated.** The results of the Initial Study show that there are potentially significant impacts to Biological Resources and Cultural Resources. These impacts will be reduced to less than significant levels after incorporation of Biological Resource mitigation measure **BIO-1, BIO-2 and BIO-3,** and Cultural Resource mitigation measure **CUL-1**. Therefore, the Proposed Project will not substantially degrade the quality of the environment and impact on habitat, wildlife populations, plant and animal communities, rare and endangered species or important examples of the major periods of California history or prehistory; no additional mitigation is warranted. Also, no Tribal Cultural Resources (TCRs) were identified within the project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation, the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures **TCR-1** through **TCR-14.**

*b) 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)?*

**Less than Significant Impact**. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor but collectively significant developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The Proposed Project is the addition of a 118,020-sf hangar building and accessory structures that will total approximately 157,532 sf on the existing El Mirage Airfield, which has been in operation since 1985. The airfield is approximately 10 miles west of the city of Adelanto on El Mirage Airport Road and Linson Road. Land surrounding the 800 acre facility is largely vacant with a few scattered residences. The nearest being approximately 1.13 miles southeast of the proposed disturbance area for the current Project. Impacts associated with the Proposed Project would not be considered individually adverse or unfavorable. The Proposed Project is a conditionally acceptable use as it will be an expansion of an existing use to support the airfield. No cumulative impacts are identified or anticipated, and no mitigation measures are required.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than Significant Impact with Mitigation Incorporated.** Implementation of the existing rules and regulations, conditions from permit approvals and the mitigation measures identified in this Initial Study checklist would result in a less than significant impact due to the Projects implementation. Greenhouse gas emissions will not to exceed the County threshold of 3,000 $MTCO_2e$ and will not require implementation of mitigation measures. Through incorporation of design measures, County policies, standards, and guidelines indicates there shall be no substantial adverse effects on human beings, either directly or indirectly. No such impacts have been identified by the studies conducted for this Project that cannot be mitigated. There would be no substantial adverse effects on human beings, either directly or indirectly.

## SUMMARY OF MITIGATION MEASURES

The following mitigation measures summarized below were identified to reduce potential impacts to less than significant:

### BIOLOGICAL RESOURCES:

**BIO-1:** A Western Joshua Tree Conservation Act Incidental Take Permit Western Joshua Tree Conservation Act Incidental Take Permit (ITP) will be required from the CDFW for the removal of western Joshua trees. The ITP will need to detail all impacts on the species and what alternative relocation plans are proposed. Additionally, the ITP will require mitigation for the loss of individual trees.

**BIO-2:** Per the San Bernardino County Development Code *Section 88.01.060 Desert Native Plant Protection* the removal of any Joshua trees (eastern and western) would be required to comply with *Section 88.01.050 Native Tree or Plant Removal Permits*. Applicant shall obtain a Tree or Plant Removal Permit prior to the removal of any Joshua trees from the Project Site.

**BIO-3:** Nesting Birds: Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, the following mitigation measure should be implemented. Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

### CULTURAL RESOURCES:

**CUL-1:** If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County.

## TRIBAL CULTURAL RESOURCES:

### Morongo Band of Mission Indians (MBMI) Mitigation Measures

**TCR-1 (MBMI): Native American Treatment Agreement.** Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

**TCR-2 (MBMI): Retention of Archaeologist.** Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

**TCR-3 (MBMI): Cultural Resource Management Plan.** Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

**TCR-4 (MBMI): Pre-Grade Meeting.** The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

**TCR-5 (MBMI): On-site Monitoring.** During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

**TCR-6 (MBMI): Inadvertent Discovery of Cultural Resources.** In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

A. Full avoidance.

B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

**TCR-7 (MBMI): Inadvertent Discovery of Human Remains.** The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. ***No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].***

A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination

pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98

D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

**TCR-8 (MBMI): FINAL REPORT.** The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

**Yuhaaviatam of San Manuel Nation (YSMN) Mitigation Measures**

**TCR 9 (YSMN): Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

**TCR 10 (YSMN): Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

**TCR 11 (YSMN): Worker Environmental Awareness Program.** Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental

Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

**TCR-12 (YSMN): Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. Any YSMN Tribal Monitors who access the site shall obtain or possess: (1) security clearance from General Atomics (Tribal Monitor is required to provide either a passport or original birth certificate with accompanying government issued picture ID), (2) Certificate of liability workers compensation and general liability insurance per provided template, with property owner and contractor named as additionally insured, (3) OSHA 30 training certificate, (4) Cal OSHA training certificate, (5) Red cross CPR certificate, (6) professional protective equipment, and (7) Tribal certification/verification. Any Tribal Monitors shall be required to schedule an appointment everyday they monitor the site. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within TCR-9, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

**TCR-13 (YSMN): Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal

monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency and YSMN.

**TCR-14 (YSMN): Inadvertent Discoveries of Human Remains**. If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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*Geotechnical Report Update,* July 18, 2024, Merrell Johnson Geotechnical, Inc.

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*Percolation Test Report*, April 1, 2025, Merrell Johnson Geotechnical, Inc.

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*Trip Generation Analysis,* July 8, 2025, Ganddini Group, Inc.

EXHIBIT D

# Mitigation Monitoring and Reporting Program

# Mitigation Monitoring and Reporting Program
# Initial Study/Mitigated Negative Declaration
# General Atomics El Mirage Airport Hangar Project

*Prepared by:*

**San Bernardino County, Land Use Services Department**
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
*Contact: Elena Barragan, Senior Planner*

SEPTEMBER 2025

**SECTION** **PAGE NO.**

**1 INTRODUCTION..... 1**

**2 MITIGATION MONITORING AND REPORTING PROGRAM TABLE ..... 2**

# 1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by San Bernardino County (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Minor Use Permit (MUP) when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for greenhouse gas emissions, biological resources, cultural resources, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource area as stated in the Initial Study. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

San Bernardino County
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

# 2 Mitigation Monitoring and Reporting Program Table

**Table 1: Mitigation Monitoring and Reporting Program**

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| ***Biological Resources*** | | | | |
| **BIO-1**: A Western Joshua Tree Conservation Act Incidental Take Permit Western Joshua Tree Conservation Act Incidental Take Permit (ITP) will be required from the CDFW for the removal of western Joshua trees. The ITP will need to detail all impacts on the species and what alternative relocation plans are proposed. Additionally, the ITP will require mitigation for the loss of individual trees. | Prior to Land Disturbance | Project applicant | San Bernardino County | |
| **BIO-2:** Per the San Bernardino County Development Code *Section 88.01.060 Desert Native Plant Protection* the removal of any Eastern Joshua trees would be required to comply with *Section 88.01.050 Native Tree or Plant Removal Permits*. Applicant shall obtain a Tree or Plant Removal Permit prior to the removal of any Eastern Joshua trees from the Project Site. | Prior to Land Disturbance | Project applicant | San Bernardino County | |
| **BIO-3:** Nesting Birds: Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, the following mitigation measure should be implemented. Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, | Prior to Land Disturbance | Project applicant | San Bernardino County | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. | | | | |
| ***Cultural Resources*** | | | | |
| **CUL-1:** If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and shall be reported to the County. | During Grading | Project applicant and their construction contractor | San Bernardino County | |
| ***Tribal Cultural Resources (MBMI)*** | | | | |
| **TCR-1: (MBMI)**: **Native American Treatment Agreement.** Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases | Prior to Grading | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources. | | | | |
| **TCR-2: (MBMI): Retention of Archaeologist.** Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event. | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| **TCR-3 (MBMI): Cultural Resource Management Plan.** Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan<br><br>(AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the | Prior to Grading | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule. | | | | |
| **TCR-4 (MBMI): Pre-Grade Meeting.** The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan. | Prior to Grading | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| **TCR-5 (MBMI): On-site Monitoring.** During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring. | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| **TCR-6 (MBMI): Inadvertent Discovery of Cultural Resources.** In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.<br><br>If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.<br><br>Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:<br><br>A. Full avoidance.<br><br>B. If avoidance is not feasible, Preservation in place.<br><br>If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction. | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).<br><br>Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s]. | | | | |
| **TCR-7 (MBMI): Inadvertent Discovery of Human Remains.** The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].<br><br>A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.<br>B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.<br>C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98<br>D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's | | | | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| MLD, the landowner, and the City Planning Department. | | | | |
| **TCR-8 (MBMI): FINAL REPORT.** The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s]. | Pots-grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| ***Tribal Cultural Resources (YSMN)*** | | | | |
| **TCR 9 (YSMN): Monitoring and Treatment Plan.** A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan. | Prior to Grading | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| **TCR 10 (YSMN): Archaeological Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. | | | | |
| **TCR 11 (YSMN): Worker Environmental Awareness Program.** Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find. | Prior to Grading | Project applicant and their construction contractor | San Bernardino County/Applicant | |
| **TCR-12 (YSMN): Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within TCR-9, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan. | | | | |
| **TCR-13 (YSMN): Treatment of Cultural Resources During Project Implementation.** If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.<br><br>It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed | | | | |

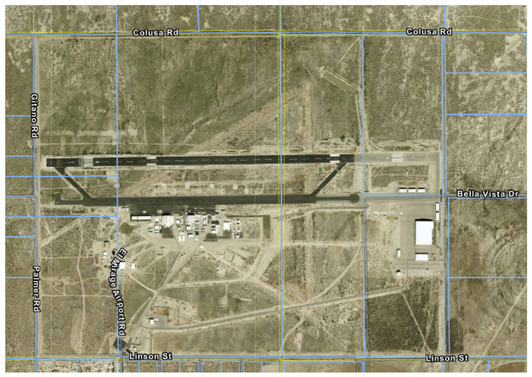
| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts.<br><br>Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.<br><br>All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency and YSMN. | | | | |
| **TCR-14 (YSMN): Inadvertent Discoveries of Human Remains**. If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a | During grading / construction | Project applicant and their construction contractor | San Bernardino County/Applicant | |

| Mitigation Measure | Implementation Timing | Party Responsible for Implementation | Party Responsible For Monitoring | Date of Completion/Notes |
|---|---|---|---|---|
| 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. | | | | |

**EXHIBIT E**

# Plan Set

# GA - DESERT HORIZONS II CUP




**Location Map**

**Vicinity Map**

73 El Mirage Airport Road. Adelanto, CA 92301

## Project Data

**Project Name:** GA - DESERT HORIZONS II CUP

**Project Address:** 73 El Mirage Airport Road, Adelanto, CA 92301

**Project Scope:** The scope of the project is 2 new ground up structures including an aircraft Hangar, Ground Control Building and a Future Stockroom. These new buildings are an extension of the El Mirage Airport master plan.
All projects are coordinated between each other. The new Hangar is a construction type II-B, mixed-use consisting of (F-1 occupancy) aircraft hangar (not to include repair) with support spaces and (B occupancy) offices.
The structures of all new buildings are pre-engineered metal building on concrete slab on grade. Hangar and Ground Control are fully enclosed & conditioned. Where applicable for correct grading and drainage; the structures are surrounded by new asphalt paving. Other site improvements include concrete pads for equipment and a parking lot.

## General Notes

| | |
|---|---|
| 1 | The Architect has made every effort to set forth in the contract documents the complete scope of work. The contractor is nevertheless cautioned that minor omissions and discrepancies in the drawings and specifications shall not excuse him from providing a completed facility and improvements in accordance with the intent of these documents. In the event of discrepancies, contractor shall price the more expensive and extensive work, unless directed otherwise. |
| 2 | Details are intended to show end result of design. Minor modifications may be required to suit job dimensions or conditions, and such modifications shall be included as part of the work. The drawings, general notes and specifications are complimentary, and what is called for by any will be binding as if called for by all. Work shown or referred to on any drawing shall be provided as though shown on all related drawings. If there is any conflict or discrepancy within or between any of the contract documents involving the quality or quantity of work required, the work of highest quality and/or greatest quantity shown or specified shall be furnished. |
| 3 | The contractor shall be responsible for becoming familiar with all contract documents and field conditions and confirm that the work may be accomplished as shown prior to proceeding with construction. |
| 4 | The contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the contract. The contractor shall provide at the project site a full set of construction documents annotated with the latest revisions and clarifications for the use by all. |
| 5 | Conduct operations in such a manner as to minimize interference with use of public ways and adjacent used facilities. Do not close, block, or otherwise obstruct use of public ways or facilities without written consent of authorities having jurisdiction. Provide alternate routes to closed or obstructed facilities as required by local regulations. |
| 6 | Except where otherwise specified, the contractor shall at all times provide protection against weather to maintain all work, materials, apparatus, and fixtures from injury or damages. At the end of the day's work, all new work likely to be damaged shall be covered or otherwise protected as required. |
| 7 | The contractor shall be responsible for providing his own telephone and toilet for all scope of work. The contractor shall be responsible for providing all taps, extensions, valves, or other devices necessary to run power tools and equipment. Such modifications to existing utilities must be removed at completion of the project. |
| 8 | The contractor shall maintain at all times adequate safety barricades for protection of job personnel and the public and clear access in and out of the work site so as to facilitate daily traffic movement, deliveries, and safety. Remove barricades when no longer required. |
| 9 | Remove debris, rubbish, and other substances from site. Legally transport and dispose of such materials off-site. Burying or burning of "to be removed" materials on the project site is forbidden. |
| 10 | Cooperate with the applicable city or other government officials and inspectors at all times. If such official or inspector deems special inspection necessary, provide all assistance and facilities that will expedite his inspection. |
| 11 | All details of construction shall conform with the applicable codes |
| 12 | Provide high security surface mounted box w/ tamper switch (fire department key box) at the entrance. Three complete sets of keys must be provided. Keys must be provided for all rooms containing fire and life safety system controls. Prior to installation verify exact location and exact type of box required with local authority having jurisdiction. |
| 13 | Mount fire extinguishers listed in specifications at locations shown and/or directed by fire department code official having jurisdiction. |
| 14 | Install all manufactured items, materials, and equipment in strict accordance with manufacturer's recommended specifications, unless otherwise indicated or where local codes or regulations take precedence. All work performed and materials installed shall be in strict accordance, as a minimum standard, with all applicable codes, regulations and ordinances having jurisdiction. Contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the work. |
| 15 | Plans are not to be scaled. These plans are intended to be a diagrammatic outline only, unless noted otherwise. The work shall include furnishing materials, equipment and appurtenances, and labor necessary to affect all installations indicated on the drawings. The work shall also include all materials, detail and labor necessary for the successful installation of the work described herein. |
| 16 | All dimensions are to face of CMU, Conc. Panel, face of existing finish, or face of new stud, unless otherwise noted. "Clear" denotes finish to finish dimensions. |
| 17 | The contractor is to coordinate the building plans with the civil and survey drawings for exact elevations and slopes of exterior grades for installation of new exterior stairs, ramps, and sidewalks. Contractor to field verify exterior grades at building entrances to align with finished floor elevations and/or new stair/ramp elevations. Grading at building perimeter to slope away from building min. 1/4" per foot. |
| 18 | All grades, lines, levels, and dimensions shown on the drawings shall be field verified by the contractor prior to start of construction. Any error or inconsistency shall be reported to the Architect for instructions prior to start of construction. |
| 19 | The contractor is to field verify locations of all existing utilities prior to start of construction and notify the Architect of any discrepancies or possible conflicts. |
| 20 | The contractor is to field verify locations and runs of all new and existing storm sewer piping and roof tie-ins. Report any discrepancy to the Architect prior to start of construction. |
| 21 | Do not interrupt existing utilities in occupied facilities unless authorized in writing by authorities having jurisdiction. If interruption is allowed, provide alternate temporary services acceptable to governing authorities. Contractor shall coordinate with all utility companies 48 hours prior to any demolition work. |
| 22 | The contractor shall perform high quality professional work. Join materials to uniform accurate fits so they meet with neat, straight lines, free of smears or overlaps. Install exposed materials appropriately level, plumb and at the accurate right angles, or flush with adjoining materials. Work of each trade shall meet all national standards published by that trade. |
| 23 | Before ordering any materials or doing any work the contractor shall verify all measurements and shall be responsible for their correctness. Any differences between dimensions indicated on the drawings shall be submitted to the Architect for instructions and considerations before proceeding with the work. |
| 24 | Furnish and install all required backing for all shelves, cabinets, fixtures, handrails and equipment. Coordinating with owner and contractor for exact size, number, and location prior to start of construction. Metal backing plates to be flat stock (20-gauge Min.) When applied to metal framing. All wood blocking, nailers, etc. Must be fire retardant treated. |
| 25 | Glazing in doors and adjacent panels must be tempered. Responsibility of glazing subcontractor to verify & place tempered glass as required by the local building code & inspector. |
| 26 | Spout outlets for wheelchair accessible drinking fountains shall be 36" max a.f.f. and for standing persons shall be 38" min a.f.f. and 43" max. A.f.f. |
| 27 | Provide water resistant & mold resistant Gyp. Bd. at all wet locations. |
| 28 | Fill all C.M.U. cells below finish floor or finished grade, whichever is higher shall be solid grouted. |
| 29 | Provide ADA compliant signage at all toilet and bathrooms. Appropriately identified as "MEN" and "WOMEN". |
| 30 | All toilet rooms and bathrooms walls shall extend from finish floor to floor/ roof deck above, provide sound batt insulation in entire stud cavity. |
| 31 | All wall base in toilet rooms, bathrooms and kitchens shall be coved and extend upward onto the wall a min. of 4" A.F.F. |
| 32 | All walls within 24" of service sink, urinal and/ or water closet shall have a smooth, hard, nonabsorbent surface, to a height of not less than 48" a.f.f. if tile or FRP is not specified provide epoxy paint, color to be selected by Architect. |
| 33 | All disciplines are referenced to each other, any discrepancies require clarification from the Architect. |
| 34 | Verify all existing conditions with the drawings, any discrepancies require clarification from the Architect. |
| 35 | No part of these documents supercede the other, any discrepancies require clarification from the Architect. |
| 35 | OFCI means "Owner Furnished and Contractor Installed", identifies items that are provided by the owner and installed by the contractor as part of this contract. |
| 36 | NIC means "Not In Contract", identifies items that are provided and installed under a separate contract. Shown for reference only. |
| 37 | Alternate items that are identified shall be priced separately, pricing shall include item and installation cost for inclusion into the contract if selected by the owner. |

## List of Drawings

| Sheet Number | Sheet Name | Current Revision | Current Revision Date |
|---|---|---|---|
| CVR | Cover Sheet | B | 2025.07.23 |
| .C100 | Civil Cover Sheet - Site Info | B | 2025.07.23 |
| .C500 | Civil Overall Grading Plan | B | 2025.07.23 |
| .C510 | Civil Grading Plan-Overall | B | 2025.07.23 |
| .C520 | Civil Grading Plan-Partial | B | 2025.07.23 |
| .C530 | Civil Grading Plan-Partial | B | 2025.07.23 |
| .C540 | Civil Grading Plan-Partial | B | 2025.07.23 |
| .ES1.02 | Electrical Site Photometric Plan | B | 2025.07.23 |
| .L1.00 | Existing Trees and Conditions Report | B | 2025.07.23 |
| A001. | Overall Site Plan | B | 2025.07.23 |
| A002. | Project Site Plan | B | 2025.07.23 |
| A010 | Landscape Plan | B | 2025.07.23 |
| A100. | Hangar Dimensional Floor Plan | B | 2025.07.23 |
| A110 | Life Safety Plan - Hangar | B | 2025.07.23 |
| A140. | Hangar Exterior Elevations | B | 2025.07.23 |
| A200. | Ground Control Dimensional Floor Plan | B | 2025.07.23 |
| A210 | Life Safety Plan - Ground Control | B | 2025.07.23 |
| A240. | Ground Control Exterior Elevations | B | 2025.07.23 |
| A300 | Stockroom Dimensional Floor Plan -Phase 2 | B | 2025.07.23 |
| A310 | Life Safety Plan - Stockroom -Phase 2 | B | 2025.07.23 |
| A340 | Stockroom Exterior Elevations -Phase 2 | B | 2025.07.23 |

Grand total: 21

## Applicable Codes

| | |
|---|---|
| ***San Bernardino County, CA*** | |
| BUILDING CODE | 2022 CBC (IBC 2021 with amendments) |
| FIRE CODE | 2022 CFC (IFC 2021 with amendments) |
| PLUMBING CODE | 2022 CPC (UPC 2021 with amendments) |
| MECHANICAL CODE | 2022 CMC (UMC 2021 with amendments) |
| ELECTRICAL CODE | 2022 CEC (NFPA70, 2020 with amendments) |
| ENERGY CODE | 2022 CBC Title 24, Part 6 |
| ***STATE/FEDERAL CODES*** | |
| ACCESSIBILITY | 2022 CBC - Chapter 11B |

## Additional Codes

TRASH / RECYCLE:
California Assembly Bill (AB) 2176, 1826, 827, & 341
California Senate Bill (SB) 1383.
County Development Code Section 84.24.040

LANDSCAPE:
State Desert Native Plants Act.

CONSTRUCTION • ARCHITECTURE

PARKWAY


**Parkway C&A, LP**
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

**Architect:** Contact: Matthew Hodeaux 469.933.8852

**Project Manager:** Contact: Peter Thiel 949.508.6974


GENERAL ATOMICS

GA - DESERT HORIZONS II CUP
73 El Mirage Airport Road. Adelanto, CA 92301


**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
Phone: 858.226.0567

**Architect:**
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067
Phone: 469.933.8852
Email: mhodeaux@pkwycon.com

**MEP Engineer:**
CESO, Inc.
6550 Sprint Parkway, Suite 200
Overland Park, KS 66211
Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**


NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| DD1 | CUP Revision | 2025.05.13 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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Cover Sheet

CVR

CUP Revs. per Comments "2" 2025.07.23

# ON-SITE IMPROVEMENT PLANS

FOR

# GENERAL ATOMICS - DESERT HORIZONS II

73 EL MIRAGE AIRPORT ROAD
ADELANTO, CA 92301

## PROJECT TEAM

OWNER/DEVELOPER
LOREN KAGAN
GENERAL ATOMICS & AFFILIATED CO.
73 EL MIRAGE AIRPORT ROAD
ADELANTO, CA 92301
(858) 226-0567

SURVEYOR
ARMANDO D. DUPONT
CALVADA SURVEYING INC.
411 JENKS CIRCLE, SUITE 205
CORONA, CA 92878
(951) 280-9960

CIVIL ENGINEER
HUNTER STARKEY, PE, #C87821
KIMLEY-HORN AND ASSOCIATES, INC.
180 EAST OCEAN BLVD, SUITE 1200
LONG BEACH, CA 90802
(562) 549-2141
HUNTER.STARKEY@KIMLEY-HORN.COM

ARCHITECT
MATTHEW HODEAUX
PARKWAY C&A
1000 CIVIC CIRCLE
LEWISVILLE, TX 7507
(469) 933-8852

## UTILITY PURVEYORS

WATER & SEWER
CITY OF ADELANTO
11600 AIR EXPY
ADELANTO, CA 92301
(760) 246-2300
CUSTOMERSERVICE@ADEANTOCA.GOV

GAS
SOUTHERN CALIFORNIA GAS COMPANY
17071 GAS LINE ROAD
VICTORVILLE, CA 92394
(800) 427-2200

FRONTIER
FRONTIER COMMUNICATIONS
44558 10TH ST. W
LANCASTER, CA 93534
(323) 342-5552

ELECTRICITY
SOUTHERN CALIFORNIA EDISON (SCE)
GILBERT ACEVES
14005 S. BENSON AVE,
CHINO, CA 91710
(909) 548-7249
GILBERT.ACEVES@SCE.COM

TRASH & RECYCLING
AVCO DISPOSAL
17080 STODDARD WELLS ROAD
VICTORVILLE, CA 92394
(760) 245-8607

## LEGAL DESCRIPTION PER TITLE REPORT

THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
THE EAST 1/2 OF SECTION 10 AND THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 10, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICE PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION LYING WITHIN TRACT NO. 2673, AS PER PLAT RECORDED IN BOOK 37 OF MAPS, PAGE 92, RECORDS OF SAID COUNTY.

APN: 0457-052-13, 0457-052-14 & 0457-052-15

PARCEL 2:
THE WEST 1/2 OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 0457-041-03

PARCEL 3:
THE EAST 1/2 OF LOT 1, TRACT NO. 2673, AS PER PLAT RECORDED IN BOOK 37 OF MAPS, PAGE 92, RECORDS OF SAID COUNTY.

