

## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

This Scope for Traffic Study acknowledges San Bernardino County Department of Public Works, Traffic Division requirements of traffic impact analysis for the project and is subject to change:

Available on the Department of Public Works Website: <https://dpw.sbcounty.gov/transportation/traffic/>

<b>Project Address/APN</b>	73 El Mirage Airport Road / APN 0457-041-02		
<b>Project Description</b>	140,000 square feet development of several new structures to support airport operations.		
<b>City</b>	unincorporated El Mirage		
<b>Project Horizon Year</b>	2045	<b>Project Opening Year</b>	2028
<b>Closest Intersection (Xtn) to the Project</b>			
<b>Xtn N/S Street Name</b>	El Mirage Airport Road		
<b>Xtn E/W Street Name</b>	Mirage Road		
<b>County Supervisorial District</b>	1	<b>Ambient Growth Rate per Year</b> Valley 2%, Desert 1%	1%

	<b>Traffic Engineer</b>	<b>Owner/Developer</b>
<b>Company</b>	Ganddini Group, Inc.	General Atomics c/o Pkwy Cst
<b>Name</b>	Perrie Ilercil	Rick Siegfried
<b>Address</b>	555 Parkcenter Drive Ste. 225	18400 Von Karman Ave Ste650
<b>City, State, Zip Code</b>	Santa Ana, CA 92705	Irvine, CA 92612
<b>Phone #</b>	714-795-3100 ext. 103	949-540-4579
<b>Email address</b>	perrie@ganddini.com	

---

**Firm Preparing Study**

Ganddini Group, Inc.

---

**DATE**

03/28/2025

---

**Engineer of Record**

Giancarlo Ganddini

---

**License Number**

TR2663



## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

**1. Traffic Distribution:** Please insert or attach Figure(s) illustrating project trip distribution in percentages and volumes at the study intersections analyzed.

**2. Trip Credit:** Exact amount of credit subject to approval by Traffic Division.

<b>Transportation Demand Management (TDM)</b>	Yes/no	NA
<b>Existing Active Land Use</b>	Yes/no	NA
<b>Previous Land Use</b>	Yes/no	NA
<b>Internal Trip Reduction</b>	Yes/no	NA
<b>Pass-by Trip Reduction</b>	Yes/no	NA

**3. Related Projects:** Consultant should check with Planning in the San Bernardino County Department of [Land Use Services](#) and planning departments of adjoining Cities. Documentation of the consultation from these agencies shall be included in the traffic study. Related projects list shall be submitted to Traffic Division for our review and approval before being incorporated in the study.

**4. Freeway Analysis:** The potential traffic impact on the following Freeway(s) must be considered.

NA

---

---

---

The applicant shall consult with the State of California Department of Transportation (Caltrans) to determine the California Environmental Quality Act levels of significance with regard to traffic impacts on Caltrans' freeway facilities. This consultation shall also include a determination of Caltrans requirements for the study of traffic impacts to its facilities and the mitigation of any such impacts. This analysis must follow the most current Caltrans' Vehicle Miles Traveled-Focused Transportation Impact Study Guide (May 2020) and can be obtained from <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>. If Caltrans finds that the project has a significant impact on the freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be included with the traffic study and submitted to Public Works for review and approval. If a documented good faith effort is made to consult with Caltrans and written comments cannot be obtained from within a reasonable amount of time, an analysis of the freeway impact shall be made using HCM procedures. Appendix A of the San Bernardino County Transportation Authority CMP outlines allowable modifications to these procedures. The San Bernardino County Transportation Authority CMP can be viewed online at: <https://www.gosbcta.com/planning-sustainability/?term=249>



## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

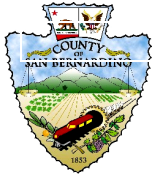
### 5. Trip Generation

Trip Generation Rate(s) Source: SANDAG <del>ITE Trip Generation</del>		S	I – Institute of Transportation Engineers; S – San Diego Traffic Generators; C – County; O – Other:									Edition:	44th	
Land Use Code	Land Use	Rate Based on	QTY	AVTE Units*	Daily Trips	Weekday A.M. Peak			Weekday P.M. Peak			Weekend peak hour		
						In	Out	Total	In	Out	Total	In	Out	Total
	General Aviation	TSF	140.000		980	62	26	88	74	73	147			

ITE Land Use 022 (General Aviation) is based on one (1) survey at an undisclosed location which produces a disproportionate trip generation per employee. Therefore, trip generation rates for general aviation from the SANDAG *Vehicular Traffic Generation Rates* were used for this project.

\* - Average Vehicle Trip Ends.

For ITE Land Uses provide number and name of Land Use. e.g., LU 814 - Variety Store. Units include ksf, employee, GLA, etc.



## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

**6. Study Intersections:** At minimum, the study shall include the following intersections. The list is subject to change after related projects, trip generation and distribution are determined. Consultant should check with adjoining Cities regarding their requirements in addition to the following County/City intersections. Documentation of the consultation from these agencies shall be included in the traffic study.

Xtn #	% County	% City	N-S/E-W Street Name	City Name/Caltrans	Signalized	CMP
1	100	-	St. Anthony Avenue (NS) at El Mirage Road (EW)		NO-CSS	NO
2	100	-	El Mirage Airport Road (NS) at El Mirage Road (EW)		NO	NO
3	100	-	El Mirage Airport Road (NS) at El Mirage Road (EW)		NO-CSS	NO
4	100	-	Sheep Creek Road (NS) at El Mirage Road (EW)		NO-CSS	NO
5					Yes/no	Yes/no
6					Yes/no	Yes/no
7					Yes/no	Yes/no
8					Yes/no	Yes/no
9					Yes/no	Yes/no
10					Yes/no	Yes/no

Cities/agencies to be consulted:

NA



## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

### 7. Other:

Traffic counts may be conducted immediately per the following:
<ul style="list-style-type: none"><li>• Must be taken on Tuesdays, Wednesdays, or Thursdays.</li><li>• Certain projects may need to collect traffic counts on Friday or Sunday</li></ul>
<ul style="list-style-type: none"><li>• Must exclude holidays, and the first weekdays before and after the holiday.</li></ul>
<ul style="list-style-type: none"><li>• Must be taken on days when local schools or colleges are in session.</li></ul>
<ul style="list-style-type: none"><li>• Must be taken on days of good weather, and avoid atypical conditions (e.g., road construction, detours, or major traffic incidents).</li></ul>
<ul style="list-style-type: none"><li>• Traffic counts used for other traffic studies in the area shall <b>NOT</b> be reused again, unless 25% of the counts conducted for that particular traffic study are validated with new counts. The difference in volumes between the old and new counts at each corresponding movement should not be more than 10%.</li></ul>
<ul style="list-style-type: none"><li>• New traffic counts shall be checked to ensure the difference in volumes at corresponding approaches, if applicable, between two adjacent intersections is no more than 10% unless the difference can be justified.</li></ul>
<ul style="list-style-type: none"><li>• For all proposed mitigation measures, a conceptual plan for the improvements shall be submitted to our Traffic Studies section for review and approval prior to the approval of the Traffic Impact Analysis. All proposed improvements shall be within the right-of-way.</li></ul>
<ul style="list-style-type: none"><li>• For all cumulative mitigation measures, a cost estimate for the improvement shall be submitted.</li></ul>
<ul style="list-style-type: none"><li>• Raw traffic counts data must be included with traffic analysis study</li></ul>
<ul style="list-style-type: none"><li>• Traffic Counts must not be older than 1 year prior to submittal unless approved by County Traffic.</li></ul>

This analysis must follow the most current Traffic Impact Study Guidelines for the County as stated in the County's Road Planning and Design Standards.

### 8. Fees

The County charges on an actual cost