APN: 0457-052-12

PARCEL 4:
THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

APN: 0457-041-02

PARCEL 5:
THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 6 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

APN: 0457-041-04

## GEOTECHNICAL REPORT

THE GEOTECHNICAL REPORT DATED MARCH 17, 2017 PREPARED BY MERRELL JOHNSON, THE REVISED SUPPLEMENTAL REPORT DATED NOVEMBER 6, 2018, AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS. REFER TO THE GEOTECH REPORT PREPARED BY MERRELL JOHNSON.

## ESTIMATED EARTHWORK QUANTITIES

CUT: 12,300 CY

FILL: 18,000 CY

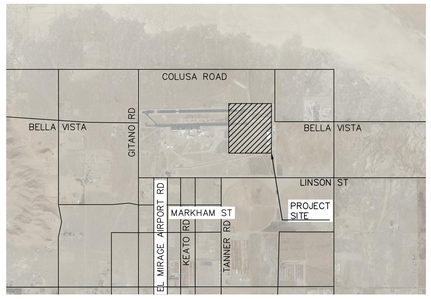
NET: 5,700 CY (FILL)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.




VICINITY MAP
SCALE: NTS

NORTH

## SITE INFORMATION

| | |
|---|---|
| SITE ADDRESS: | 73 EL MIRAGE AIRPORT ROAD ADELANTO, CA 92301 |
| APN: | 0457-041-02, 0457-041-03 & 0457-041-04 |
| ZONING CLASSIFICATION: | (IN) INDUSTRIAL |
| EXISTING USE: | AIRPORT |
| PROPOSED USE: | AIRPORT |

## BENCHMARK NOTE

TOPOGRAPHIC MAP COMPILED BY PHOTOGRAMMETRIC METHODS. HORIZONTAL ACCURACY FOR 1"=40' AND VERTICAL ACCURACY FOR 1 FOOT CONTOUR INTERVAL. TOPOGRAPHIC MAP COMPILED FROM AERIAL PHOTOGRAPHY DATED AUGUST 5, 2016.

## BASIS OF BEARINGS NOTE

THE BASIS OF HORIZONTAL CONTROL FOR THIS PROJECT IS CALIFORNIA COORDINATE SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINE BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

## GEOTECHNICAL REPORT

THE GEOTECHNICAL INVESTIGATION (ADDENDUM 1) DATED MARCH 17, 2017 AND THE REVISED GEOTECHNICAL REPORT UPDATE DATED APRIL 11, 2025 PREPARED BY MERRELL JOHNSON AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

GEOTECHNICAL REVIEW BY:
MERRELL JOHNSON
12277 APPLE VALLEY RD. #291
APPLE VALLEY, CA 92308
760-240-8000

REPORT PREPARED UNDER THE DIRECTION OF:

BRAD S. MERRELL 49423 _____
NAME PE # DATE

EXP. 09/30/26

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | CIVIL LIMIT OF WORK LINE |
| GB | GRADE BREAK LINE |
| R | RIDGE LINE |
| SS | PROPOSED SANITARY SEWER PIPE |
| W | PROPOSED DOMESTIC WATER PIPE |
| FW | PROPOSED FIRE WATER PIPE |
| | FLOW LINE |
| | POINT OF CONNECTION (@ BLDG) |
| | POINT OF CONNECTION (TO EXISTING) |
| | PROPOSED SEWER CLEANOUT |
| | PROPOSED THRUST BLOCK |
| XX.XX TC<br>XX.XX FS | PROPOSED SPOT GRADE |
| (XX.XX TC)<br>(XX.XX FS) | EXISTING SPOT GRADE |
| 2.00% | PROPOSED FLOW (DIRECTION AND SLOPE) |

## ABBREVIATIONS

| | |
|---|---|
| AB | – AGGREGATE BASE |
| AC | – ASPHALT |
| AHJ | – AUTHORITY HAVING JURISDICTION |
| BC | – BACK OF CURB |
| BS | – BOTTOM OF STAIR |
| BLDG | – BUILDING |
| BW | – BACK OF WALK |
| CAB | – COMPACTED AGGREGATE BASE |
| CB | – CATCH BASIN |
| CF | – CURB FACE |
| C/L | – CENTERLINE |
| CONC. | – CONCRETE |
| CONST. | – CONSTRUCT, CONSTRUCTION |
| CSG | – COMPACTED SUBGRADE |
| DF | – DEEPENED FOOTING |
| DI | – DRAIN INLET |
| DW | – DOMESTIC WATER |
| E | – EAST |
| EG | – EDGE OF GUTTER |
| ELEC | – ELECTRIC |
| EP | – EDGE OF PAVEMENT |
| FF | – FINISHED FLOOR |
| FG | – FINISHED GRADE |
| FL | – FLOW LINE |
| FS | – FINISHED SURFACE |
| FW | – FIRE WATER |
| G | – GAS |
| GB | – GRADE BREAK |
| HP | – HIGH POINT |
| INV | – INVERT |
| IRR | – IRRIGATION WATER |
| JS | – JUNCTION STRUCTURE |
| LP | – LOW POINT |
| MH | – MANHOLE |
| N | – NORTH |
| PCC | – PORTLAND CEMENT CONCRETE |
| P/L | – PROPERTY LINE |
| PUE | – PUBLIC UTILITY EASEMENT |
| PVC | – POLYVINYL CHLORIDE |
| R | – RADIUS OR RIDGE |
| RD | – ROOF DRAIN |
| RW | – RECLAIMED WATER |
| R/W | – RIGHT-OF-WAY |
| S | – SEWER OR SOUTH |
| SD | – STORM DRAIN |
| STA | – STATION |
| SS | – SANITARY SEWER |
| SPPWC | – STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION |
| SW | – SIDE WALK |
| T | – TELEPHONE |
| TC | – TOP OF CURB |
| TS | – TOP OF STAIR |
| VIF | – VERIFY IN FIELD |
| W | – WATER OR WEST |
| XXX.XX | – PROPOSED ELEVATION |
| (XXX.XX) | – EXISTING ELEVATION |

## SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C100 | COVER SHEET |
| C200 | GENERAL NOTES |
| C300 | EROSION CONTROL AND DEMOLITION PLAN |
| C310 | EROSION CONTROL DETAILS |
| C400 | OVERALL HORIZONTAL CONTROL |
| C410 | HORIZONTAL CONTROL – GROUND CONTROL |
| C420 | HORIZONTAL CONTROL – HANGAR |
| C430 | HORIZONTAL CONTROL – HANGAR |
| C440 | HORIZONTAL CONTROL |
| C500 | OVERALL GRADING PLAN |
| C510 | GRADING PLAN – GROUND CONTROL |
| C520 | GRADING PLAN – HANGAR |
| C530 | GRADING PLAN – HANGAR |
| C540 | GRADING PLAN |
| C600 | DRAINAGE PLAN |
| C700 | UTILITY PLAN |
| C800 | DETAILS |

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

PARKWAY


**Parkway C&A, LP**
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pkwycon.com (972) 221-1979

**Architect:**
Contact: Matthew Hodeaux
469.933.8852

**Project Manager:**
Contact: Peter Thiel
949.508.6974


GENERAL ATOMICS

GA - Desert Horizons II

73 El Mirage Airport Road,
Adelanto, CA 92301


**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
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Phone: 858.226.0567

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**Structural Engineer:**
Wright Engineers
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Irvine, CA 92618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**
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Contact: Hunter Gildart
Phone: 714.450.1700

**Civil Engineer**
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180 East Ocean, Suite 1200
Long Beach, CA 90802
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LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER
HUNTER ST.
NOT FOR CONSTRUCTION
CIVIL
OF CALIFORNIA

DATE:

| No. | Description | Date |
|---|---|---|
| CD | 50% Set | 2025.06.12 |
| DD | 60% Pricing Set | 2025.05.02 |
| B | Programing Review | 2024.12.17 |
| A | Pre-Development Review | 2024.11.14 |

Drawn by: KK/KG
Checked by: HS
Project Number: 04-240134

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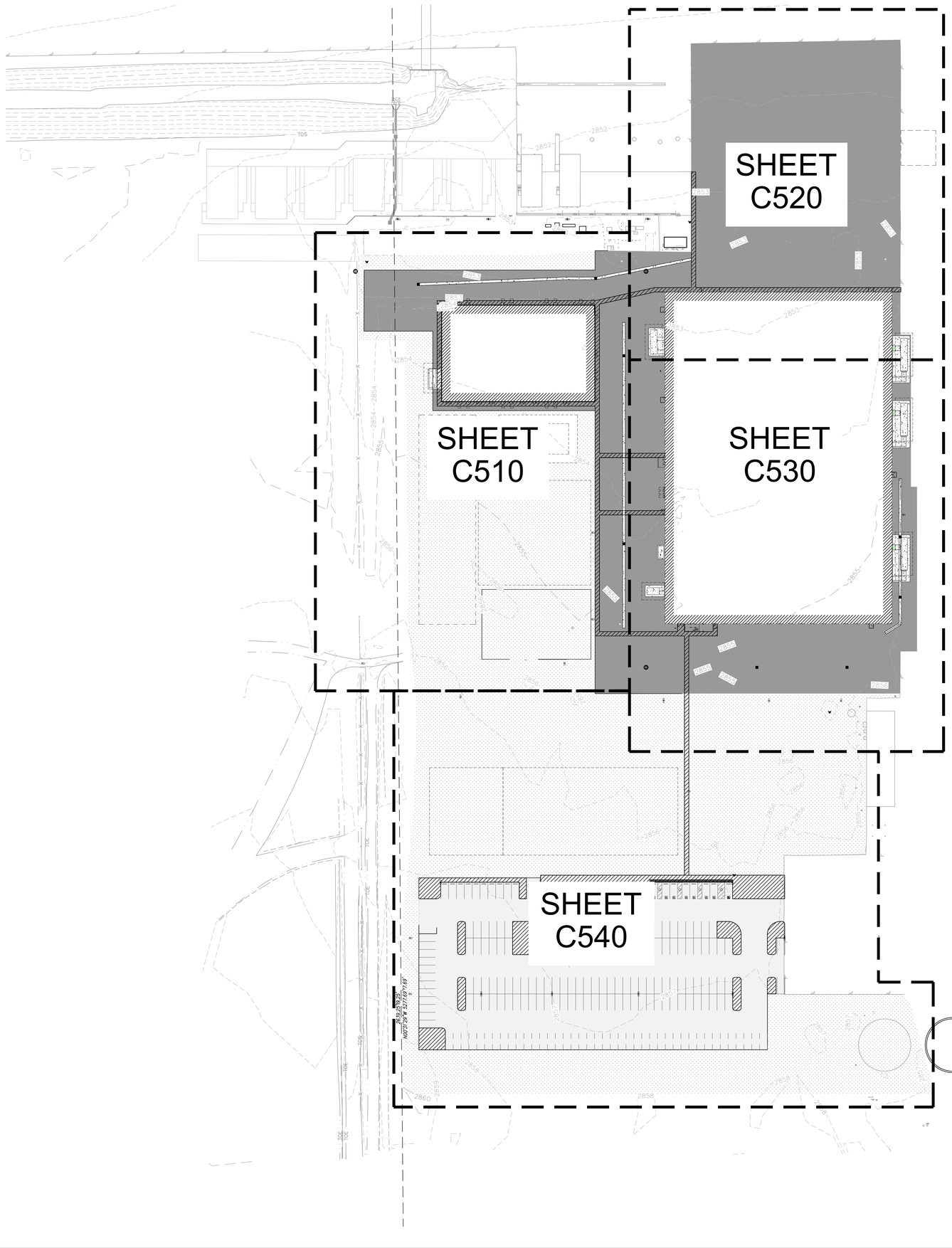
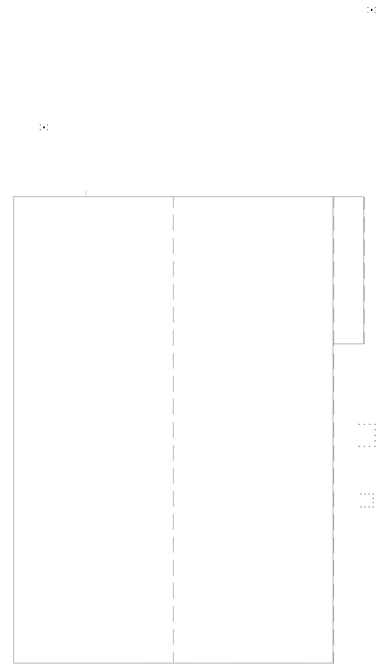
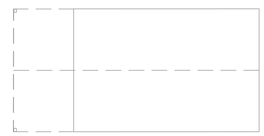
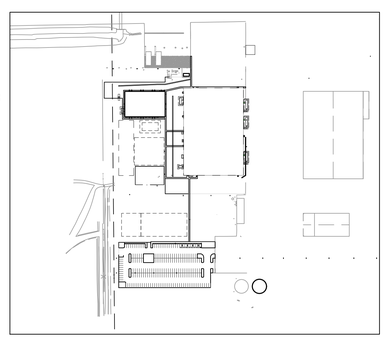
COVER SHEET

C100







KEYMAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

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**Project Manager:**
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GENERAL ATOMICS

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Lewisville, TX 75057
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Phone: 469.757.2233

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Phone: 714.450.1700

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Long Beach, CA 90802
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Phone: 562.549.2141
Email: Hunter.Starkey@Kimley-Horn.com

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER
HUNTER ST.
NOT FOR CONSTRUCTION
CIVIL
STATE OF CALIFORNIA

DATE:

| No. | Description | Date |
|---|---|---|
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| DD | 60% Pricing Set | 2025.05.02 |
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Drawn by: KK/KG
Checked by: HS
Project Number: 04-240134

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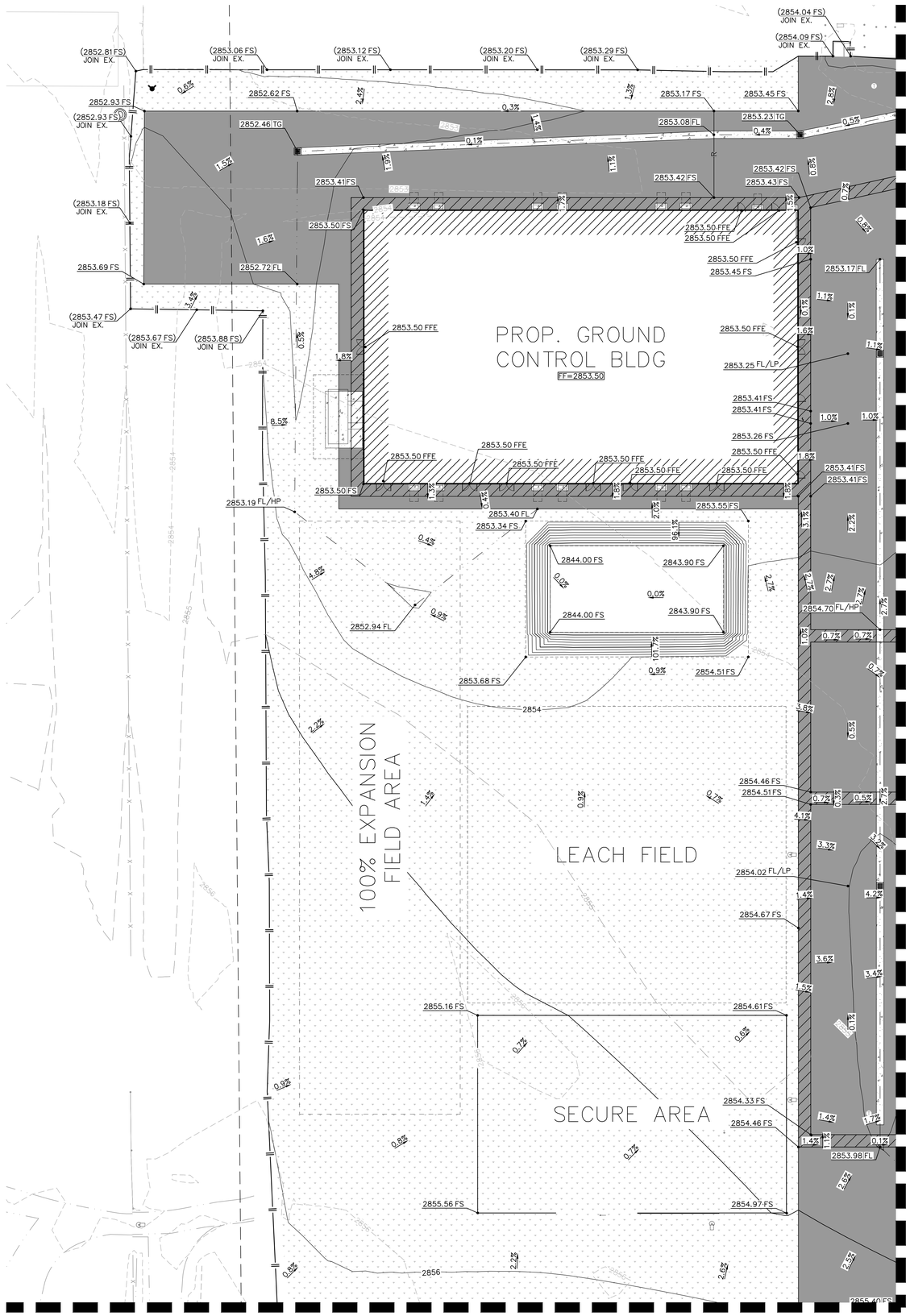
## OVERALL GRADING PLAN

# C500




## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- GB — GRADE BREAK LINE
- DAYLIGHT LINE
- EARTHEN SWALE
- FIRELANE
- XX.XX TC / XX.XX FS — PROPOSED SPOT GRADE
- (XX.XX TC) / (XX.XX FS) — EXISTING SPOT GRADE
- 2.00% — PROPOSED FLOW (DIRECTION AND SLOPE)

## CONSTRUCTION NOTES

1. PROPOSED EARTHEN SWALE.

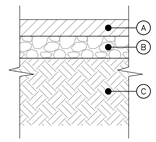
(X) PARKING COUNT

## PAVEMENT LEGEND

REFER TO DETAIL 1 ON THIS SHEET FOR PAVEMENT SPECIFICATIONS AND SUBGRADE PREPARATION.

- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- MEDIUM DUTY ASPHALT CONCRETE PAVEMENT
- PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
- COMPACTED EARTH
- TRUNCATED DOMES

17. PROPOSED VALLEY GUTTER PER DETAIL 6, SHEET C800.




NOTES:

1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT (DATED 03/17/2017) AND THE REVISED GEOTECHNICAL REPORT UPDATE (DATED 4/11/2025) BY MERRELL JOHNSON.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.
6. SEE DETAIL 8/C800 FOR THICKENED EDGE DETAIL AT ALL EDGE CONDITIONS.

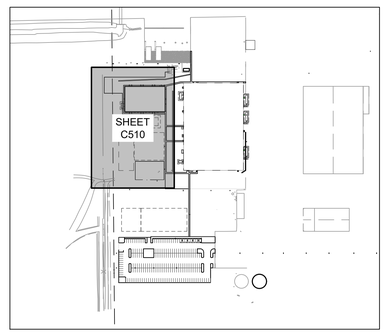
(A) PG70-10 ASPHALTIC PAVEMENT, 4,000 PSI HEAVY DUTY PORTLAND CEMENT CONCRETE OR 2,500 PSI STANDARD DUTY TYPE I PORTLAND CEMENT CONCRETE.

(B) CLASS II CRUSHED MISCELLANEOUS BASE COMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD OR CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

(C) SUBGRADE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD

| | MEDIUM DUTY ASPHALT CONCRETE | HEAVY DUTY ASPHALT CONCRETE |
|---|---|---|
| (A) | 4" | 4" |
| (B) | 4" | 6" |
| (C) | 12" | 12" |

PAVEMENT SECTIONS (1)
N.T.S. REV. DATE: 08.28.2015




KEYMAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

PARKWAY

**Parkway C&A, LP**
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**Architect:**
Contact: Matthew Hodeaux
469.933.8852

**Project Manager:**
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949.508.6974

GENERAL ATOMICS

# GA - Desert Horizons II

73 El Mirage Airport Road,
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Email: Hunter.Starkey@Kimley-Horn.com

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER HUNTER STARKEY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

DATE:

| No. | Description | Date |
|---|---|---|
| CD | 50% Set | 2025.06.12 |
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| B | Programing Review | 2024.12.17 |
| A | Pre-Development Review | 2024.11.14 |

Drawn by: KK/KG
Checked by: HS
Project Number: 04-240134

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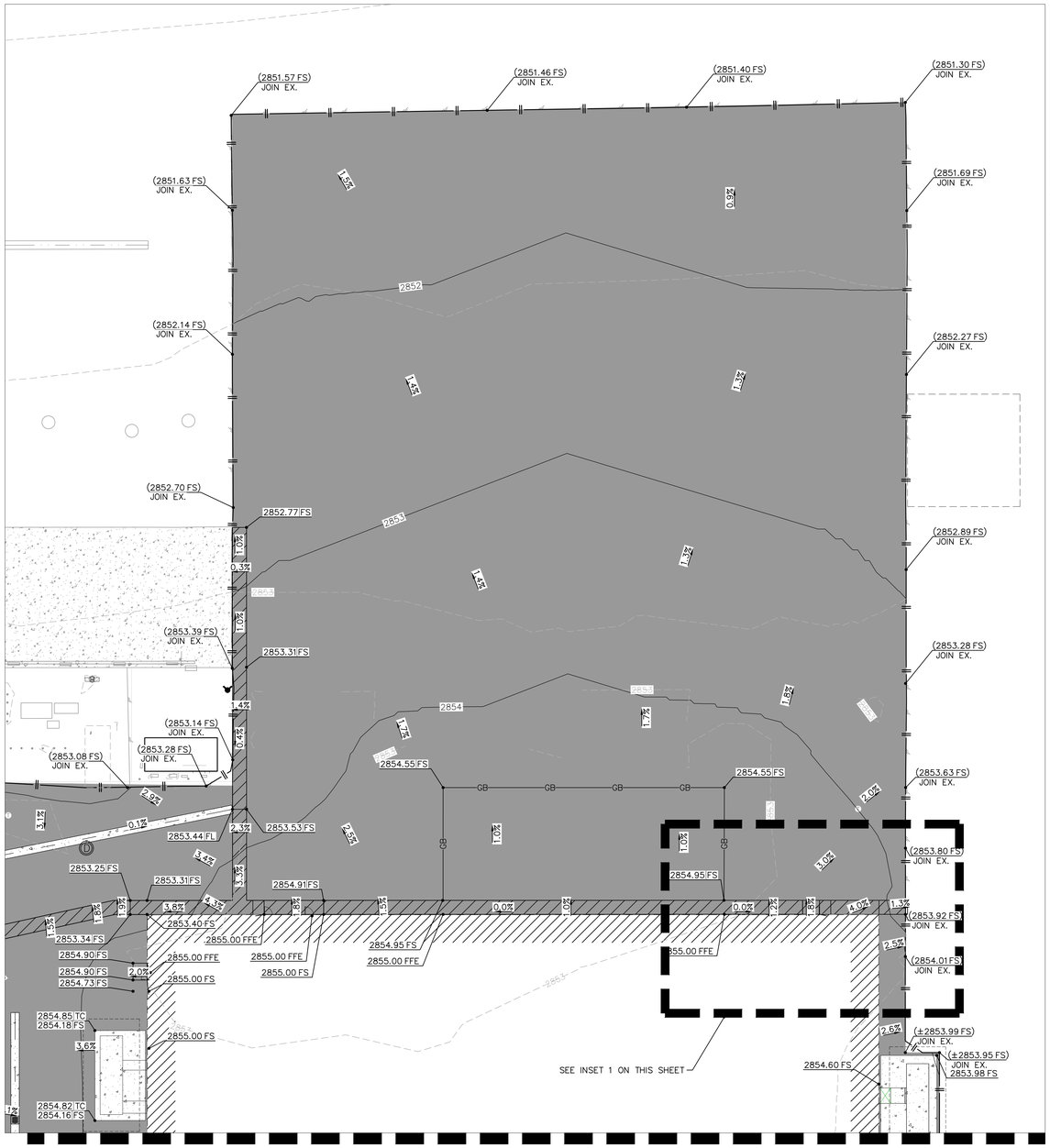
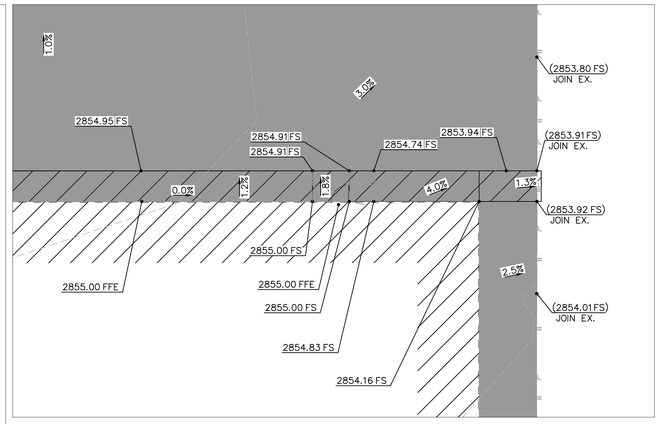
GRADING PLAN - GROUND CONTROL

C510




MATCH LINE - SHEET C530




INSET 1

NORTH

GRAPHIC SCALE IN FEET
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## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- GB — GRADE BREAK LINE
- DAYLIGHT LINE
- EARTHEN SWALE
- FIRELANE
- XX.XX TC / XX.XX FS — PROPOSED SPOT GRADE
- (XX.XX TC) / (XX.XX FS) — EXISTING SPOT GRADE
- 2.00% — PROPOSED FLOW (DIRECTION AND SLOPE)

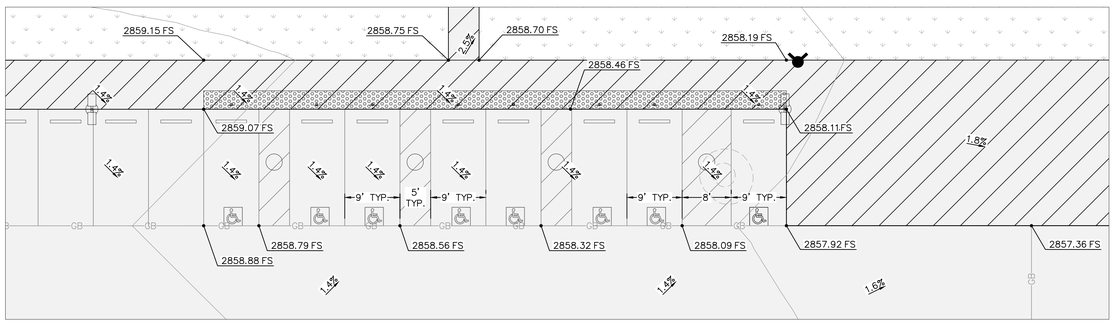
## CONSTRUCTION NOTES

1. PROPOSED EARTHEN SWALE.

## PAVEMENT LEGEND

REFER TO DETAIL 1 ON THIS SHEET FOR PAVEMENT SPECIFICATIONS AND SUBGRADE PREPARATION.

- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- MEDIUM DUTY ASPHALT CONCRETE PAVEMENT
- PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
- COMPACTED EARTH
- TRUNCATED DOMES




INSET 2

NORTH

GRAPHIC SCALE IN FEET
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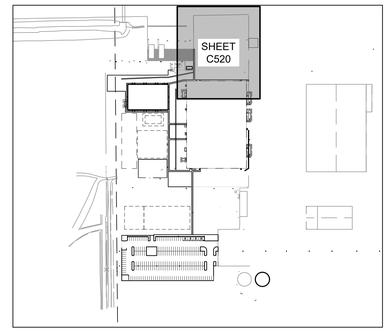


KEYMAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

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GENERAL ATOMICS

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Contact: Hunter Starkey, PE
Phone: 562.549.2141
Email: Hunter.Starkey@Kimley-Horn.com

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER — HUNTER GLIDART — NOT FOR CONSTRUCTION — CIVIL — STATE OF CALIFORNIA

DATE:

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| A | Pre-Development Review | 2024.11.14 |

Drawn by: KK/KG
Checked by: HS
Project Number: 04-240134

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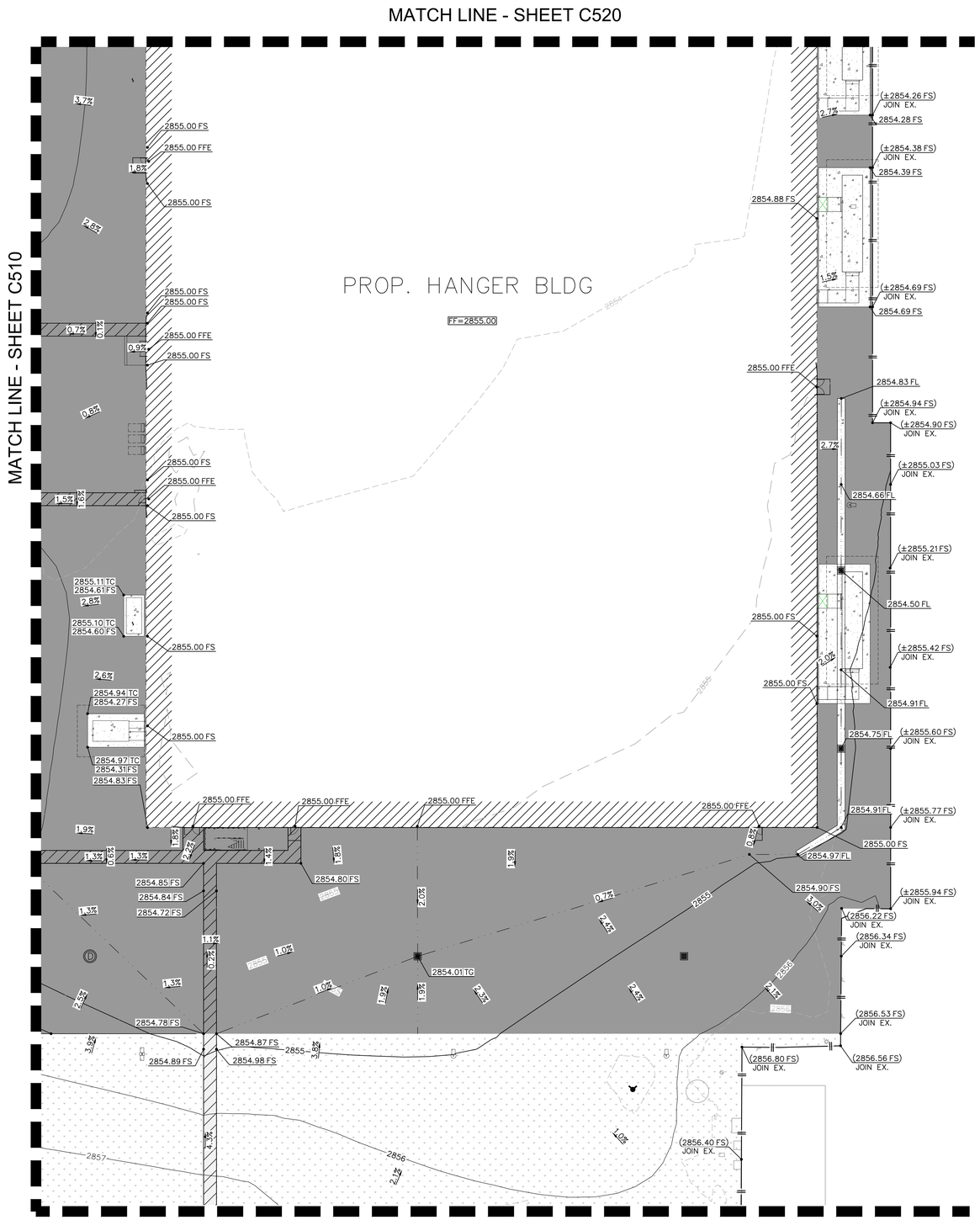
GRADING PLAN - HANGAR

C520




## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- GRADE BREAK LINE (GB)
- DAYLIGHT LINE
- EARTHEN SWALE
- FIRELANE
- XX.XX TC / XX.XX FS — PROPOSED SPOT GRADE
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- 2.00% — PROPOSED FLOW (DIRECTION AND SLOPE)

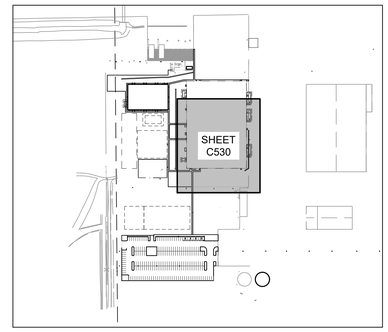
## CONSTRUCTION NOTES

1. PROPOSED EARTHEN SWALE.

## PAVEMENT LEGEND

REFER TO DETAIL 1 ON THIS SHEET FOR PAVEMENT SPECIFICATIONS AND SUBGRADE PREPARATION.

- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- MEDIUM DUTY ASPHALT CONCRETE PAVEMENT
- PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
- COMPACTED EARTH
- TRUNCATED DOMES




KEYMAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

PARKWAY

**Parkway C&A, LP**
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

**Architect:**
Contact: Matthew Hodeaux
469.933.8652

**Project Manager:**
Contact: Peter Thiel
949.508.6974

GENERAL ATOMICS

# GA - Desert Horizons II

73 El Mirage Airport Road,
Adelanto, CA 92301

**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
Phone: 858.226.0567

**Architect:**
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Lewisville, TX 75057
Contact: Matthew Hodeaux, AIA.
Phone: 469.757.2233

**MEP Engineer:**
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Overland Park, KS 66211
Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 92618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**
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Anaheim, CA 92806
Contact: Hunter Gildart
Phone: 714.450.1700

**Civil Engineer**
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180 East Ocean, Suite 1200
Long Beach, CA 90802
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Phone: 562.549.2141
Email: Hunter.Starkey@Kimley-Horn.com

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER HUNTER STARKEY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

DATE:

| No. | Description | Date |
|---|---|---|
| CD | 50% Set | 2025.06.12 |
| DD | 60% Pricing Set | 2025.05.02 |
| B | Programing Review | 2024.12.17 |
| A | Pre-Development Review | 2024.11.14 |

Drawn by: KK/KG
Checked by: HS
Project Number: 04-240134

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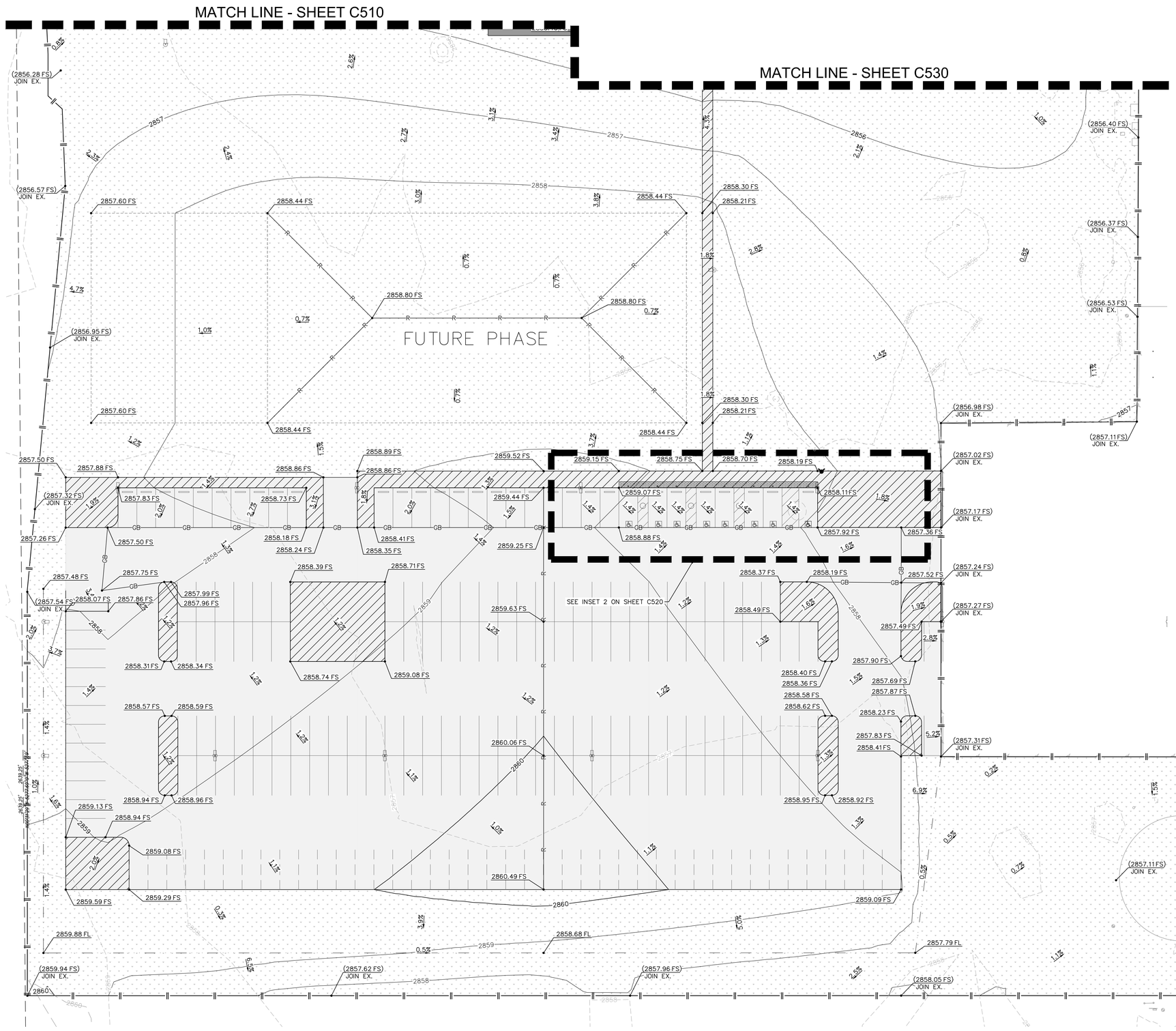
GRADING PLAN
- HANGAR

C530




## LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- GB — GRADE BREAK LINE
- DAYLIGHT LINE
- EARTHEN SWALE
- FIRELANE
- XX.XX TC / XX.XX FS — PROPOSED SPOT GRADE
- (XX.XX TC) / (XX.XX FS) — EXISTING SPOT GRADE
- 2.00% — PROPOSED FLOW (DIRECTION AND SLOPE)

## CONSTRUCTION NOTES

1. PROPOSED EARTHEN SWALE.

## PAVEMENT LEGEND

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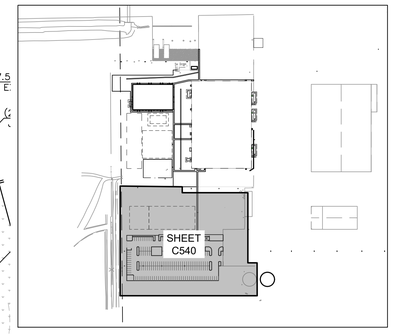


KEYMAP
NTS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

WDID #: X XXXXXXXXX

CONSTRUCTION • ARCHITECTURE

PARKWAY

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**Architect:**
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**Project Manager:**
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949.508.6974

GENERAL ATOMICS

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Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**
Jensen Hughes, Inc
2099 S. State College Blvd. Ste 540
Anaheim, CA 92806
Contact: Hunter Gildart
Phone: 714.450.1700

**Civil Engineer**
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Long Beach, CA 90802
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Phone: 562.549.2141
Email: Hunter.Starkey@Kimley-Horn.com

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER — HUNTER S. STARKEY — NOT FOR CONSTRUCTION — CIVIL — STATE OF CALIFORNIA

DATE:

| No. | Description | Date |
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| A | Pre-Development Review | 2024.11.14 |

Drawn by: KK/KG

Checked by: HS

Project Number: 04-240134

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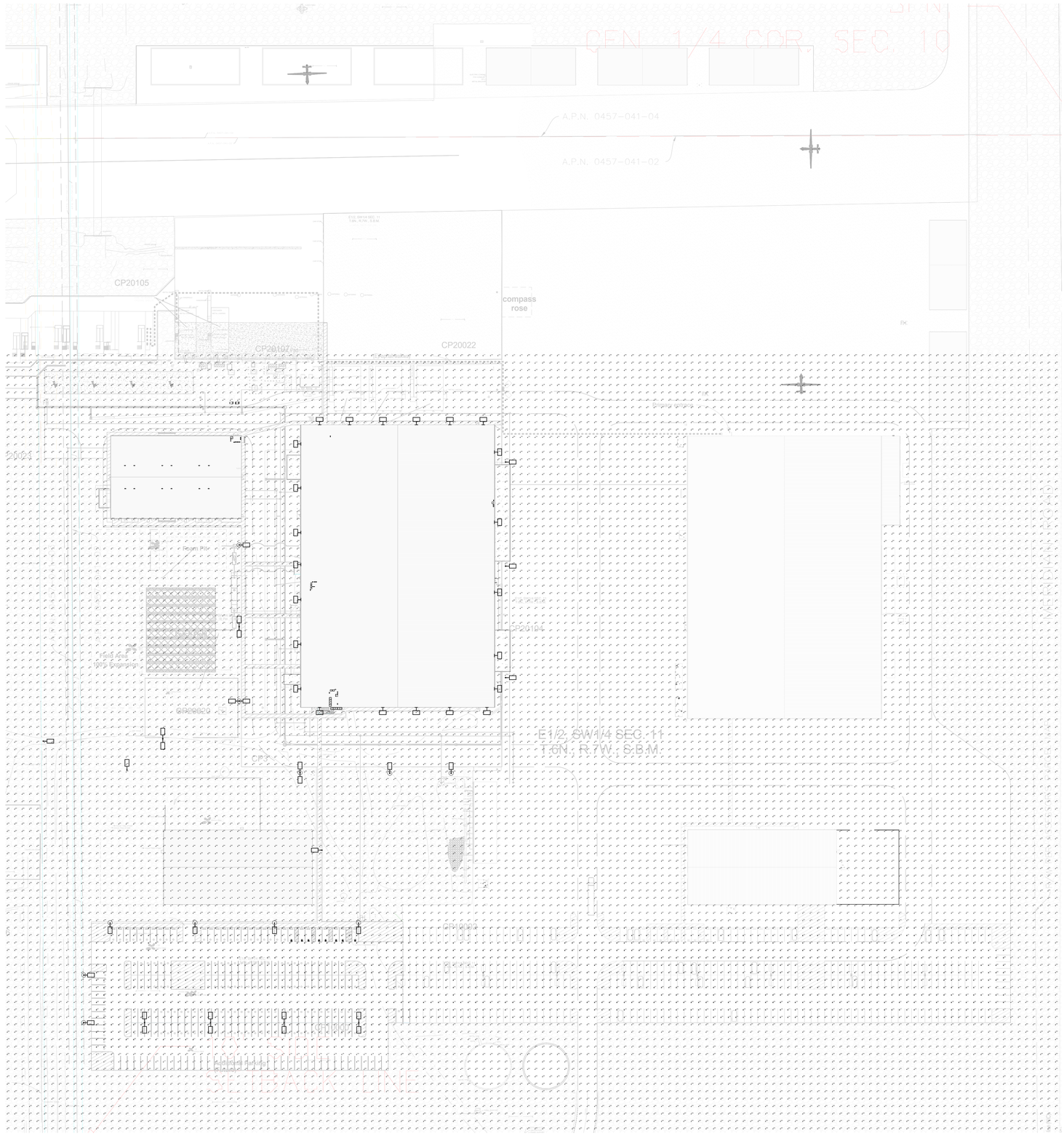
## GRADING PLAN

# C540




| Statistics | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| EX PARKING | X | 2.2 fc | 6.0 fc | 0.3 fc | 20.0:1 | 7.3:1 |
| Ground Control Walkway | X | 21.4 fc | 45.3 fc | 15.2 fc | 3.0:1 | 1.4:1 |
| Hanagr Walkways | X | 4.5 fc | 15.4 fc | 1.8 fc | 8.6:1 | 2.5:1 |
| NEW PARKING | X | 2.7 fc | 6.1 fc | 0.8 fc | 7.6:1 | 3.4:1 |
| Parking Walkway | X | 2.9 fc | 5.9 fc | 1.5 fc | 3.9:1 | 1.9:1 |
| SITE | + | 1.0 fc | 47.5 fc | 0.0 fc | N/A | N/A |

N

1 ES1.02 ELECTRICAL SITE PHOTOMETRIC PLAN

Scale: 1" = 60'-0"

CONSTRUCTION • ARCHITECTURE

PARKWAY

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**Architect:**
Contact: Matthew Hodeaux
469.933.8852

GENERAL ATOMICS

# General Atomics DHII

73 El Mirage Airport Road. Adelanto, CA 92301

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**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY, INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

| No. | Description | Date |
|---|---|---|
| | DD-60% PRICING SET | 05/02/25 |
| | CD-50% PLOT | 06/12/25 |
| F | FF&E REVIEW SET | 07/08/25 |

Drawn by: JGM
Checked by: BEN
Project Number: 04-250005

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ELECTRICAL SITE PHOTOMETRIC PLAN

ES1.02

**BIOLOGICAL RESOURCES ASSESSMENT, JURISDICTIONAL DELINEATION, AND NATIVE PLANT PROTECTION PLAN FOR GENERAL ATOMICS HORIZONS 2, IN UNINCORPORATED SAN BERNARDINO COUNTY, CALIFORNIA**

***Prepared for:***

**Lilburn Corporation**
1905 Business Center Drive
San Bernardino, CA 92408

***Prepared by:***

**Jennings Environmental, LLC**
35414 Acacia Ave.
Yucaipa, CA 92399
909-534-4547

**April 2025**



Wash watershed, to the south by the Lytle Creek and Upper San Gabriel River watersheds, and to the west by the Le Montaine Creek-Eller Slough watershed. (Figure 3 in Appendix A).

**3.1.6 SAN BERNARDINO COUNTY DEVELOPMENT CODE**

**§ 88.01.060 Desert Native Plant Protection.**

This Section provides regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources. The provisions are intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code §§ 80001 *et seq.*) and the efforts of the State Department of Food and Agriculture to implement and enforce the Act.

(a) *Definitions.* Terms and phrases used within this Section shall be defined in Division 10 (Definitions) and/or defined by the California Food and Agricultural Code. The California Food and Agricultural Code definition, if one exists, shall prevail over a conflicting definition in this Development Code.

(b) *Applicability.* The provisions of this Section shall apply to desert native plants specified in Subdivision (c) (Regulated Desert Native Plants) that are growing on any of the following lands, unless exempt in compliance with § 88.01.030 (Exempt Activities):

(1) Privately owned or publicly owned land in the Desert Region.

(2) Privately owned or publicly owned land in any parts of the Mountain Region in which desert native plants naturally grow in a transitional habitat.

(c) *Regulated Desert Native Plants.* The following desert native plants or any part of them, except the fruit, shall not be removed except under a Tree or Plant Removal Permit in compliance with § 88.01.050 (Tree or Plant Removal Permits). In all cases the botanical names shall govern the interpretation of this Section.

(1) The following desert native plants with stems two inches or greater in diameter or six feet or greater in height:

(A) Dalea spinosa (smoketree).

(B) All species of the genus Prosopis (mesquites).

(2) All species of the family Agavaceae (century plants, nolinas, yuccas).

(3) Creosote Rings, ten feet or greater in diameter.

(4) All Western Joshua trees.

(5) Any part of any of the following species, whether living or dead:

(A) Olneya tesota (desert ironwood).

(B) All species of the genus Prosopis (mesquites).

(C) All species of the genus Cercidium (palos verdes).





(d) *Compliance with Desert Native Plants Act.* Removal actions of all plants protected or regulated by the Desert Native Plants Act (Food and Agricultural Code §§ 80001 *et seq.*) shall comply with the provisions of the Act before the issuance of a development permit or approval of a land use application.

**3.1.7 WESTERN JOSHUA TREE CONSERVATION ACT**

The Western Joshua Tree Conservation Act (WJTCA) was passed in July 2023 to conserve the western Joshua tree and its habitat while supporting the state's renewable energy and housing priorities. The WJTCA creates a streamlined permitting framework for certain development activities and collects mitigation fees for the acquisition and conservation of western Joshua tree habitat and other actions to conserve western Joshua trees. This will offset the impacts of permitted projects that negatively impact western Joshua trees and help to conserve the species on a landscape scale.

*Permitting*

The WJTCA authorizes the CDFW to:

- Permit the trimming and removal of hazardous or dead western Joshua trees.
- Permit the incidental take of western Joshua trees provided the permittee meets certain conditions.
- Enter into an agreement with a county or city to delegate limited authority to issue the permits mentioned above, provided certain conditions are met.

Additionally, the WJTCA directs CDFW to develop a conservation plan for western Joshua tree by the end of 2024.

*Summary of Mitigation Fees*

Reduced Mitigation Fees (within blue area) [See Section 1927.3 (d)]:
- Trees 5 meters or greater in height - $1000
- Trees 1 meter or greater but less than 5 meters in height - $200
- Trees less than 1 meter in height - $150

Mitigation Fees (anywhere in State, outside blue area) [See Section 1927.3 (e)]:
- Trees 5 meters or greater in height - $2,500
- Trees 1 meter or greater but less than 5 meters in height - $500
- Trees less than 1 meter in height - $340

**3.2 FIELD STUDY RESULTS**

**3.2.1 HABITAT**

The habitat on-site consists of sparse White bursage scrub (*Ambrosia dumosa* Shrubland Alliance). The site did show signs of disturbance in the form of vehicle and pedestrian traffic. Table 1 in Appendix D contains a list of all plants found on-site. Surrounding land uses include undeveloped parcels and rural residential developments.





**Table 1 – Western Joshua Tree Census**

| Tree ID | Tree Latitude | Tree Longitude | Size Class | Height of Tree (meters) | Live or Dead? | Mature Tree (branched)? | Flowering or Fruiting Stage? (flowers, fruits, or none) | Impact to Tree (removal, trim, relocation, other, or none) | Activities be within 15 meters of tree? | Relocation Site |
|---|---|---|---|---|---|---|---|---|---|---|
| JT1 | 34.622524 | -117.590554 | B | 3.8 | D | Y | N | Remove | Y | N/A |
| JT2 | 34.622207 | -117.59071 | B | 2.5 | L | N | N | Remove | Y | N/A |
| JT3 | 34.622076 | -117.590694 | C | 5.1 | D | Y | N | Remove | Y | N/A |
| JT4 | 34.621765 | -117.59134 | A | 0.7 | D | N | N | Remove | Y | N/A |
| JT5 | 34.622313 | -117.591373 | B | 1.3 | D | Y | N | Remove | Y | N/A |
| JT6 | 34.622572 | -117.591045 | B | 2.9 | L | Y | N | Remove | Y | N/A |
| JT7 | 34.621297 | -117.591159 | B | 2.6 | L | Y | N | Remove | Y | N/A |
| JT8 | 34.620654 | -117.591222 | B | 3.7 | D | Y | N | Remove | Y | N/A |
| JT9 | 34.620455 | -117.591242 | A | 0.6 | D | N | N | Remove | Y | N/A |
| JT10 | 34.620455 | -117.591242 | A | 0.3 | D | N | N | Remove | Y | N/A |

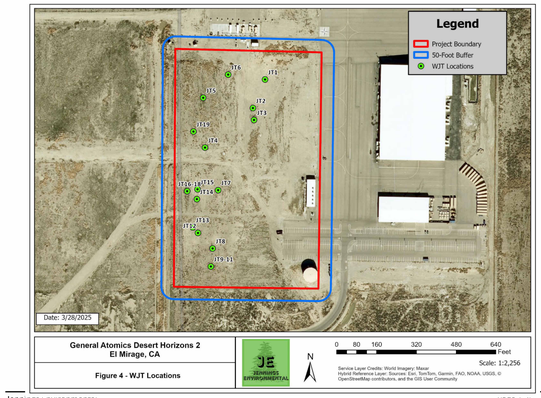




| Tree ID | Tree Latitude | Tree Longitude | Size Class | Height of Tree (meters) | Live or Dead? | Mature Tree (branched)? | Flowering or Fruiting Stage? (flowers, fruits, or none) | Impact to Tree (removal, trim, relocation, other, or none) | Activities be within 15 meters of tree? | Relocation Site |
|---|---|---|---|---|---|---|---|---|---|---|
| JT11 | 34.620455 | -117.591242 | B | 2.1 | D | Y | N | Remove | Y | N/A |
| JT12 | 34.620823 | -117.591419 | B | 3.3 | L | Y | N | Remove | Y | N/A |
| JT13 | 34.620884 | -117.591489 | B | 2.6 | D | N | N | Remove | Y | N/A |
| JT14 | 34.621195 | -117.591439 | B | 3.8 | D | Y | N | Remove | Y | N/A |
| JT15 | 34.621304 | -117.591433 | B | 1.5 | D | Y | N | Remove | Y | N/A |
| JT16 | 34.621281 | -117.59157 | B | 3.1 | D | Y | N | Remove | Y | N/A |
| JT17 | 34.621281 | -117.59157 | A | 0.5 | D | N | N | Remove | Y | N/A |
| JT18 | 34.621281 | -117.59157 | A | 0.9 | D | N | N | Remove | Y | N/A |
| JT19 | 34.621940 | -117.591497 | B | 2.9 | D | Y | N | Remove | Y | N/A |








**General Atomics Desert Horizons 2**
**El Mirage, CA**

**Figure 4 - WJT Locations**



This page contains a report of all the existing trees and their conditions. For more information please refer to the full report dated April 2025

**Prepared for:**
Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

**Prepared by:**
Jennings Environmental, LLC
35414 Acacia Ave.
Yucaipa, CA 92399
909-534-4547

There are no Century Plants, Nolinas, Yuccas, Cerosote Rings, Smoke Trees/ Mesquite Trees, or any plants protected by the State Desert Native Plants Act. Also there are no new plants or trees being introduced.

A010 has been included into the set showing all surfaces, concrete or asphalt. Landscaping is compacted native earth only.

CONSTRUCTION • ARCHITECTURE
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pkwycon.com (972) 221-1979

**Project Manager:**
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949.508.6974

**Architect:**
Contact: Matthew Hodeaux
469.933.8852

GENERAL ATOMICS

# GA - DESERT HORIZONS II CUP

73 El Mirage Airport Road. Adelanto, CA 92301

**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
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**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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Existing Trees and Conditions Report

.L1.00

## Site Plan Legend

- Property Line
- Property Setback Line
- Scope of Work - Phase I
- Scope of Work - Phase II
- New asphalt paving
- Dirt / Undistrubed Site
- Accessible Path of Travel
- Accessible Parking (NIC)
- ? — Keynote Tag
- (E) — Existing Building / Equipment
- FH — Fire Hydrant

## Project Information

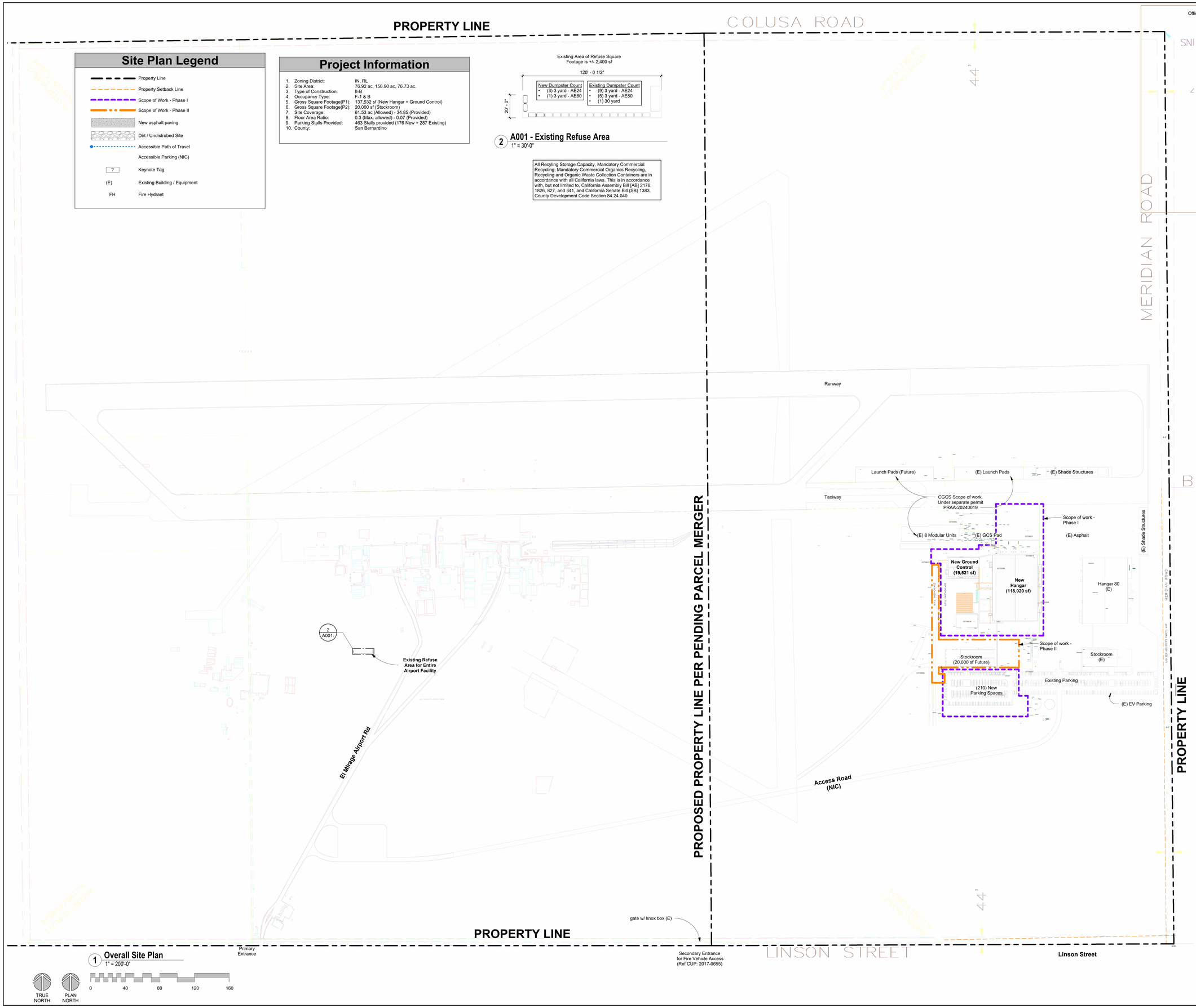
| | | |
|---|---|---|
| 1. | Zoning District: | IN, RL |
| 2. | Site Area: | 76.92 ac, 158.90 ac, 76.73 ac. |
| 3. | Type of Construction: | II-B |
| 4. | Occupancy Type: | F-1 & B |
| 5. | Gross Square Footage(P1): | 137,532 sf (New Hangar + Ground Control) |
| 6. | Gross Square Footage(P2): | 20,000 sf (Stockroom) |
| 7. | Site Coverage: | 61.53 ac (Allowed) - 34.85 (Provided) |
| 8. | Floor Area Ratio: | 0.3 (Max. allowed) - 0.07 (Provided) |
| 9. | Parking Stalls Provided: | 463 Stalls provided (176 New + 287 Existing) |
| 10. | County: | San Bernardino |

Existing Area of Refuse Square Footage is +/- 2,400 sf




2 **A001 - Existing Refuse Area**
1" = 30'-0"

All Recyling Storage Capacity, Mandatory Commercial Recycling, Mandatory Commercial Organics Recycling, Recycling and Organic Waste Collection Containers are in accordance with all California laws. This is in accordance with, but not limited to, California Assembly Bill [AB] 2176, 1826, 827, and 341, and California Senate Bill (SB) 1383. County Development Code Section 84.24.040




1 **Overall Site Plan**
1" = 200'-0"

TRUE NORTH
PLAN NORTH

0 40 80 120 160

CONSTRUCTION + ARCHITECTURE

PARKWAY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**Architect:**
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**Project Manager:**
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GENERAL ATOMICS

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**Civil Engineer**


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Architect: Matthew Hodeaux

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|---|---|---|
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| A | CUP Revs. per Comments | 2025.06.18 |
| DD1 | CUP Revision | 2025.05.13 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: NA
Checked by: MH
Project Number: 04-00000

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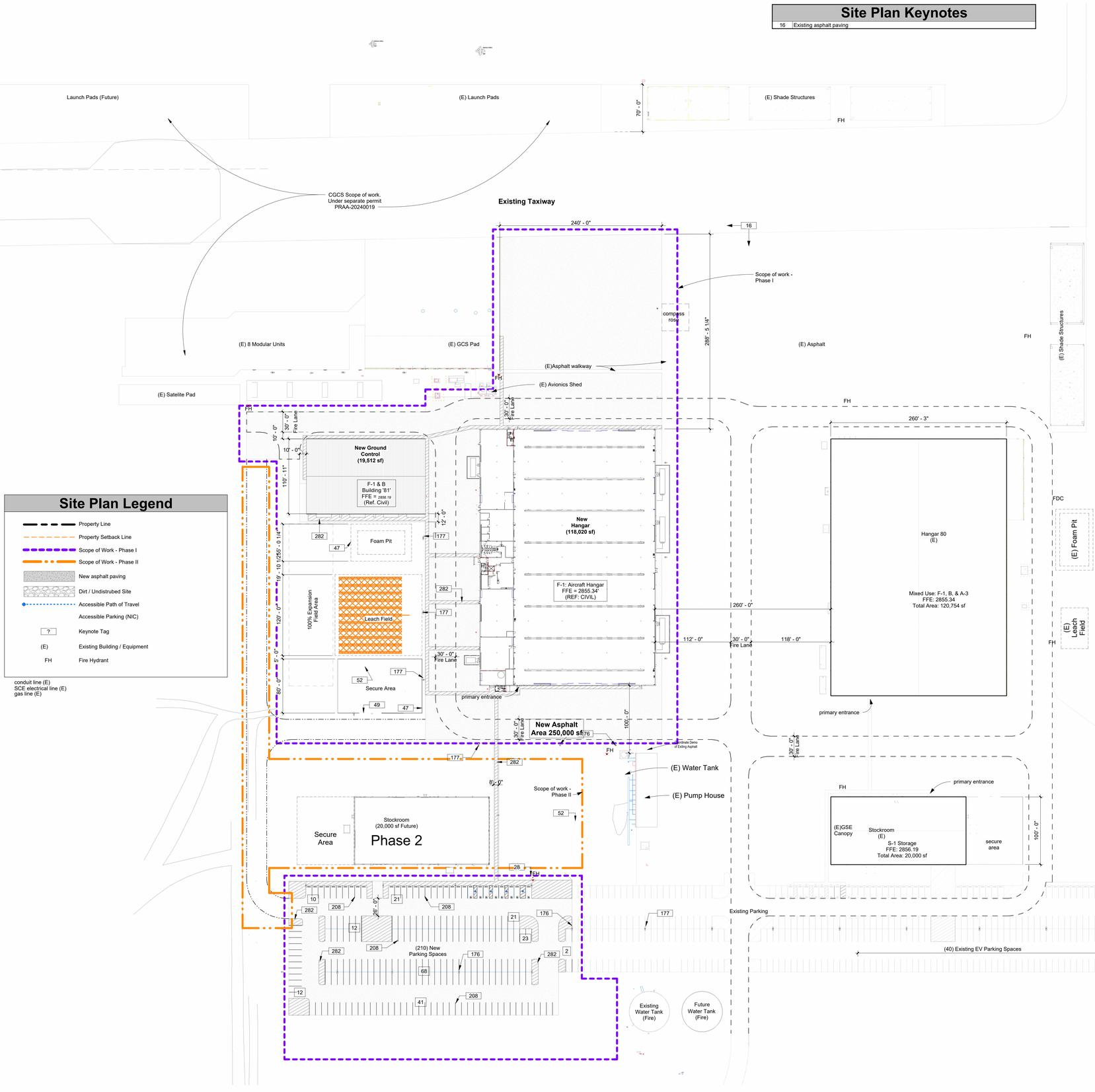
Overall Site Plan

A001.

## Site Plan Keynotes

| | |
|---|---|
| 16 | Existing asphalt paving |




## Site Plan Legend

- Property Line
- Property Setback Line
- Scope of Work - Phase I
- Scope of Work - Phase II
- New asphalt paving
- Dirt / Undistrubed Site
- Accessible Path of Travel
- Accessible Parking (NIC)
- ? Keynote Tag
- (E) Existing Building / Equipment
- FH Fire Hydrant

conduit line (E)
SCE electrical line (E)
gas line (E)

TRUE NORTH

PLAN NORTH

1 **Project Site Plan**
1" = 60'-0"

## Overall Parking

**Required Parking Spaces (New)**

| | |
|---|---|
| Total Parking Spaces Required (New Hangar): | 132 spaces |
| Total Parking Spaces Required (New Stockroom): | 31 spaces |
| Total Parking Spaces Required (Exst. Modular): | 64 spaces |
| Total Parking Spaces Required (New Ground Control): | 20 spaces |
| **New Parking Spaces Required** | **247 spaces** |

**Required Parking Spaces (Existing)**

| | |
|---|---|
| Existing Parking Spaces Provided: | 299 spaces |
| Parking Spaces Utilized (Exst Hangar): | - (193 spaces) |
| Parking Spaces Utilized (Exst Stockroom): | - (25 spaces) |
| **Total Unutilized Existing Parking Spaces:** | **81 spaces** |

**Overall Parking Spaces Provided**

| | |
|---|---|
| Unutilized Existing Parking Spaces | 81 spaces |
| New Parking Spaces Provided | 210 spaces |
| **New Provided Parking Spaces:** | **291 spaces** |
| *Unutilized Parking Spaces:* | *44 extra spaces* |
| ***Total Parking Spaces Provided on Site*** | **509 spaces** |

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

**Accessible Space Requirements** (2022 CBC - Table 11B-208.2)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum Accessible Parking Spaces Required: *(2% OF TOTAL) = [.02 X 509 Spaces] = 10.18* | 11 spaces (incl. *2 Van spaces*) (2022 CBC - 11B-208.2.4) |
| Total Accessible Parking Spaces Provided: | **16 spaces** |

**Designated Parking for Clean Air Vehicles** (2022 CGBC - A5.106.5.1)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum Spaces Required: *(8% OF TOTAL) = [.08 X 509] = 40.72* | 41 spaces |

**Designated Parking for EV Charging** (2022 CGBC - Table A5.106.5.3.1 Tier1)

| | |
|---|---|
| Total Parking Spaces Provided: | 509 spaces |
| Minimum # of EV Capable Spaces Required: (Future Ready) | 41 spaces |

**Clean Air Vehicle Parking**

| | |
|---|---|
| Total spaces designated for Clean Air: | 41 spaces |
| Total spaces designated for Car / Van Pool: | 41 spaces |
| Total Spaces Provided (Clean Air/ Van Pool/ EV): | **41 spaces** |

## New Hangar Parking

**Required Off-Street Parking Minimum**

| | |
|---|---|
| Industrial Use: | 98,960 GFA |
| Business Use: | 18,050 GLA |

**Parking Calculation Ratios**

(San Bernardino County Development Code | Table 83-15 - Parking Ratios)

| *Uses* | *Number of Spaces Required* |
|---|---|
| *Industrial Use* | *(1) space per 1,000 sf - first 40,000 sf of GFA*<br>*(1) space per 4,000 sf - over 40,000 sf GFA*<br>*(1) space per facility vehicle* |
| *Business Use* | *(1) space per 250 sf of GLA* |

**Calculations**

*F-1, Industrial Use - 98,960 GFA (LEVEL 1)*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf GFA = [40,000 GFA / 1,000] = 40* | 40 spaces |
| *(1) space per 4,000 sf - over 40,000 sf GFA = [98,960 GFA - 40,000] = [58,960 GFA / 4000] = 14.74)* | 15 spaces |
| *(1) for each facility vehicle* | 4 spaces |
| *TOTAL INDUSTRIAL PARKING REQUIRED:* | ***59 spaces*** |

*B, Business Use - 18,050 GLA (LEVEL 2)*

| | |
|---|---|
| *(1) space per 250 GLA = [18,050 GFA / 250] = 72.2* | 73 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***73 spaces*** |
| **Overall Parking Spaces Required (New Hangar):** | **132 spaces** |

## Stockroom Parking

**Square Footage by Use**

| | |
|---|---|
| Industrial Use: | 18,676 GFA |
| Business Use: | 1,424 GLA |

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| *Uses* | *Number of Spaces Required* |
|---|---|
| *Industrial Use* | *(1) space per 1,000 sf - first 40,000 sf of GFA*<br>*(1) space per 4,000 sf - over 40,000 sf GFA*<br>*(1) space per facility vehicle* |
| *Business Use* | *(1) space per 250 sf of GLA* |

**Calculations**

*Industrial Use - 13,676 GFA*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf GFA = [18,676 GFA / 1,000] = 18.67* | 19 spaces |
| *(1) for each facility vehicle* | 6 spaces |
| *TOTAL INDUSTRIAL PARKING REQUIRED:* | ***25 spaces*** |

*B, Business Use - 1,424 GLA*

| | |
|---|---|
| *(1) space per 250 GLA = [1,424 GFA / 250] = 5.6* | 6 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***6 spaces*** |
| **Overall Parking Spaces Required (Stockroom):** | **31 spaces** |

## Ground Control Parking

**Square Footage by Use**

Industrial Use: 19,512 GFA

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| *Uses* | *Number of Spaces Required* |
|---|---|
| *Industrial Use* | *(1) space per 1,000 sf - first 40,000 sf of GFA*<br>*(1) space per 4,000 sf - over 40,000 sf GFA*<br>*(1) space per facility vehicle* |

**Calculations**

*Industrial Use - 19,512 GFA*

| | |
|---|---|
| *(1) space per 1,000 sf - first 40,000 sf GFA = [19,512 GFA / 1,000] = 19.512* | 20 spaces |
| **Overall Parking Spaces Required (Ground Control):** | ***20 spaces*** |

## (E) Modular Parking

**Square Footage by Use**

Business Use: 15,840 GLA

**Parking Calculation Ratios**

(San Bernardino County Development Code - Table 83-15 - Parking Ratios)

| *Uses* | *Number of Spaces Required* |
|---|---|
| *Business Use* | *(1) space per 250 sf of GLA* |

**Calculations**

*B, Business Use - 15,840 GLA*

| | |
|---|---|
| *(1) space per 250 GLA = [15,840 GFA / 250] = 63.36* | 64 spaces |
| *TOTAL BUSINESS PARKING REQUIRED:* | ***64 spaces*** |
| **Overall Parking Spaces Required (Exst Modular):** | **64 spaces** |

CONSTRUCTION • ARCHITECTURE

PARKWAY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**Project Manager:**
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949.508.6974


GENERAL ATOMICS

# GA - DESERT HORIZONS II CUP

73 El Mirage Airport Road. Adelanto, CA 92301


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General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
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**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**


NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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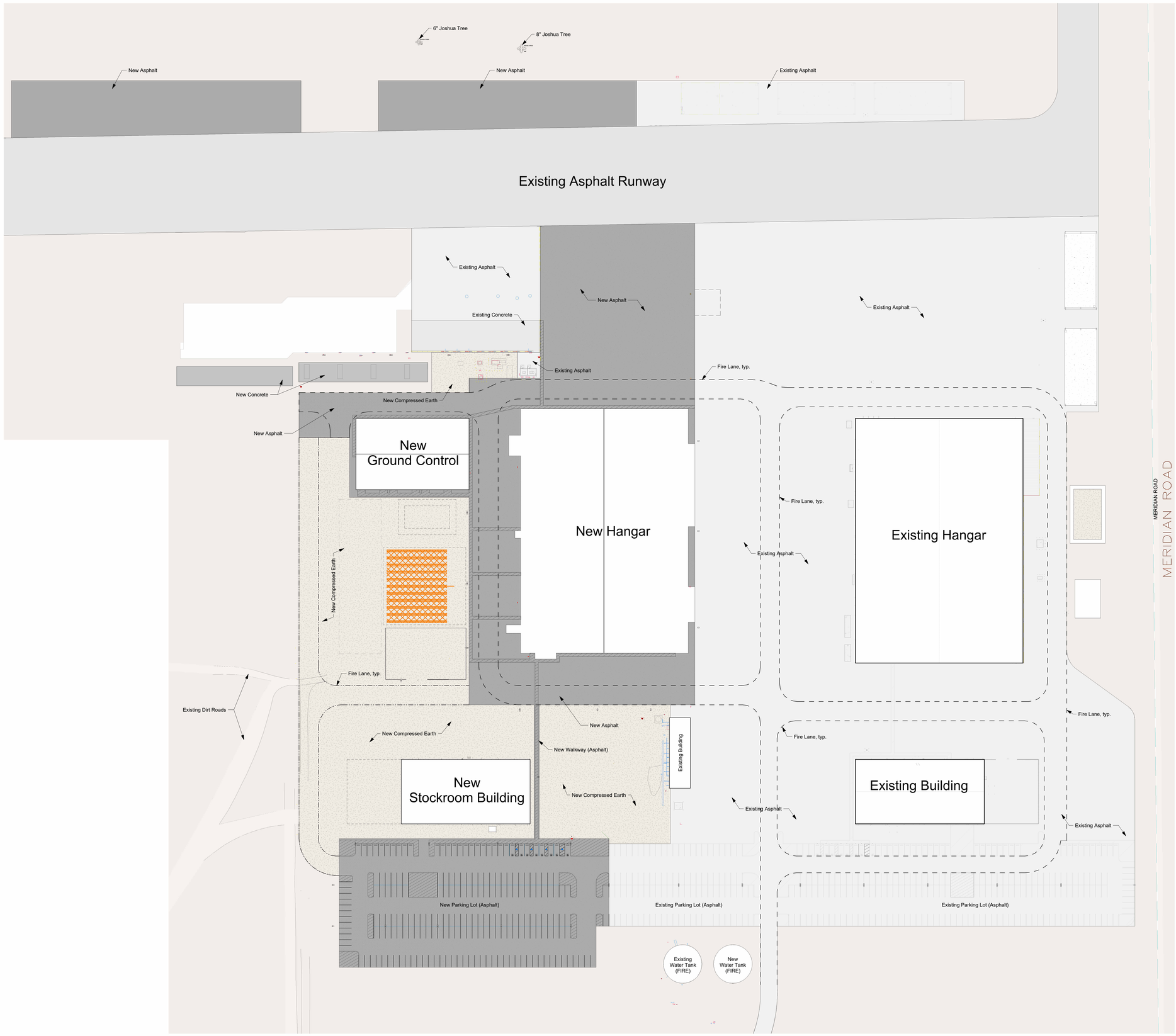
Project Site Plan

A002.




TRUE NORTH

PLAN NORTH

1 **Landscape Plan**
1" = 60'-0"

CONSTRUCTION • ARCHITECTURE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**Fire Protection Engineer**

**Civil Engineer**

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Architect: Matthew Hodeaux

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| A | CUP Revs. per Comments | 2025.06.18 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: MB
Checked by: RM, MH
Project Number: 04-00000

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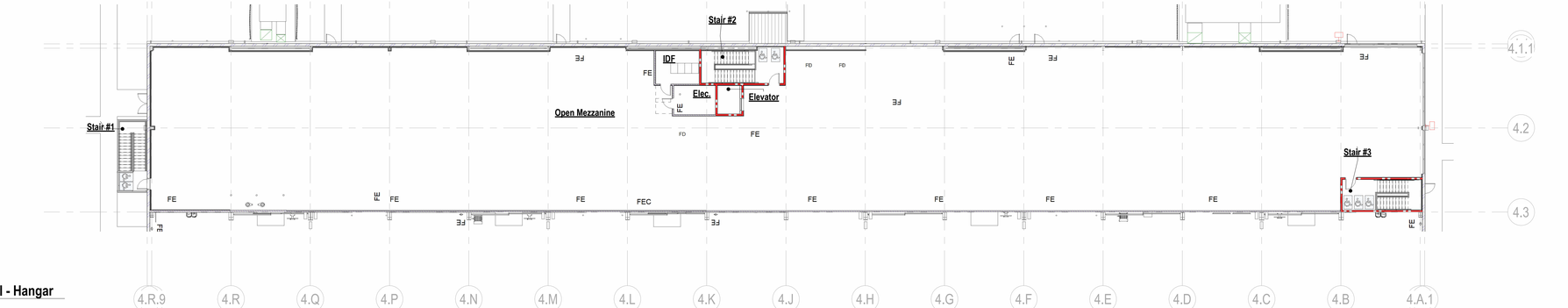
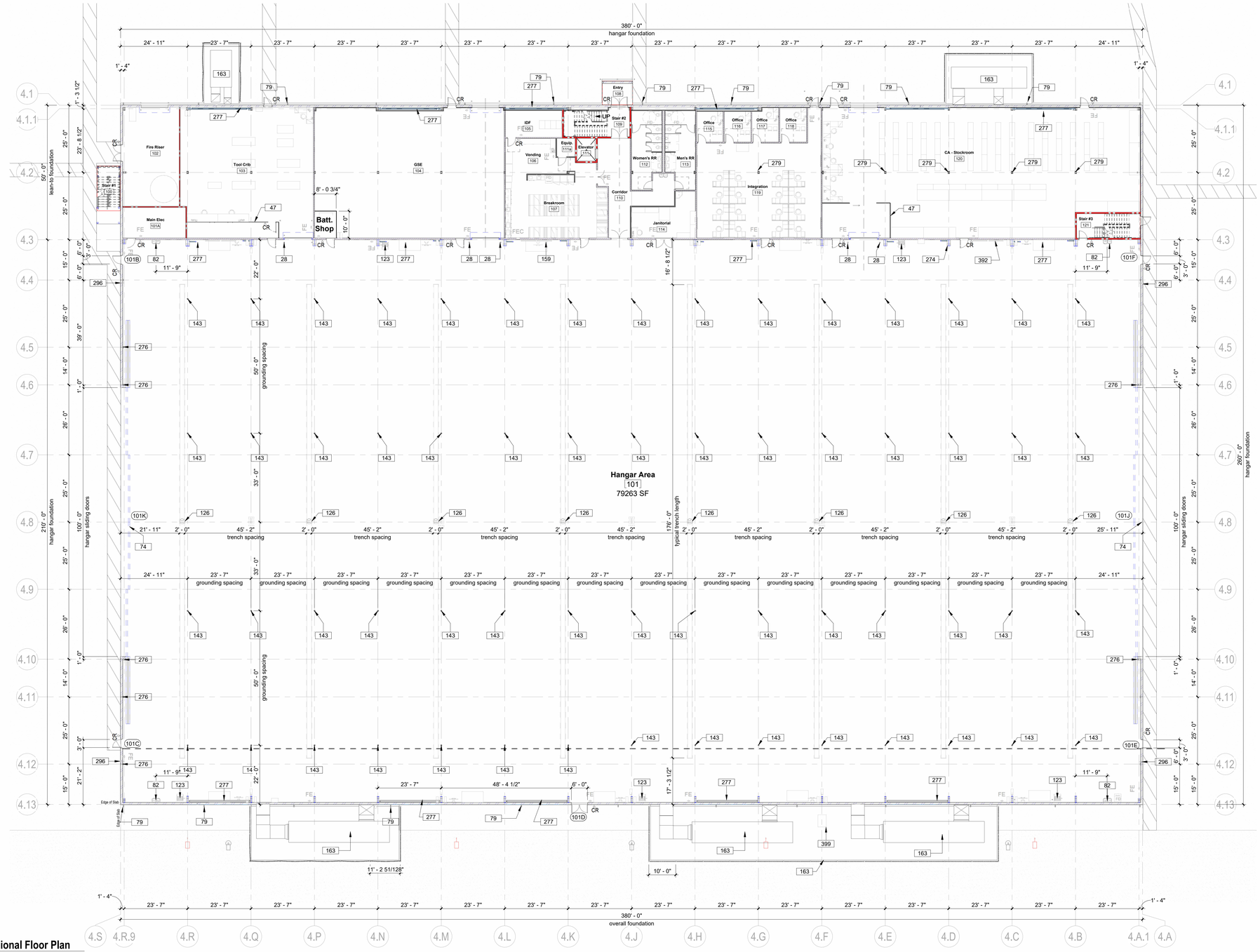
Landscape Plan

A010




2 **Mezzanine Level - Hangar**
1/16" = 1'-0"




1 **Hangar Dimensional Floor Plan**
1/16" = 1'-0"


CONSTRUCTION • ARCHITECTURE

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**Civil Engineer**


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Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| DD1 | CUP Revision | 2025.05.13 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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Hangar Dimensional Floor Plan

A100.

## Exit Access Travel Distance

| Name | Maximum Travel Distance w/ Sprinkler System | | |
|---|---|---|---|
| | Dead End Corridor | Common Path of Egress Travel | Exit Access Travel Distance |

## Fire Extinguisher Schedule

| Type Mark | Description | Manufacturer | Model and UL Rating | Fire Class | Count |
|---|---|---|---|---|---|
| FE | Wall Mounted Fire Extinguisher, 10 lbs capacity | JL Industries, Inc. or Equal | Cosmic 10E \| 4A-80B:C | | 38 |
| FEC | Fire Extinguisher Cabinet with 10 lbs capacity Fire Extinguisher | JL Industries, Inc. or Equal | Clear VU 1526F25 (FX in rated walls) & Cosmic 10E \| 4A-80B:C | | 1 |

## Egress Door Calculations

| Mark | Provided clear width | Means of Egress Capacity Factor | Maximum Load | Actual Occ. Load | Meets Code |
|---|---|---|---|---|---|
| Level 1 | | | | | |
| 101C | 33" | 0.15 | 220 | 16 | Complies |
| 101F | 33" | 0.15 | 220 | 15 | Complies |
| 101B | 33" | 0.15 | 220 | 24 | Complies |
| 104D | 33" | 0.15 | 220 | 8 | Complies |
| 101E | 33" | 0.15 | 220 | 16 | Complies |
| 101D | 68" | 0.15 | 453 | 32 | Complies |
| 120A | 33" | 0.15 | 220 | 16 | Complies |
| 121B | 33" | 0.15 | 220 | 15 | Complies |
| 119B | 33" | 0.15 | 220 | 16 | Complies |
| 103C | 33" | 0.15 | 220 | 8 | Complies |
| 111C | 33" | 0.15 | 220 | 16 | Complies |
| 11 | 398" | | 2653 | 182 | |

## Means of Egress

Doors:
- The clear width of an egress door opening shall not be less than 32" and not more than 48". The clear height of an egress door opening shall not be less than 80".
- Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a group h occupancy.

Stairways:
- The clear width of a stairway shall not be less than 44". The minimum headroom shall not be less than 80" as measured from the nosing.

### Egress Capacity Factors

*EGRESS CAPACITY FACTORS ARE PER: IBC 1005*

- Automatic Sprinkler System
- Emergency Voice / Alarm Communications

Minimum Required Egress Width:

| | |
|---|---|
| Stairways: | 0.2 |
| Other Egress Components: | 0.15 |

### Minimum Number of Exits

| OCCUPANT LOAD | MIN NUMBER OF EXITS PER STORY |
|---|---|
| 1-500 | 2 |
| 501-1000 | 3 |
| > 1000 | 4 |

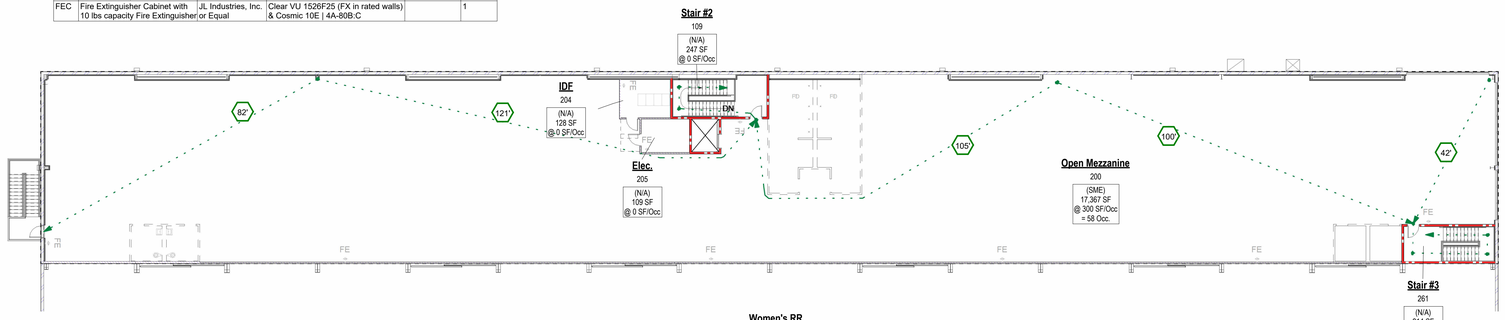
### Spaces with one Exit

| OCCUPANCY | MAXIMUM OCCUPANT LOAD |
|---|---|
| A, B, E, F, M, U | 49 |
| H-1, H-2, H-3 | 3 |
| H-4, H-5, I, R | 10 |
| S | 29 |

## Life Safety Plan Legend

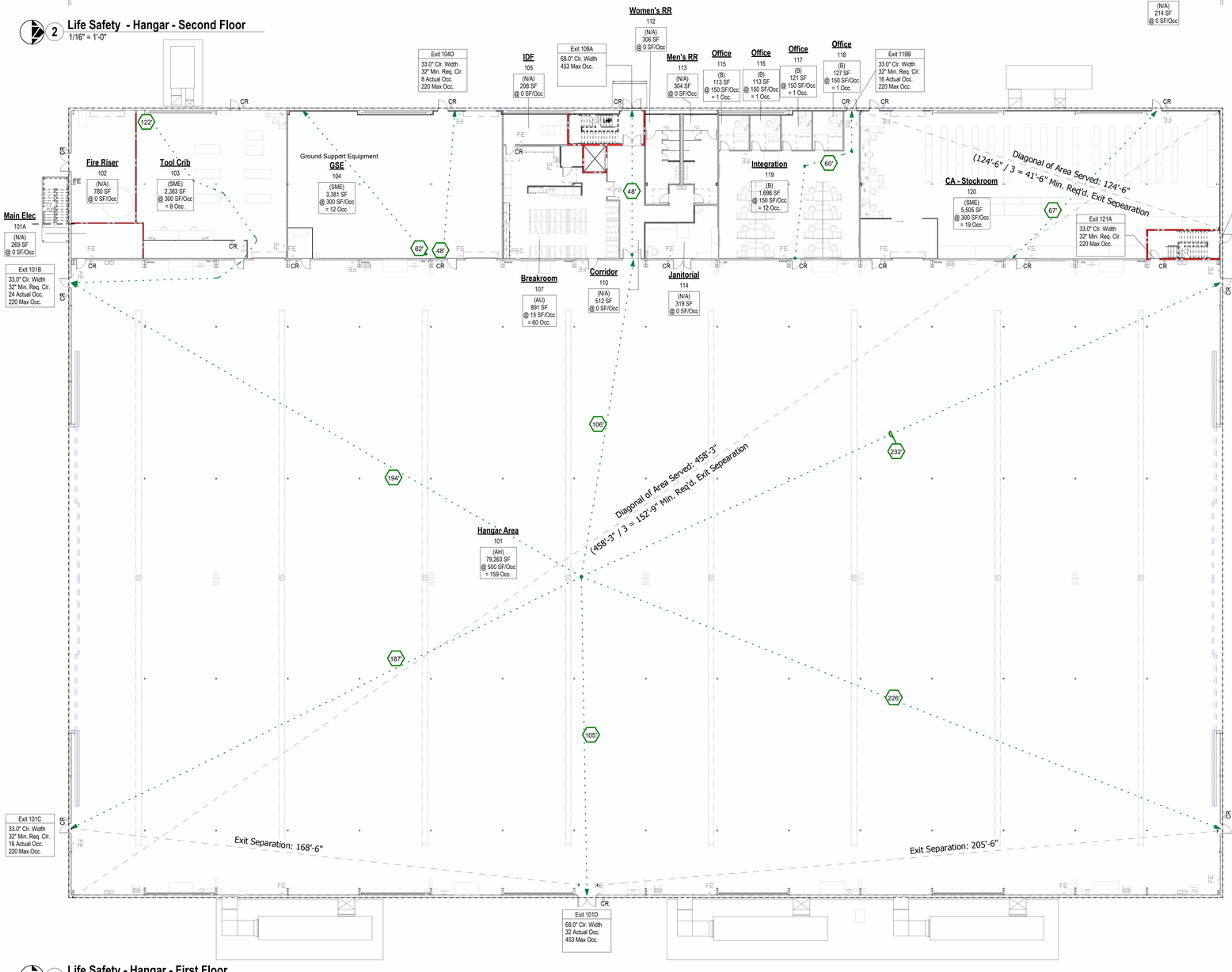
Diagonal of Area Served: 45'-6"
(45'-6" / 3 = 15'-2" Min. Req'd. Exit Sepearation

- Wall mounted / Wall mounted perpendicular / Ceiling mounted — Exit Signs
- Egress pathway width and direction of travel
- 250' — Maximum travel distance
- 250' — Common path of travel distance
- FE — FE - Wall mounted fire extinguisher
- FEC — Fire extinguisher cabinet
- 1 Hour rated partition, barrier, and/or wall
- 2 Hour rated partition, barrier, and/or wall
- 3 Hour rated partition, barrier, and/or wall
- Exit ### — Exit / Exit-access component
  - ## #" Clr. Width — Provided clear exit width (inches)
  - ##" Min. Req. Clr. — Minimum required clear exit width (inches)
  - ### Actual Occ. — Actual occupant load using exit
  - ### Max Occ. — Maximum allowed occupant capacity
- Accessible turning radius (60")
- Accessible seating location/clear floor space (30"x42")




## 2 Life Safety - Hangar - Second Floor

1/16" = 1'-0"




## 1 Life Safety - Hangar - First Floor

1/16" = 1'-0"

## Occupancy Schedule (Gross SF)

| Room Number | Room Name | Room Function | Building Occupancy Groups and Rooms: Area | Occupant Load Calculations: Occ. Load Factor | Occupant Load Calculations: Total Occ. Load | Comments |
|---|---|---|---|---|---|---|
| 100 | Stair #1 | (none) | 144 SF | | | |
| 108 | Entry | (none) | 91 SF | | | |
| 111a | Equip. | (none) | 47 SF | | | |
| 121 | Stair #3 | (none) | 214 SF | | | |
| Group B (Business - Office bldgs., professional services, banks, light industrial and similar uses) | | | | | | |
| 261 | Stair #3 | Unoccupied Space | 214 SF | 0 SF | | |
| 5 | | | 711 SF | | 0 | |
| Building Fire Area #1 | | | | | | |
| Group B (Business - Office bldgs., professional services, banks, light industrial and similar uses) | | | | | | |
| 101A | Main Elec | Unoccupied Space | 269 SF | 0 SF | | |
| 102 | Fire Riser | Unoccupied Space | 780 SF | 0 SF | | |
| 103 | Tool Crib | Accessory storage areas, mechanical equipment rooms | 2,383 SF | 300 SF | 8 | |
| 104 | GSE | Accessory storage areas, mechanical equipment rooms | 3,381 SF | 300 SF | 12 | |
| 105 | IDF | Unoccupied Space | 208 SF | 0 SF | | |
| 106 | Vending | Assembly - Unconcentrated (tables and chairs) | 307 SF | 15 SF | 21 | |
| 107 | Breakroom | Assembly - Unconcentrated (tables and chairs) | 891 SF | 15 SF | 60 | |
| 109 | Stair #2 | Unoccupied Space | 247 SF | 0 SF | | |
| 110 | Corridor | Unoccupied Space | 512 SF | 0 SF | | |
| 111 | Elevator | Unoccupied Space | 60 SF | 0 SF | | |
| 112 | Women's RR | Unoccupied Space | 306 SF | 0 SF | | |
| 113 | Men's RR | Unoccupied Space | 304 SF | 0 SF | | |
| 114 | Janitorial | Unoccupied Space | 319 SF | 0 SF | | |
| 115 | Office | Business areas - office space | 113 SF | 150 SF | 1 | |
| 116 | Office | Business areas - office space | 113 SF | 150 SF | 1 | |
| 117 | Office | Business areas - office space | 121 SF | 150 SF | 1 | |
| 118 | Office | Business areas - office space | 127 SF | 150 SF | 1 | |
| 119 | Integration | Business areas - office space | 1,698 SF | 150 SF | 12 | |
| 120 | CA - Stockroom | Accessory storage areas, mechanical equipment rooms | 5,505 SF | 300 SF | 19 | |
| Group B (Business - Office bldgs., professional services, banks, light industrial and similar uses) | | | | | | |
| 200 | Open Mezzanine | Accessory storage areas, mechanical equipment rooms | 17,367 SF | 300 SF | 58 | |
| 204 | IDF | Unoccupied Space | 128 SF | 0 SF | | |
| 205 | Elec. | Unoccupied Space | 109 SF | 0 SF | | |
| Building Fire Area #1: 22 | | | 35,248 SF | | 194 | |
| Building Fire Area #2 | | | | | | |
| Group F-1 (Moderate-Hazard Factory Industrial) | | | | | | |
| 101 | Hangar Area | Aircraft hangers | 79,263 SF | 500 SF | 159 | |
| Building Fire Area #2: 1 | | | 79,263 SF | | 159 | |
| Grand total: 28 | | | 115,222 SF | | 353 | |

## Code Review - Hangar

### *BUILDING USE / OCCUPANCY*

| | |
|---|---|
| USE | Aircraft Hangar |
| OCCUPANCY CLASSIFICATION | Mixed Use: F1, B |
| OCCUPANCY LOAD | 351 |

### *BUILDING CONSTRUCTION*

| | | |
|---|---|---|
| CONSTRUCTION TYPE | II-B | |
| | **ALLOWED** | **PROPOSED** |
| BUILDING HEIGHT | 75' | 40'-10" |
| NUMBER OF STORIES | 3 | 2 |
| SPRINKLERS REQUIRED | Yes | |

| **FIRE RESISTANCE RATING REQUIREMENTS** | **RATING REQUIRED** | **RATING PROVIDED** |
|---|---|---|
| STRUCTURAL FRAME | 0 hr | 0 hr |
| BEARING WALLS - EXTERIOR | 0 hr | 0 hr |
| BEARING WALLS - INTERIOR | 0 hr | 0 hr |
| NON-BEARING WALLS & PARTITIONS - EXTERIOR | 0 hr | 0 hr |
| NON-BEARING WALLS & PARTITIONS - INTERIOR | 0 hr | 0 hr |
| FLOOR CONSTRUCTION | 0 hr | 0 hr |
| ROOF CONSTRUCTION | 0 hr | 0 hr |

### *BUILDING AREA LIMITATIONS*

| | | **ALLOWABLE** | **ACTUAL** |
|---|---|---|---|
| AREA LIMITATION/FLOOR | | 46500 | 120754 |
| FRONTAGE AREA INCREASE MULTIPLIER | x0 | 0 | |
| AUTOMATIC SPRINKLER SYSTEM INCREASE MULTIPLIER | x3 | 139500 | |
| TOTAL | | 186000 | |

### *PLUMBING FIXTURE COUNT*

| | **MALE** | | **FEMALE** | |
|---|---|---|---|---|
| PLUMBING OCCUPANT LOAD | 175.5 | | 175.5 | |
| WATER CLOSETS REQUIRED VS. PROVIDED | 3 | 8 | 3 | 12 |
| LAVATORIES REQUIRED VS. PROVIDED | 1 | 8 | 1 | 8 |
| URINALS ALLOWED VS PROVIDED | 1 | 4 | | |
| DRINKING FOUNTAINS REQUIRED VS. PROVIDED | 2 | | 6 | |
| OTHER NOTES / EXCEPTIONS | | | | |

CONSTRUCTION • ARCHITECTURE

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GENERAL ATOMICS

# GA - Desert Horizons II

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**Civil Engineer**


NOT FOR CONSTRUCTION

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Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| A | Permit Submitted | 08/05/25 |

Drawn by: DC, SP
Checked by: GK, SJ, BM
Project Number: 04-00000

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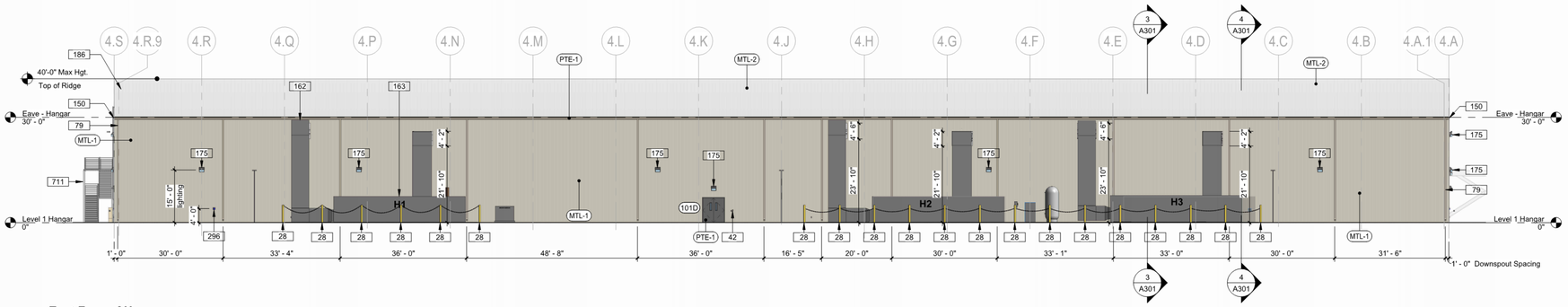
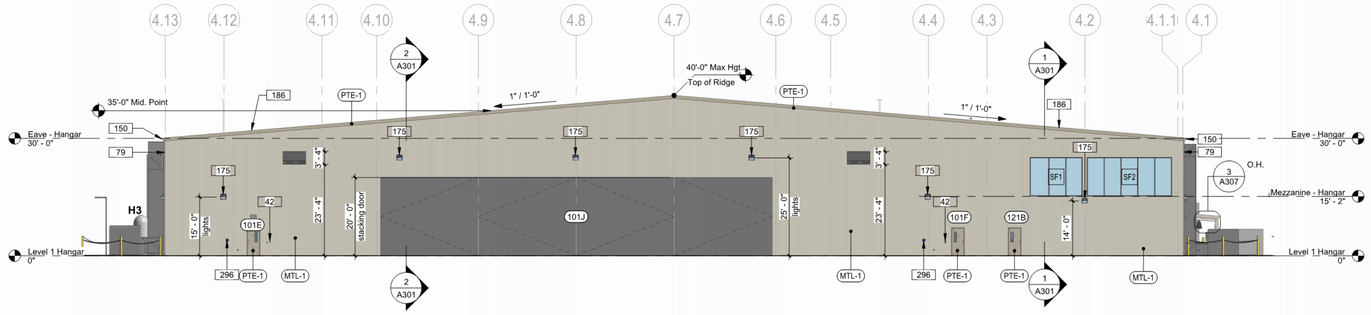
Life Safety Plan - Hangar

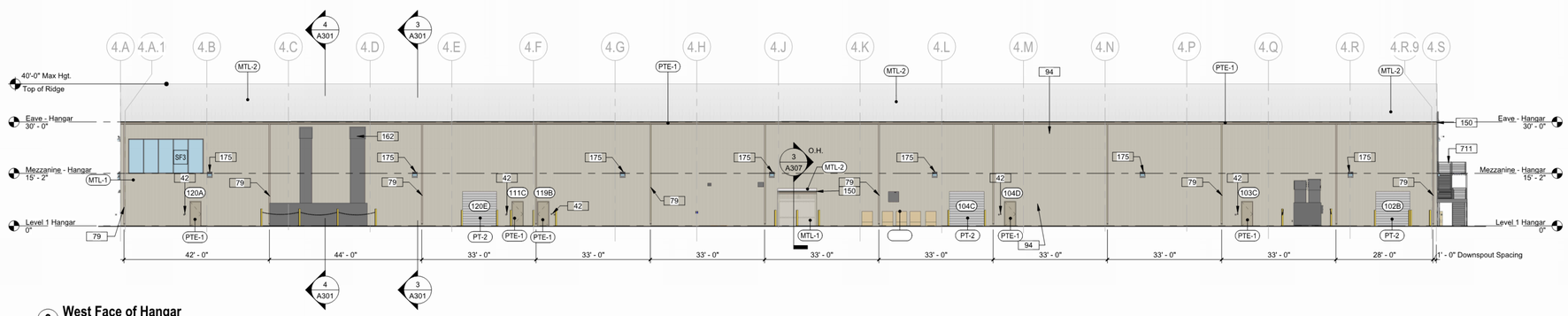
A110



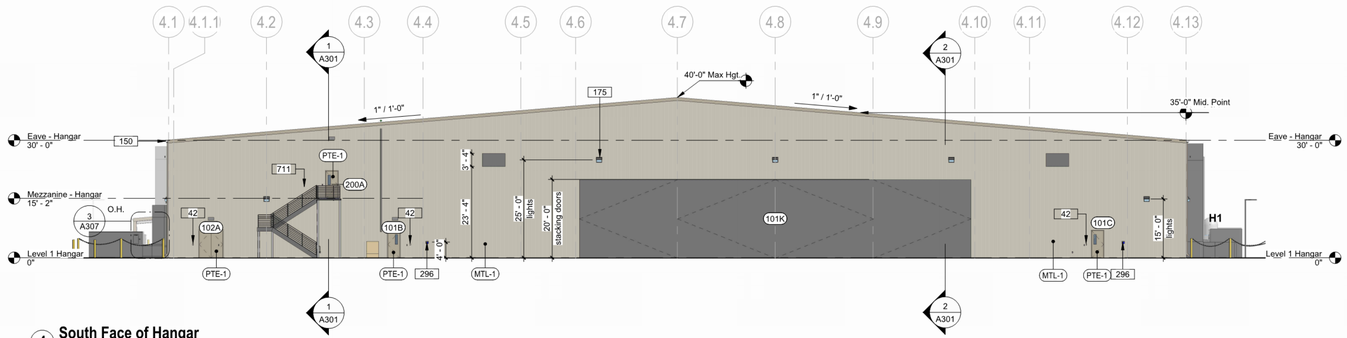

## 1 East Face of Hangar
1/16" = 1'-0"




## 2 North Face of Hangar
1/16" = 1'-0"




## 3 West Face of Hangar
1/16" = 1'-0"




## 4 South Face of Hangar
1/16" = 1'-0"

## Exterior Finish Schedule

| Tag | Manufacturer | Description | Color |
|---|---|---|---|
| FIB-1 | Enduro - FM10 | Fiberglass Panels | Translucent Cream |
| MTL-1 | CBC Steel Buildings | SMP Cool Paint System | Sandstone |
| MTL-2 | CBC Steel Buildings | SMP Cool Paint System | Polar White |
| PTE-1 | Dunn Edwards | Exterior Paint (beige) | DET637 Seagull Wail |
| PTE-2 | Dunn Edwards | Exterior Paint (white) | DEW370 Distant Cloud |
| PTE-3 | Dunn Edwards | Exterior Paint (yellow) | DET495 Sunnyside Up |

## Legend - Elevations

| | |
|---|---|
| PTE-1 | Material Tag - Refer to Finish Schedule |
| 101 | Door Tag - Sheet A501 |
| TA-XX | Toilet Accessory Tag - Sheet A103 |
| ? | Keynote Tag |

## Key Notes

| Keynote | Description |
|---|---|
| 28 | 6" dia. bollard (typ. min. 15" off wall), align face with opening edge were applicable |
| 42 | Card Reader |
| 79 | Downspout (Ref. PEMB Vendor) |
| 94 | Exhaust Fan (Ref. Mechanical) |
| 150 | Gutter (Ref. PEMB Vendor) |
| 162 | HVAC Ducts (Ref. Mechanical) |
| 163 | HVAC Equipment (Ref. Mechanical, ref. structural for concrete pad where applicable) |
| 175 | Light - Wall Pack |
| 186 | Metal Roofing (Ref. PEMB Vendor) |
| 296 | Wall Hydrant (Ref. Plumbing) |
| 711 | Refer to stair details on sheet A511 |

CONSTRUCTION • ARCHITECTURE

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Parkway C&A, LP
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Architect:
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Project Manager:
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GENERAL ATOMICS

# GA - DESERT HORIZONS II CUP

73 El Mirage Airport Road. Adelanto, CA 92301

**Owner:**
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73 El Mirage Airport Road
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**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

Architect: Matthew Hodeaux

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| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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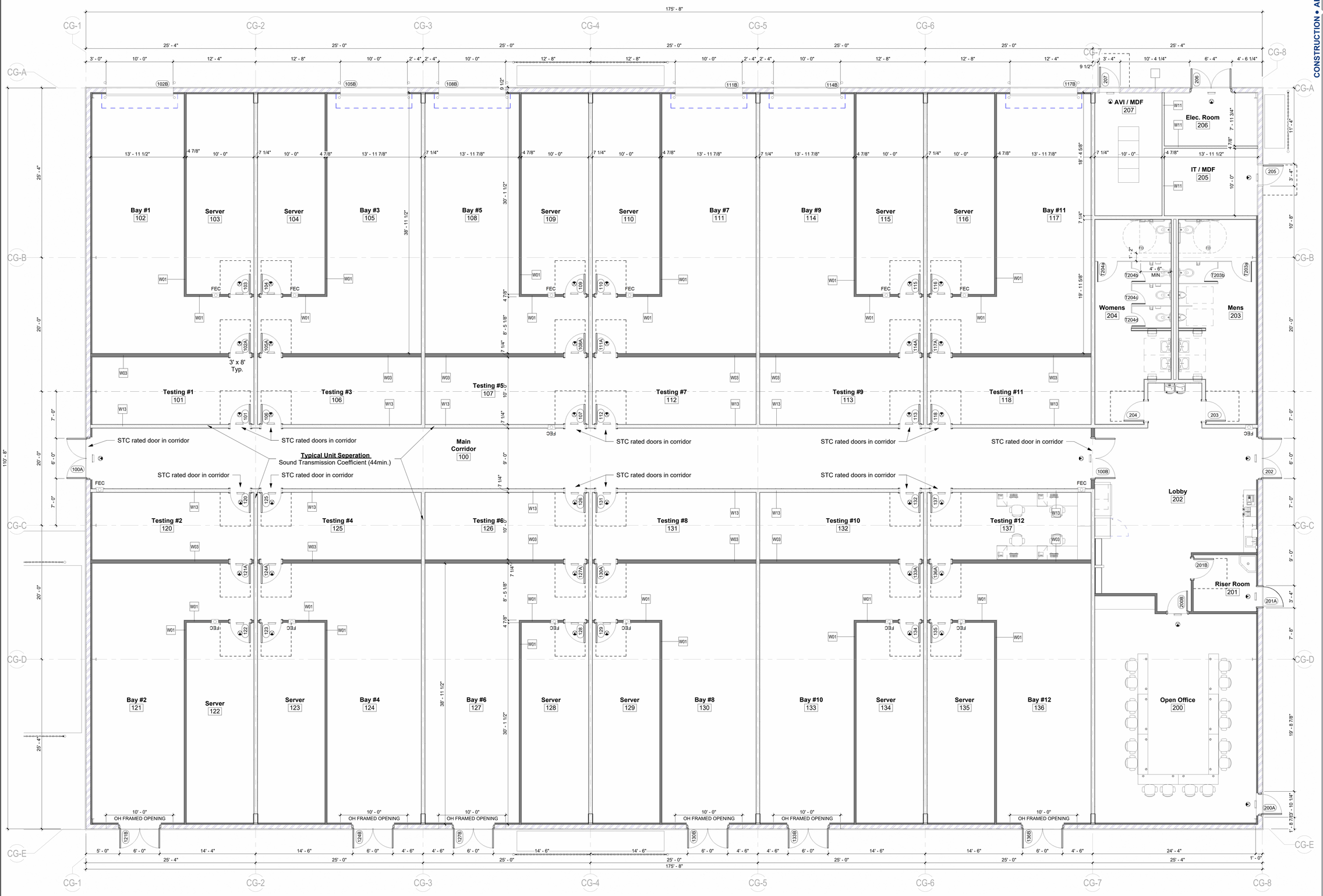
Hangar Exterior Elevations

A140.




**Ground Control Dimensional Floor Plan**
1 3/16" = 1'-0"

CONSTRUCTION • ARCHITECTURE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Checked by: Checker
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Ground Control Dimensional Floor Plan

A200.

# Occupancy Schedule (Gross SF)

| Building Occupancy Groups and Rooms | | | Building Occupancy Groups and Rooms | Occupant Load Calculations | | |
|---|---|---|---|---|---|---|
| Room Number | Room Name | Building Use and Occupancy | Room Function | Area | Occ. Load Factor | Total Occ. Load |
| GC Plan - Level 1 | | | | | | |
| 100 | Main Corridor | Group F-1 (Moderate-Hazard Factory Industrial) | Unoccupied Space | 1,342 SF | 0 SF | |
| 101 | Testing #1 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 241 SF | 100 SF | 3 |
| 102 | Bay #1 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 618 SF | 100 SF | 7 |
| 103 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 104 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 105 | Bay #3 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 106 | Testing #3 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 107 | Testing #5 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 108 | Bay #5 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 109 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 110 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 111 | Bay #7 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 112 | Testing #7 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 113 | Testing #9 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 114 | Bay #9 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 115 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 116 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 117 | Bay #11 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 118 | Testing #11 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 120 | Testing #2 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 241 SF | 100 SF | 3 |
| 121 | Bay #2 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 618 SF | 100 SF | 7 |
| 122 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 123 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 124 | Bay #4 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 125 | Testing #4 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 126 | Testing #6 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 127 | Bay #6 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 128 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 129 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 130 | Bay #8 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 131 | Testing #8 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 132 | Testing #10 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 133 | Bay #10 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 134 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 135 | Server | Group U (Utility and Miscellaneous) | Utility | 299 SF | 0 SF | |
| 136 | Bay #12 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 629 SF | 100 SF | 7 |
| 137 | Testing #12 | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 244 SF | 100 SF | 3 |
| 200 | Open Office | Group B (Business - Office bldgs., professional services, banks, light industrial and similar uses) | Business areas | 775 SF | 150 SF | 6 |
| 201 | Riser Room | Group U (Utility and Miscellaneous) | Unoccupied Space | 79 SF | 0 SF | |
| 202 | Lobby | Group F-1 (Moderate-Hazard Factory Industrial) | Electronics | 599 SF | 100 SF | 6 |
| 203 | Mens | Group U (Utility and Miscellaneous) | Unoccupied Space | 323 SF | 0 SF | |
| 204 | Womens | Group U (Utility and Miscellaneous) | Unoccupied Space | 316 SF | 0 SF | |
| 205 | IT / MDF | Group U (Utility and Miscellaneous) | Unoccupied Space | 140 SF | 0 SF | |
| 206 | Elec. Room | Group U (Utility and Miscellaneous) | Unoccupied Space | 111 SF | 0 SF | |
| 207 | AVI / MDF | Group U (Utility and Miscellaneous) | Unoccupied Space | 184 SF | 0 SF | |
| Grand total: 45 | | | | 17,900 SF | | 132 |

Building Fire Area #1

| | | |
|---|---|---|
| Group B (Business) | 4.18% | 791 SF |
| Group F-1 (Factory) | 95.82% | 18,128 SF |
| | 100% | 18,919 SF |
| Actual Building Area | | 18,919 SF |

# Plumbing Fixture Requirements

| Occupant Load Calculations | | | | | | Male | | | Female | | | Other Plumbing Fixtures | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Building Use and Occupancy | Area | Occ. Load Factor | Total Occ. Load | % of Men | % of Women | # of Men | Total WC's Req for Men | Total Lavs Req for Men | # of Women | Total WC's Req for Women | Total Lavs Req for Women | Total DF Req | Other Req |
| GC Plan - Level 1 | | | | | | | | | | | | | |
| Building Fire Area #1 | | | | | | | | | | | | | |
| Group B (Business - Office bldgs., professional services, banks, light industrial and similar uses) | 775 SF | 150 SF | 6 | 50% | 50% | 3 | 1 | 1 | 3 | 1 | 1 | 1 | 1 service sink |
| Group F-1 (Moderate-Hazard Factory Industrial) | 1,342 SF | 0 SF | 0 | 50% | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 service sink |
| Group F-1 (Moderate-Hazard Factory Industrial) | 11,047 SF | 100 SF | 126 | 50% | 50% | 75 | 1 | 1 | 75 | 1 | 1 | 1 | 1 service sink |
| Group U (Utility and Miscellaneous) | 4,736 SF | 0 SF | 0 | 50% | 50% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | --- |
| Totals: 45 | 17,900 SF | | 132 | | | 78 | 2 | 2 | 78 | 2 | 2 | 2 | |

Path of Travel Schedule

| Level | From Room | Length | Mark | Speed | Time | To Room | View Name |
|---|---|---|---|---|---|---|---|
| GC Plan - Level 1 | Bay #7 111 | 130' - 0" | | 3.0 mph | 29.6 s | | A011 First Floor Overall Plan - Ground Control - life safety |
| GC Plan - Level 1 | Bay #9 114 | 105' - 6" | | 3.0 mph | 24.0 s | | A011 First Floor Overall Plan - Ground Control - life safety |
| GC Plan - Level 1 | Open Office 200 | 36' - 6" | | 3.0 mph | 8.3 s | | A011 First Floor Overall Plan - Ground Control - life safety |

# Fire Extinguisher Schedule

| Type Mark | Description | Manufacturer | Model and UL Rating | Fire Class | Count |
|---|---|---|---|---|---|
| FEC | Fire Extinguisher Cabinet with 10 lbs capacity Fire Extinguisher | JL Industries, Inc. or Equal | Clear VU 1526F25 (FX in rated walls) & Cosmic 10E | 4A-80B:C | 16 |

# Exit Access Travel Distance

| Name | Maximum Travel Distance w/ Sprinkler System: Dead End Corridor | Common Path of Egress Travel | Exit Access Travel Distance |
|---|---|---|---|
| GC Plan - Level 1 | | | |
| Building Fire Area #1 | | | |
| Group B (Business) | 50' | 100' | 300' |
| Group F-1 (Factory) | 50' | 75' | 250' |

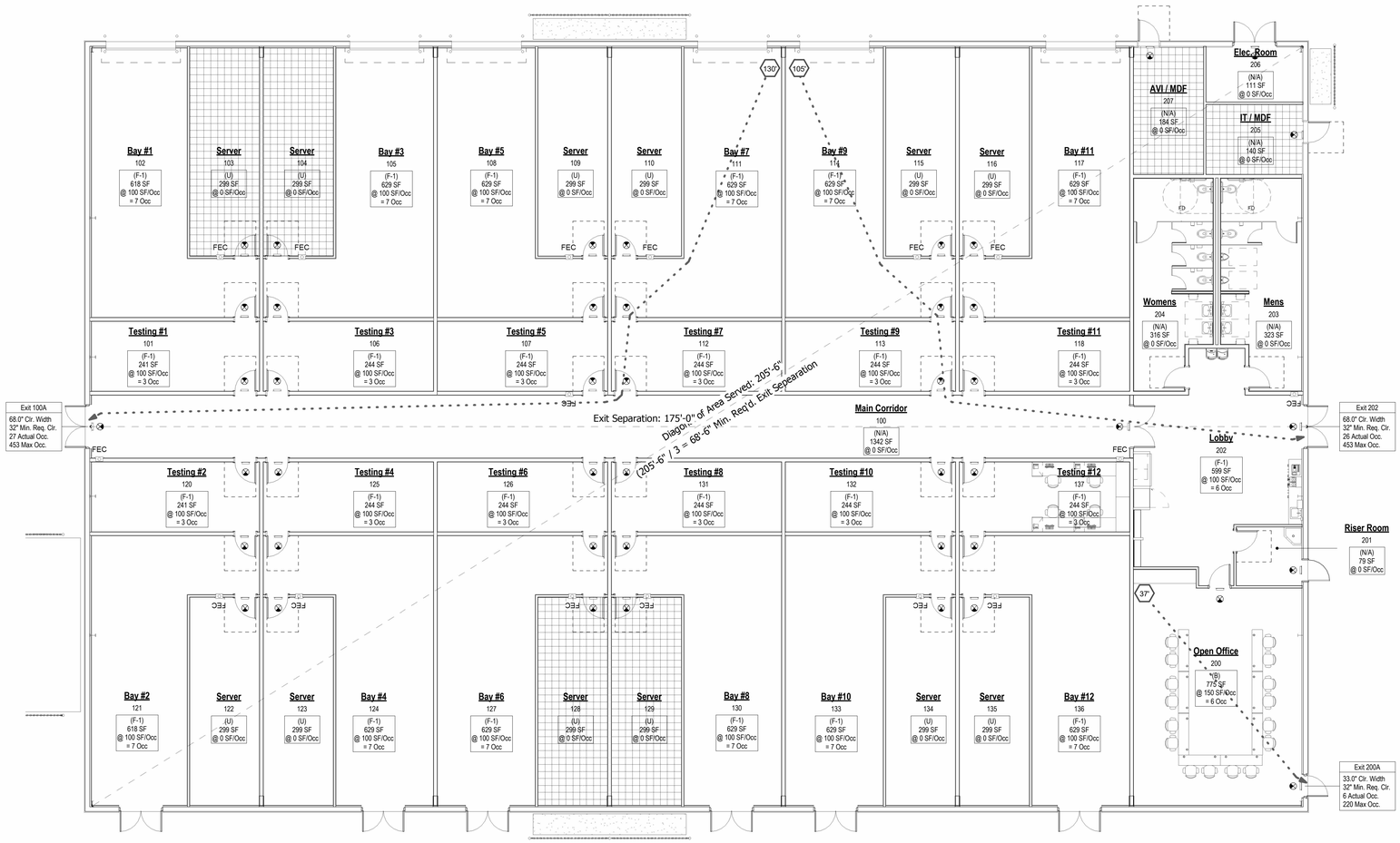
# Egress Door Calculations

| Mark | Provided Clear Width | Means of Egress Capacity Factor | Maximum Load | Actual Occ. Load | Meets Code |
|---|---|---|---|---|---|
| GC Plan - Level 1 | | | | | |
| 100A | 68" | 0.15 | 453 | 27 | Complies |
| 202 | 68" | 0.15 | 453 | 26 | Complies |
| 200A | 33" | 0.15 | 220 | 6 | Complies |
| 3 | 169" | | 1126 | 59 | |
| Grand total: 3 | 169" | | 1126 | 59 | |

# Life Safety Plan Legend

Diagonal of Area Served: 45'-6"
(45'-6" / 3 = 15'-2" Min. Req'd. Exit Sepearation

- Exit Signs (Wall mounted; Wall mounted perpendicular; Ceiling mounted)
- Egress pathway width and direction of travel
- Maximum travel distance (250')
- Common path of travel distance (250')
- FE — FE - Wall mounted fire extinguisher
- FEC — Fire extinguisher cabinet
- 1 Hour rated partition, barrier, and/or wall
- 2 Hour rated partition, barrier, and/or wall
- 3 Hour rated partition, barrier, and/or wall
- Exit / Exit-access component (Exit ###)
- Provided clear exit width (inches) (##.#" Clr. Width)
- Minimum required clear exit width (inches) (##" Min. Req. Clr.)
- Actual occupant load using exit (### Actual Occ.)
- Maximum allowed occupant capacity (### Max Occ.)
- Accessible turning radius (60")
- Accessible seating location/clear floor space (30"x42")




1 **Life Safety Plan**
1/8" = 1'-0"

# Means of Egress

Doors:
- The clear width of an egress door opening shall not be less than 32" and not more than 48". The clear height of an egress door opening shall not be less than 80".
- Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a group h occupancy.

Stairways:
- The clear width of a stairway shall not be less than 44". The minimum headroom shall not be less than 80" as measured from the nosing.

## Egress Capacity Factors

*EGRESS CAPACITY FACTORS ARE PER: IBC 1005*

- Automatic Sprinkler System
- Emergency Voice / Alarm Communications

Minimum Required Egress Width:

| | |
|---|---|
| Stairways: | 0.2 |
| Other Egress Components: | 0.15 |

## Minimum Number of Exits

| OCCUPANT LOAD | MIN NUMBER OF EXITS PER STORY |
|---|---|
| 1-500 | 2 |
| 501-1000 | 3 |
| > 1000 | 4 |

## Spaces with one Exit

| OCCUPANCY | MAXIMUM OCCUPANT LOAD |
|---|---|
| A, B, E, F, M, U | 49 |
| H-1, H-2, H-3 | 3 |
| H-4, H-5, I, R | 10 |
| S | 29 |

# Building Summary

CONSTRUCTION TYPE:

| CLASS | I | II | III | IV | V |
|---|---|---|---|---|---|
| A | | | | | |
| B | | ● | | | |
| HT | | | | | |

Building Height and Number of Stories:

| | |
|---|---|
| Maximum Height Allowed: | 0" AFF |
| Actual Building Height: | 121' - 8" AFF |
| Maximum Number of Stories: | 0 |
| Actual Number of Stories: | 2 |

Building Area Modifications:
- Automatic Sprinkler System in accordance with NFPA 13
  - Height Increase
  - Area Increase
- Frontage Increase
- Unlimited Area

Building Area:

| | |
|---|---|
| Allowable Area / Floor: | 46,500 SF |
| Allowable Area w/ Sprinkler System: | 0 SF |
| Frontage Increase: | 0 SF |
| Maximum Area Allowed: | 0 SF |
| Actual Building Area: | 19,512 SF |

## Building Use and Occupancy Classification

Building Use and Occupancy Classification:
- Group A-1 (Assembly)
- Group A-2 (Assembly)
- Group A-3 (Assembly)
- Group A-4 (Assembly)
- Group A-5 (Assembly)
- Group B (Business)
- Group E (Educational)
- Group E (Educational - Day Care Facilities)
- Group F-1 (Moderate-Hazard Factory Industrial)
- Group F-2 (Low-Hazard Factory Industrial)
- Group H-1 (High-Hazard)
- Group H-2 (High-Hazard)
- Group H-3 (High-Hazard)
- Group H-4 (High-Hazard)
- Group H-5 (High-Hazard)
- Group I-1 (Institutional)
- Group I-2 (Institutional)
- Group I-3 (Institutional)
- Group I-4 (Institutional- Day Care Facilities)
- Group M (Mercantile)
- Group R-1 (Residential)
- Group R-2 (Residential)
- Group R-3 (Residential)
- Group R-4 (Residential)
- Group S-1 (Moderate-Hazard Storage)
- Group S-2 (Low-Hazard Storage)
- Group U (Utility and Miscellaneous)

Mixed Use / Occupancy:
- Accessory Occupancies
- Nonseperated Occupancies
- Seperated Occupancies
- Incidental uses

Special Requirements:
- High-Rise Building
- Atrium
- Hazardous Materials
- Mezzanine
- Equipment Platform

# Fire Protection

*FIRE RESISTANCE RATING REQUIREMENTS PER IBC TABLE 601*

| | |
|---|---|
| TYPE OF CONSTRUCTION: | IIB |
| PRIMARY STRUCT FRAME: | 0 HOURS |
| BEARING WALLS (EXT): | 0 HOURS |
| BEARING WALLS (INT): | 0 HOURS |
| NONBEARING WALLS AND PARTITIONS (EXT): | PER IBC TABLE 602 |
| NONBEARING WALLS AND PARTITIONS (INT): | 0 HOURS |
| FLOOR CONSTRUCTION: | 0 HOURS |
| ROOF CONSTRUCTION: | 0 HOURS |

IBC TABLE 602: EXTERIOR WALL FIRE RATING

| SEPERATION DISTANCE | CONS TYPE | OCCUPANCY GROUP H | F-1, M, S-1 | A, B, E, F-2, I, R, S-2, U |
|---|---|---|---|---|
| X < 5 | ALL | 3 | 2 | 1 |
| 5 ≤ X ≤ 10 | IA | 3 | 2 | 1 |
| | OTHERS | 2 | 1 | 1 |
| 10 ≤ X ≤ 30 | IA, IB | 2 | 1 | 1 |
| | IIB, VB | 1 | 0 | 0 |
| | OTHERS | 1 | 1 | 1 |
| X ≥ 30 | ALL | 0 | 0 | 0 |

## Fire Protection Systems

- Automatic Sprinkler System in accordance with NFPA 13
- Fire / Smoke Alarm System in accordance with NFPA 72
- Portable Fire Extinguishers in accordance with NFPA 10
- Standpipe System in accordance with NFPA 14

## Additional Fire Resistance Rating Information

| Description | Fire Rating | Code |
|---|---|---|
| Shaft / Hoistway Enclosures | | PER IBC 713.4 / 3002.1 |
| • 4 Stories or Greater | 2 HR | |
| • Less than 4 Stories | 1 HR | |
| Exit Enclosures | | PER IBC 1022.2 |
| • 4 Stories or Greater | 2 HR | |
| • Less than 4 Stories | 1 HR | |
| Exit Passageways | 1 HR | Per IBC 1023.3 |

CONSTRUCTION • ARCHITECTURE

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GENERAL ATOMICS

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| A | Permit Submitted | 08/05/25 |

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Checked by: RAM / MBH
Project Number: 04-00000

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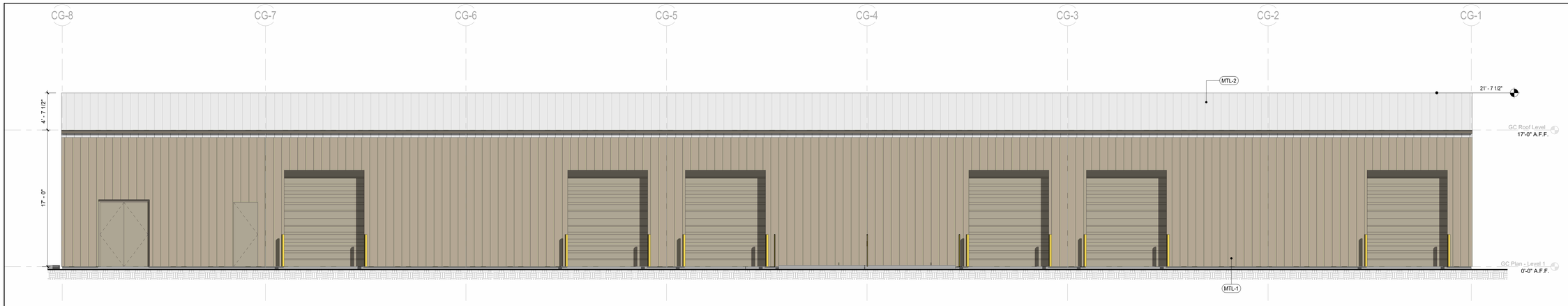
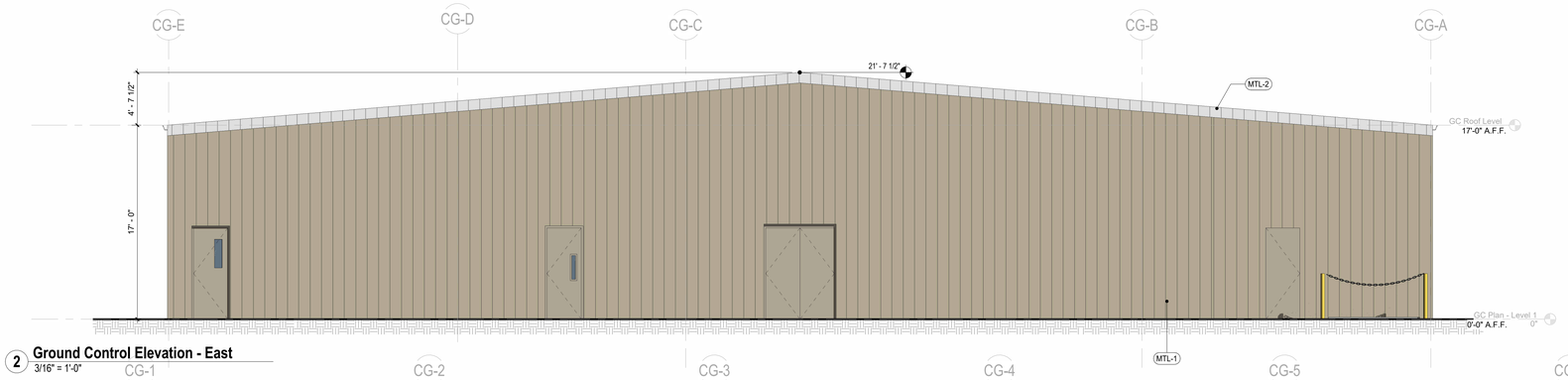
Life Safety Plan - Ground Control

A210




1 **Ground Control Elevation - North**
3/16" = 1'-0"

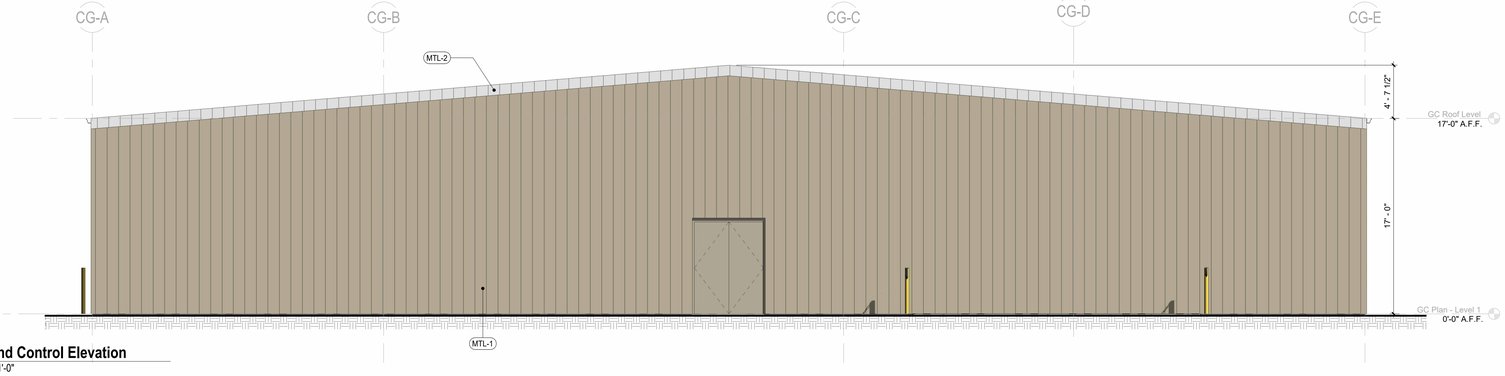



2 **Ground Control Elevation - East**
3/16" = 1'-0"

## Exterior Finish Schedule1

| Tag | Manufacturer | Description | Color |
|---|---|---|---|
| FIB-1 | Enduro - FM10 | Fiberglass Panels | Translucent Cream |
| MTL-1 | CBC Steel Buildings | SMP Cool Paint System | Sandstone |
| MTL-2 | CBC Steel Buildings | SMP Cool Paint System | Polar White |
| PTE-1 | Dunn Edwards | Exterior Paint (beige) | DET637 Seagull Wail |
| PTE-2 | Dunn Edwards | Exterior Paint (white) | DEW370 Distant Cloud |
| PTE-3 | Dunn Edwards | Exterior Paint (yellow) | DET495 Sunnyside Up |

3 **Ground Control elevation - South**
3/16" = 1'-0"




4 **Ground Control Elevation**
3/16" = 1'-0"

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Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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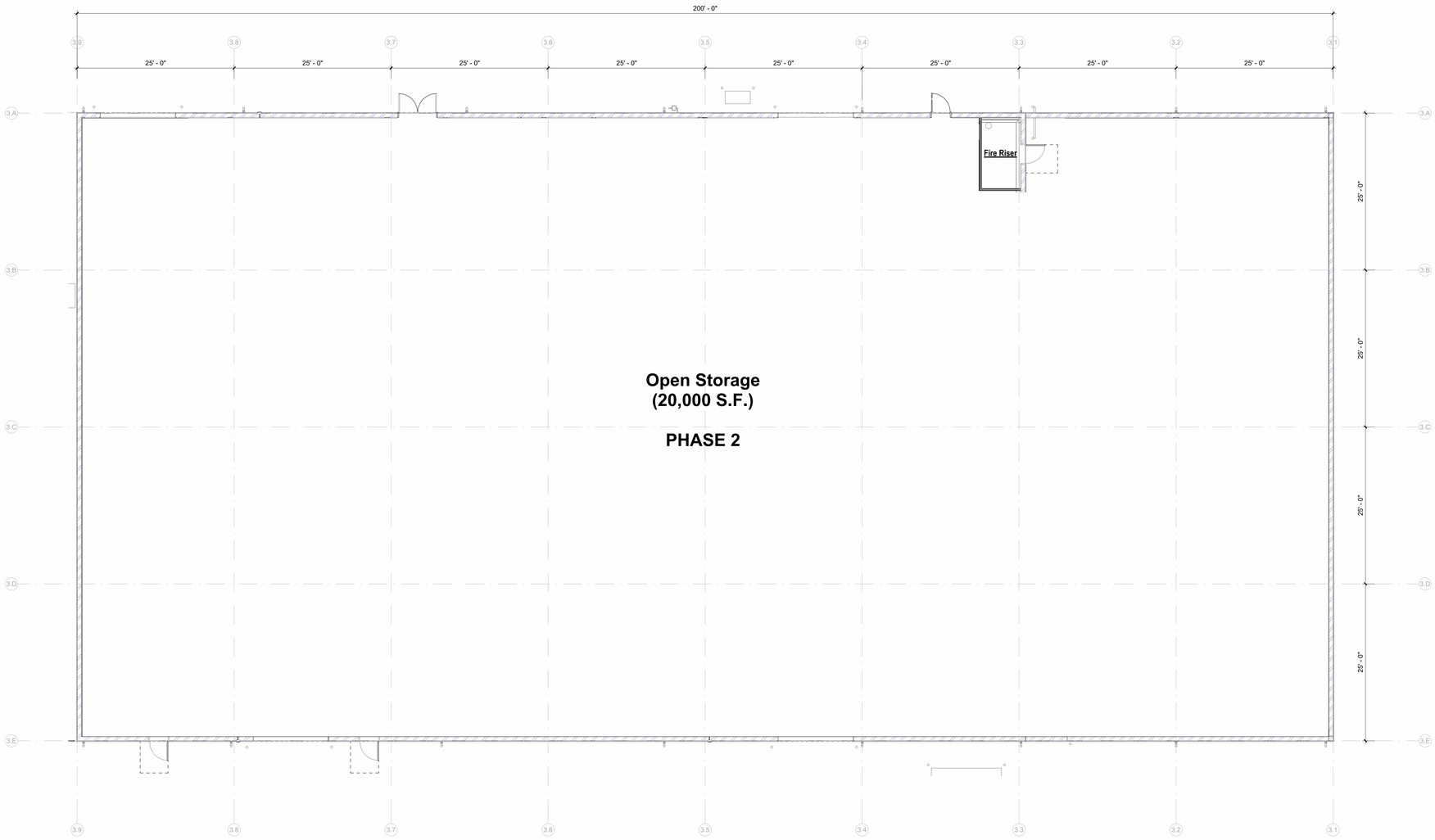
Ground Control Exterior Elevations

A240.




1 **Storage Bldg Dim. Floor Plan**
1/8" = 1'-0"

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Phone: 469.933.8852
Email: mhodeaux@pkwycon.com

**MEP Engineer:**
CESO, Inc.
6550 Sprint Parkway, Suite 200
Overland Park, KS 66211
Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

NOT FOR CONSTRUCTION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Architect: Matthew Hodeaux

| No. | Description | Date |
|---|---|---|
| B | CUP Revs. per Comments "2" | 2025.07.23 |
| A | CUP Revs. per Comments | 2025.06.18 |
| DD1 | CUP Revision | 2025.05.13 |
| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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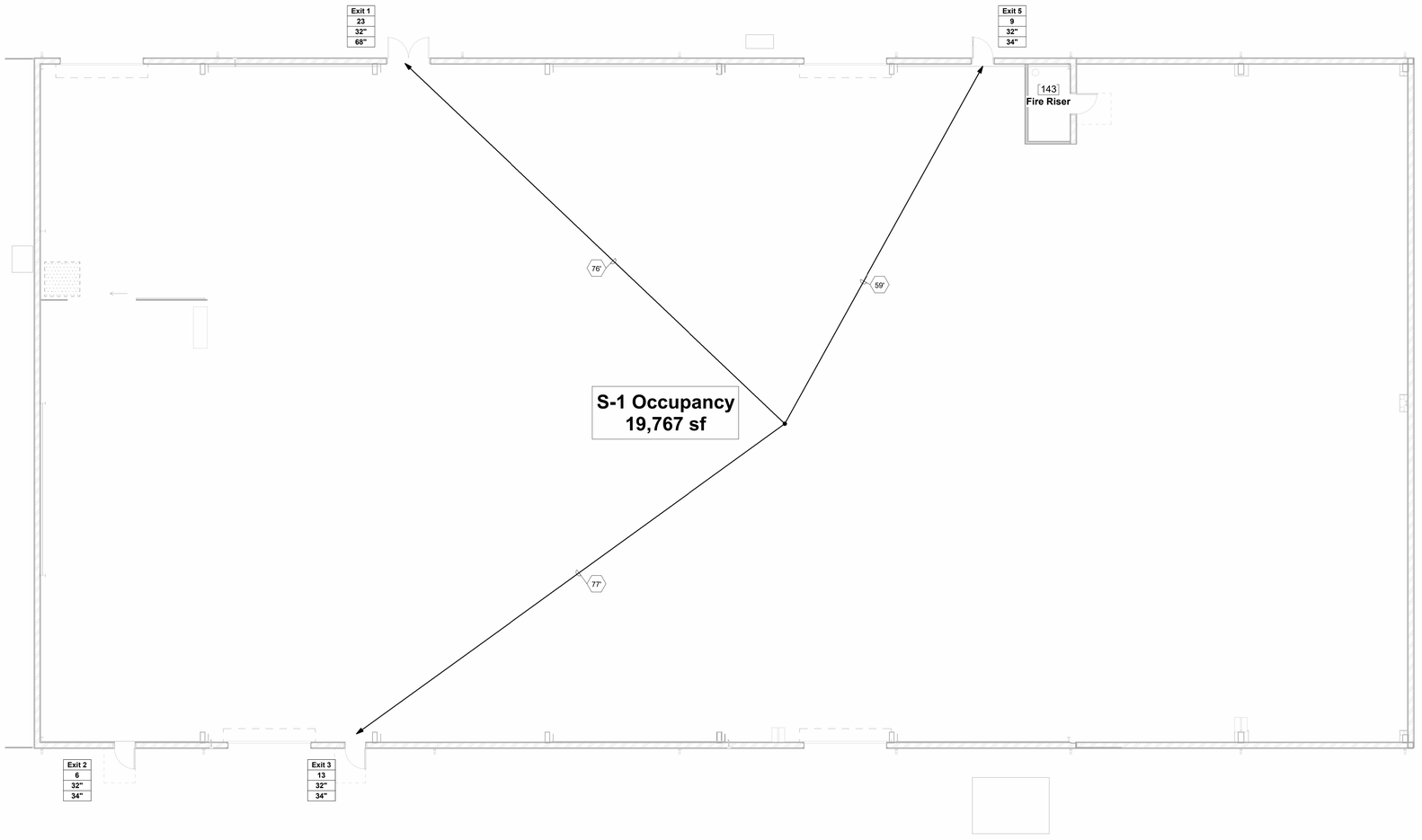
Stockroom Dimensional Floor Plan -Phase 2

A300




1 Life Safety Plan - Stockroom
1/8" = 1'-0"

## Legend - Fire and Life Safety

| | |
|---|---|
| 24' | Furthest Travel Distance (in Feet) to Exit Access |
| | New one hour rated fire barrier |
| | New two hour rated fire barrier |
| | Exit Sign |
| FE | Fire Extinguisher (75' Max Travel Distance) |
| Room | Room Name |
| 0 | Room Number |
| # | Occupant Load |
| 45 | Fire Rating of Door in Minutes |
| Exit 1 | Exit Number |
| 49 | Occupant Load Using Exit |
| 44" | Minimum Required Clear Exit Width (inches) |
| 44" | Provided Clear Exit Width (inches) |

## Occupant Load Factors

(CBC - Table 1004.1.2)

| Use/Function of Space | Occupant Load Factor |
|---|---|
| Business Area | 100 gross square feet per occupant |
| Industrial Area | 100 gross square feet per occupant |
| Storage, Stock, Shipping Area | 300 gross square feet per occupant |

## Code Review - Stockroom 81

| | | | | |
|---|---|---|---|---|
| ***BUILDING USE / OCCUPANCY*** | | | | |
| USE | Storage | | | |
| OCCUPANCY CLASSIFICATION | S-1: Moderate-Hazard Storage | | | |
| OCCUPANCY LOAD | 59 | | | |
| ***BUILDING CONSTRUCTION*** | | | | |
| CONSTRUCTION TYPE | II-B | | | |
| | **ALLOWED** | | **PROPOSED** | |
| BUILDING HEIGHT | 75'-0" | | 21'-2" | |
| NUMBER OF STORIES | 3 | | 1 | |
| SPRINKLERS REQUIRED | Yes | | | |
| **FIRE RESISTANCE RATING REQUIREMENTS** | **RATING REQUIRED** | | **RATING PROVIDED** | |
| STRUCTURAL FRAME | 0 hr | | 0 hr | |
| BEARING WALLS - EXTERIOR | 0 hr | | 0 hr | |
| BEARING WALLS - INTERIOR | 0 hr | | 0 hr | |
| NON-BEARING WALLS & PARTITIONS - EXTERIOR | 0 hr | | 0 hr | |
| NON-BEARING WALLS & PARTITIONS - INTERIOR | 0 hr | | 0 hr | |
| FLOOR CONSTRUCTION | 0 hr | | 0 hr | |
| ROOF CONSTRUCTION | 0 hr | | 0 hr | |
| ***BUILDING AREA LIMITATIONS*** | | | | |
| | **ALLOWABLE** | | **ACTUAL** | |
| AREA LIMITATION/FLOOR | 17500 | | 20000 | |
| FRONTAGE AREA INCREASE MULTIPLIER | x0 | 0 | | |
| AUTOMATIC SPRINKLER SYSTEM INCREASE MULTIPLIER | x3 | 52500 | | |
| TOTAL | 70000 | | | |
| ***PLUMBING FIXTURE COUNT*** | | | | |
| | **MALE** | | **FEMALE** | |
| PLUMBING OCCUPANT LOAD | 29.5 | | 29.5 | |
| WATER CLOSETS REQUIRED VS. PROVIDED | 1 | 8 | 1 | 12 |
| LAVATORIES REQUIRED VS. PROVIDED | 1 | 8 | 1 | 8 |
| URINALS ALLOWED VS PROVIDED | 1 | 4 | | |
| DRINKING FOUNTAINS REQUIRED VS. PROVIDED | 2 | | 2 | |
| OTHER NOTES / EXCEPTIONS | **Drinking fountain not required | | | |

CONSTRUCTION • ARCHITECTURE

PARKWAY
Parkway C&A, LP
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Contact: Raymond A. Morgan 214-111-1111

Architect: Contact: Matt Hodeaux (469) 933-8852

GENERAL ATOMICS

# GA - Desert Horizons II

73 El Mirage Airport Road.
Adelanto, CA 92301

**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
Phone: 858.226.0567

**Architect:**
Parkway C&A
1000 Civic Circle
Lewisville, TX 75057

**MEP Engineer:**
CESO, Inc.
6550 Sprint Parkway, Suite 200
Overland Park, KS 66211
Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
Wright Engineers
2 Venture, Suite 200
Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
Architect: Matt Hodeaux

| No. | Description | Date |
|---|---|---|
| F | FF&E Revision Set | 07/09/25 |

Drawn by: DC
Checked by: GK, SJ, BM
Project Number: 04-240134

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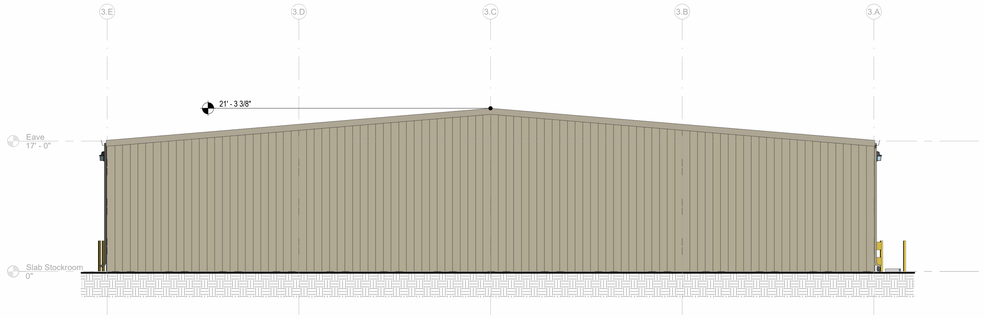
Life Safety Plan - Stockroom

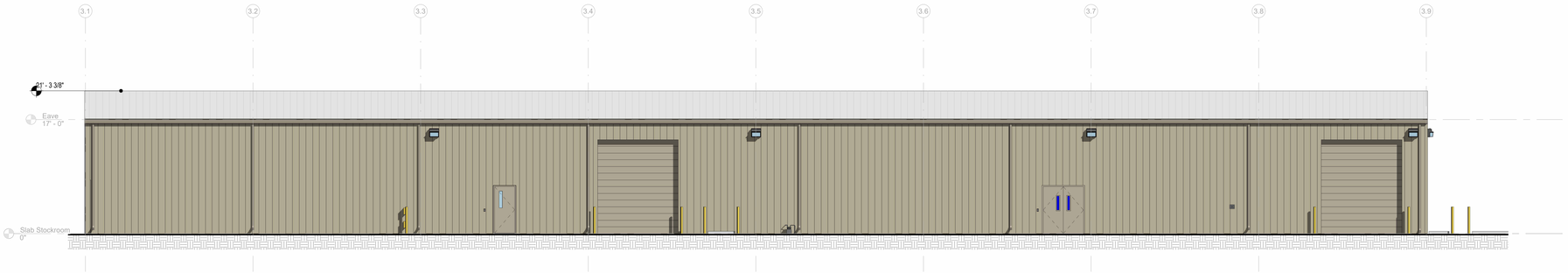
A310

## Exterior Finish Schedule1

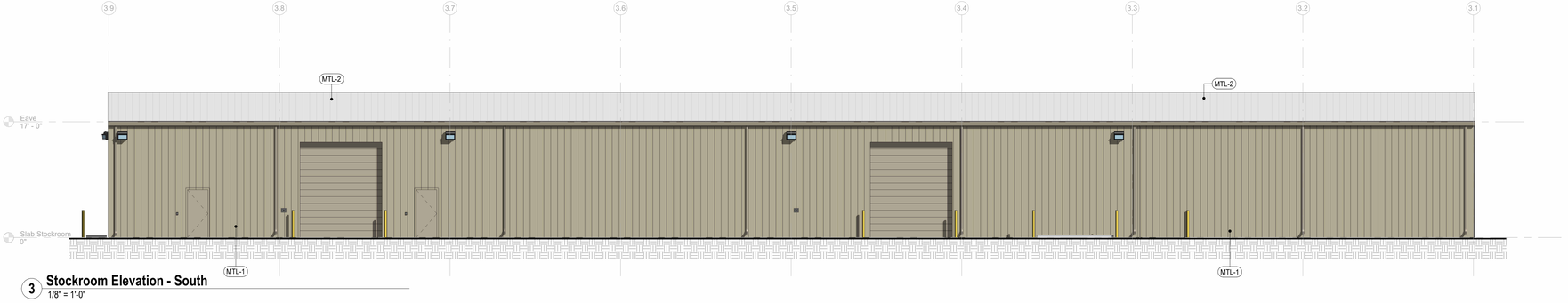
| Tag | Manufacturer | Description | Color |
|---|---|---|---|
| FIB-1 | Enduro - FM10 | Fiberglass Panels | Translucent Cream |
| MTL-1 | CBC Steel Buildings | SMP Cool Paint System | Sandstone |
| MTL-2 | CBC Steel Buildings | SMP Cool Paint System | Polar White |
| PTE-1 | Dunn Edwards | Exterior Paint (beige) | DET637 Seagull Wail |
| PTE-2 | Dunn Edwards | Exterior Paint (white) | DEW370 Distant Cloud |
| PTE-3 | Dunn Edwards | Exterior Paint (yellow) | DET495 Sunnyside Up |



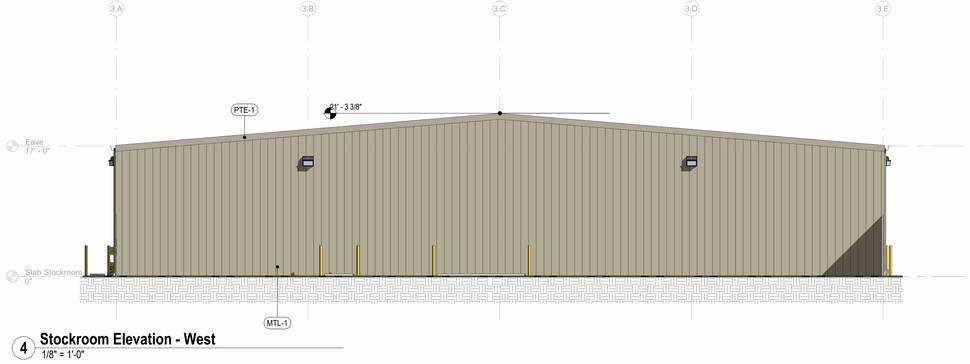

1 **Stockroom Elevation - East**
1/8" = 1'-0"




2 **Stockroom Elevation - North**
1/8" = 1'-0"




3 **Stockroom Elevation - South**
1/8" = 1'-0"




4 **Stockroom Elevation - West**
1/8" = 1'-0"

CONSTRUCTION • ARCHITECTURE


PARKWAY

**Parkway C&A, LP**
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

**Architect:**
Contact: Matthew Hodeaux
469.933.8852

**Project Manager:**
Contact: Peter Thiel
949.508.6974


GENERAL ATOMICS

# GA - DESERT HORIZONS II CUP

73 El Mirage Airport Road. Adelanto, CA 92301

**Owner:**
General Atomics & Affiliated Co.
73 El Mirage Airport Road
Adelanto, CA 92301
Contact: Loren Kagan
Phone: 858.226.0567

**Architect:**
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067
Phone: 469.933.8852
Email: mhodeaux@pkwycon.com

**MEP Engineer:**
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Contact: Joe Hillebrenner, PE.
Phone: 937.435.8584

**Structural Engineer:**
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Irvine, CA 2618
Contact: Scott Jones
Phone: 949.477.4001

**Fire Protection Engineer**

**Civil Engineer**

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Architect: Matthew Hodeaux

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| DD | CUP Revision | 2025.04.25 |
| SD | Schematic Design | 2025.03.17 |

Drawn by: Author
Checked by: Checker
Project Number: 04-00000

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Stockroom Exterior Elevations -Phase 2

A340

**EXHIBIT F**

# Applicant's Letter of Intent/Project Description

July 22, 2025

San Bernardino County Building-Land Use Services
385 N. Arrowhead Ave.
San Bernardino, CA

Re: PROJ-2025-00050 (CUP)
General Atomics
Desert Horizons II
Parcel numbers: 045704102, 045704103
Letter of Intent

To Whom It May Concern:

This letter provides the County of San Bernardino with a description of intentions associated with Desert Horizons II project as located within the above referenced parcels within the County of San Bernardino. General Atomics Aeronautical Systems, with approval from landlord Sorrento West Properties Inc., proposes the development of three new structures as an extension of the El Mirage Airport. The Project is proposed to be constructed on approximately 20 acres of an 80-acre parcel (APN: 0457-041-02, and a small portion for fire lane on parcel 0457-041-03) in the southeast corner of the existing 800-acre airfield facility which includes (seven parcels). General Atomics Aeronautical Systems is seeking approval for a Conditional Use Permit (CUP) for the expansion of the 800-acre El Mirage Airfield facility. The proposal is for an aircraft assembly hangar and avionics assembly & testing with associated accessory office and support facilities

**The Project consists of two phases:**
**Phase I:** Construction a new 118,020 square foot hangar building for assembly and housing of unmanned aircraft. The hangar building will be type II-B construction, mixed-use occupancy consisting of (F-1 occupancy) aircraft hangar (not to include repair) with support spaces and (B occupancy) offices. Phase I also includes construction a new and a 19,512 square foot Ground Control building for final assembly of avionics and testing systems, as well as a new parking area with up to 176 spaces (located on APN: 0475-021-02), and a 30-foot fire lane surrounding the proposed hangar and existing hangar buildings and ancillary structures (partially located on APN: 0457-021-03). The structures of the new buildings are pre-engineered metal buildings on concrete slab on grade. Both the hangar and ground control buildings are fully enclosed and conditioned. Where applicable for correct grading and drainage; the structures are surrounded by new asphalt paving. Onsite wells and septic system to be approved by County Environmental Health Services (EHS) will provide water and wastewater services respectively.

**Phase II:** Construction of a 20,000 square foot stockroom building will be located on parcel APN: 0457-041-02, south of the proposed hangar building. The stockroom building will be utilized for storage/stocking of inventory of aircraft and accessory parts and materials associated with aircraft assembly and manufacturing.

**Parking and Circulation:**
Access to the site is provided by El Mirage Airport Road which runs in a north/south direction perpendicular to El Mirage Road to the south of the Project Site. A secondary access road for emergency use only is located on the south property line and proceeds south in a north/south direction as Tanner Road with access to El Mirage Road. A 1.5-mile road that will provide access to the Project was constructed as part of the 2017/2018 approvals. The Project Site plan provides adequate area to accommodate all parking, access requirements, and landscaping required to comply with development standards of the Development Code.

**Use and Operation:**
The overall project will expand the facilities ongoing final integration and testing operations, including aircraft assembly and flight testing of unmanned aerial vehicles, used predominantly in the defense sector by the US and its allies.

The proposed use of the new hangar building is: F-1 Manufacturing for the final assembly / manufacturing of aircraft. The facility will house aircraft in various states of assembly and testing prior to deployment. There are also minor accessory offices, tool storage, and support facilities adjacent to the main hangar bay.

The proposed use of the new ground control building is: F-1 Manufacturing for the final assembly and OC/QA testing of the avionic and electronic systems that are paired to each individual aircraft for operational piloting control and ground support of the aircraft. Within the building, groups of rooms provide the required security and separation from other avionics systems to isolate the communication, testing, monitoring, and control of individual aircraft during flight operations.

The proposed use of the new stockroom building is: S-1 storage/stocking of inventory of aircraft and accessory parts and materials associated with aircraft assembly and manufacturing.

General Atomics hours of operation are 8-9 hours a day, 7AM to 4PM Monday through Friday with every other Friday off. 300 employees are proposed onsite (total including proposed Desert Horizons II, CGCS and existing Desert Horizons I structures projects) during normal hours. During these listed hours of operation the Desert Horizons II project proposes one additional truck trip per week.

A typical day on the site would include employees arriving to work at 7AM, working in and around the buildings to complete aircraft assembly and flight testing of unmanned aerial vehicles. Some parts of unmanned vehicles will be worked on in the hanger and may be moved to the existing adjacent airfield. The ground control building will be utilized for remote testing.

**Environmental Justice:**
The existing Desert Horizons facility at the site employs approximately 300 employees. The proposed Desert Horizons II facility does not propose to hire new employees, the existing employees will utilize the new facilities & structures proposed under the current Desert Horizons II project. Should new hiring be proposed, the new facility will work to provide local residents priority access to new job opportunities created by the project. Additionally, the project will work to route construction traffic or heavy trucks to avoid residential neighborhoods.

**El Mirage Airport Facility:**
The entirety of this Project is proposed to support the continued expansion of the existing El Mirage facility which has been in operation since 1985. A previous eastward expansion of the runway and addition of a 144,000 square foot hangar were approved in 2017 and 2018 respectively on the two 80-acre easternmost parcels (APNs 0457-041-02 and 0457-041-04). The airfield opened in 1942 as a satellite field for the Victorville AAF and was used as a training facility during World War II. After the war, the field was used

as a civil airfield. Since 1985 the El Mirage Field has been used by General Atomics as their unmanned air ~~vehicle~~ -craft final assembly and flight test center.

**General Atomics:**
General Atomics Aeronautical Systems, Inc. (GA-ASI) is an affiliate of privately-held General Atomics and is a leading manufacturer of Remotely Piloted Aircraft (RPA) systems, radars, and electro-optic and related mission systems solutions. The project incorporates the goals and objectives of the San Bernardino County General Plan as well as the San Bernardino County Development Code. The land use for the proposed additions will not change from what the Company's current existing operations are and is designed to integrate with adjacent developments and to create an interface to future and current development around the site. If there is anything I can do to facilitate this matter, please do reach out.

Sincerely,

W. Stuart Sherrer
A. Project Manager
(214) 972-9135
Parkway Construction

**EXHIBIT G**

# Applicant's Proposed Findings for Approval of Variance

August 5, 2025

San Bernardino County Building-Land Use Services
385 N. Arrowhead Ave.
San Bernardino, CA

Re: PROJ-2025-00050 (CUP)
General Atomics
Desert Horizons II
Parcel numbers: 045704102, 045704103
Request for Landscape Variance

To Whom It May Concern:

This letter provides the County of San Bernardino with a response to variance findings associated with Desert Horizons II project request for the elimination of landscaping requirements as part of the proposed development.

The Desert Horizons II project is proposed within the El Mirage Airport complex. The Airport is well buffered from surrounding properties. The Airport is also gated and guarded; public access is not permitted. The Desert Horizons II project will develop propeller and jet aircraft; as with any airport, landscape materials will be a hazard to the aircraft as well as surrounding improvements and humans. The following findings have been made in support of the proposed variance request.

1. The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems;

**Response: The proposed variance will not have a detrimental effect on nearby properties or land uses because the site is within a secured, restricted-access airport complex. No residential or commercial uses exist adjacent to the property that would be affected. Additionally, the absence of landscaping will not obstruct or interfere with any existing or future solar energy systems in the area.**

2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district;

**Response: The subject property is uniquely located within an operational airport complex, a condition that does not apply to other properties in the same zoning district. The presence of aircraft operations creates specific safety and operational concerns, such as foreign object debris (FOD) and visual obstructions, which necessitate the removal of typical landscaping requirements.**

3. The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district; and

**Response: Requiring standard landscaping in an active airport setting would impose a safety risk and an operational burden not shared by other properties in the zoning district. Granting the variance ensures the property can operate in a manner consistent with its function and regulatory requirements, thus restoring parity in its permitted use.**

4. The granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.

**Response: The General Plan supports land uses that are compatible with public safety and transportation infrastructure. Granting the variance aligns with these policies by facilitating safe aviation operations, while preserving the intended industrial and aviation-related use of the property as designated in applicable planning documents.**

Sincerely,

W. Stuart Sherrer
A. Project Manager
(214) 972-9135
Parkway Construction

EXHIBIT H

# Comment Letter - Mojave Desert Air Quality Management District (MDAQMD)

RECEIVED
2025 OCT 10 AM 10:49
LAND USE SERVICES
ADMINISTRATION

**Mojave Desert Air Quality Management District**
**Brad Poiriez**, *Executive Director*
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD

October 8, 2025

County of San Bernardino, Land Use Services Dept.
Planning Commission
385 North Arrowhead Avenue
San Bernardino CA 92415

**Subject:** SBC PROJ-2025-00050 General Atomics

To the Planning Commission:

The Mojave Desert Air Quality Management District (District) has received the project notice for the proposed UAV manufacturing and testing facility. The proposed project includes a Conditional Use Permit and Major Variance for the development of: (1) a 118,020- square-foot hangar building, (2) a 19,512-square-foot ground control building, and (3) a 20,000- square-foot stockroom building for the manufacturing and testing of unmanned aerial vehicles (UAVs) on 312 acres located at 73 El Mirage Airport Road, in the community of El Mirage; (APNs: 0457-041-02, -03, and -04).

We have reviewed the project as proposed and based on the information available to us at this time, the District recommends that the County requires the owner/operator obtain a Dust Control Plan (DCP) for the project. The most current Dust Control Plan Requirements and Dust Control Plan Submission Form are available at https://www.mdaqmd.ca.gov/permitting/compliance-forms.

Additionally, the District will require:

- Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.

- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation,

compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

- Obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to: Internal Combustion Engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower; spray booths, and engine test stands.

- Comply with all applicable provisions listed in Rule 403 – *Fugitive Dust Control*.

- An asbestos checklist is required for any demolition or renovation of existing buildings. MDAQMD asbestos informational flowchart and notification forms are available at https://www.mdaqmd.ca.gov/permitting/asbestos-information.

The District also notes that page 21 of the Initial Study references SCAQMD regulations and standards; however, the project is located within the jurisdiction of the MDAQMD. This discrepancy should be corrected prior to final project approval.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

**Chris Anderson**
Planning and Air Monitoring Supervisor

CJA/bg SBC PROJ-2025-00050 2025 07 Oct

**EXHIBIT I**

# Errata to Initial Study/Mitigated Negative Declaration

# PROJ-2025-00050 – Desert Horizons II
# Errata to Initial Study/Mitigated Negative Declaration (IS/MND)

1. Page 21: Under *Compliance with MDAQMD Rules 402 and 403*, any references to “SCAQMD” (South Coast Air Quality Management District) shall be corrected to “MDAQMD” (Mojave Desert Air Quality Management District).

**EXHIBIT J**

# Comment Letter – California Department of Fish and Wildlife (CDFW)

Docusign Envelope ID: 48437F69-84BF-4E19-BF74-D2409DFD4AE5

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

***GAVIN NEWSOM, Governor***
***CHARLTON H. BONHAM, Director***

October 17, 2025

Kumail Raza
Contract Planner II
San Bernardino County
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Subject: Desert Horizon II Project (Project)
Mitigated Negative Declaration (MND)
SCH# 2025091064

Dear Kumail Raza:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from San Bernardino County for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**CDFW ROLE**

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Docusign Envelope ID: 48437F69-84BF-4E19-BF74-D2409DFD4AE5



proposed, the Project may result in “take” as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

**PROJECT DESCRIPTION SUMMARY**

**Project Proponent:** General Atomics Aeronautical Systems, Inc.

**Objective:** The Project proposes to create an aircraft assembly hangar, assessor office, and associated facilities. The Project is scheduled to be constructed in two phases. Phase 1 includes the construction of a 118,020 square foot (sf) hangar for the assembly and housing of unmanned aircraft, construction of a 210-parking space parking lot, construction of a 19,512-sf ground control building, construction of an onsite well and septic system, and construction of a 30-foot fire lane surrounding the hangar and other structures. Phase 2 includes construction of a 20,000-sf stockroom and parking spaces.

**Location:** The Project is located in the community of El Mirage, County of San Bernardino, State of California on Assessor’s Parcel Number (APN) 0457-041-02 and APN 0457-041-03. The Project is 21 acres and located 10 miles west of Adelanto, California, directly south of the El Mirage Dry Lake. The Project is centered approximately at latitude 34.6217283 and longitude -117.5908810.

**Timeframe:** The Project is anticipated to begin no later than January 2026 and operate by 2027.

**COMMENTS AND RECOMMENDATIONS**

CDFW appreciates that the Project Proponent has applied for an incidental take permit for western Joshua tree (*Yucca brevifolia*) pursuant to the Western Joshua Conservation Act (Fish & G. Code Section 1927). CDFW only offers minor comments and recommendations below to assist San Bernardino County in adequately identifying and/or mitigating the Project’s significant, or potentially significant, direct and indirect impacts on burrowing owl (*Athene cunicularia*). Editorial comments or other suggestions may also be included to improve the document.

**COMMENT #1: Burrowing Owl**

**Issue**: The Project contains suitable habitat for burrowing owl and has the potential to impact burrowing owl, a candidate species under CESA. Only a reconnaissance field survey was conducted to determine absence of burrowing owl, while breeding season and non-breeding surveys consistent with Appendix D of the CDFW 2012 Staff Report on Burrowing Owl Mitigation (CDFG, 2012) were not conducted, which

Docusign Envelope ID: 48437F69-84BF-4E19-BF74-D2409DFD4AE5



provide the most accurate assessment to determine whether a Project site provides habitat for burrowing owl.

**Specific impact:** The Project has the potential to result in permanent and temporary loss and/or degradation of burrowing owl foraging, nesting, and/or wintering habitat. Direct and indirect impacts to burrowing owl may also occur due to destruction of burrows, nests, eggs, or chicks from ground disturbance and burrow abandonment due to noise and vibration from Project activities, which may lead to increased predation.

**Why impact would occur:** The MND's Biological Resources Assessment states that burrowing owl is not present on site and is not likely to occur because the soils on site are not friable and show signs of infill materials, no burrowing owls were observed during the site visit, no burrows of any kind were located within the Project site, no portion of the Project site showed any evidence of past or present burrowing owl activity, no feathers, whitewash, or castings were found, and no suitable burrow surrogate species are present on-site. Please note that burrowing owls are known to readily occupy degraded habitats and can build their own burrow absent ground squirrel burrows. The Project site contains open sparse vegetation, which is the preferred habitat type by burrowing owl and CDFW is concerned that burrowing owl may occupy the Project site at any given time prior to construction. For this reason, and taking into consideration the timeline of the Project, CDFW recommends take avoidance surveys, at a minimum, to confirm presence/absence of burrowing owl prior to construction, if breeding or non-breeding season surveys are infeasible (see proposed BIO-4 below).

**Evidence impact would be significant:** Habitat loss is a threat to burrowing owls (CDFG, 2012). Burrowing owls are dependent on burrows at all times of the year for survival and/or reproduction, and evicting them from nesting, roosting, satellite burrows may lead to indirect impacts or take. Loss of access to burrows will likely result in varying levels of increased stress on burrowing owls and could depress reproduction, increase predation, increase energetic costs, and introduce risks posed by having to find and compete for available burrows (CDFG, 2012). Burrowing owls are also dependent on adjacent habitat, and forage within 600 meters of nest burrows (Rosenberg and Haley, 2004). As a candidate species under CESA, burrowing owl is granted full protection of a threatened or endangered species. If the Project, including Project construction or any Project related activity during the life of this Project, may result in take of a CESA-listed species, CDFW recommends that the Project proponent seek appropriate take authorization (i.e., ITP) prior to Project implementation. Take is defined in Fish and Game Code section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill."

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**Recommended Potentially Feasible Mitigation Measure:**

**BIO-4: Burrowing Owl (CDFW) (NEW)**

**If conducting breeding and/or non-breeding season surveys for burrowing owl consistent with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version) prior to Project initiation is infeasible due to Project timelines, at a minimum take avoidance surveys shall be conducted by a qualified biologist no less than 14 days prior to the start of Project-related activities, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Burrowing owls may re-colonize a site after only a few days, thus time lapses between Project activities shall require subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). If any of the surveys confirm the presence of burrowing owls, impacts to burrowing owl shall be fully avoided. If impacts to burrowing owl are unavoidable, the Project Proponent should apply for a CESA ITP.**

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

## ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

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## CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist San Bernardino County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Environmental Scientist Steven Recinos, at (909) 731-5954 or by email at Steven.Recinos@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Alisa Ellsworth
84FBB8273E4C480...
Alisa Ellsworth
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@lci.ca.gov

## Attachments

Attachment A: Mitigation Monitoring Reporting Plan

## References

California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline

Rosenberg, Daniel K., and Katherin L. Haley. 2004. Studies in Avian Biology 27:120-135.

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**Attachment A**
**Mitigation Monitoring and Reporting Plan**

| Measure Number | Biological (BIO) Mitigation Measure | Implementation Schedule | Responsible Party |
|---|---|---|---|
| BIO-3 | If conducting breeding and/or non-breeding season surveys for burrowing owl consistent with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version) prior to Project initiation is infeasible due to Project timelines, at a minimum take avoidance surveys shall be conducted by a qualified biologist no less than 14 days prior to the start of Project-related activities, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Burrowing owls may re-colonize a site after only a few days, thus time lapses between Project activities shall require subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). If any of the surveys confirm the presence of burrowing owls, impacts to burrowing owl shall be fully avoided. If impacts to burrowing owl are unavoidable, the Project Proponent should apply for a CESA ITP. | Prior to Project initiation | Project Proponent and Qualified Biologist |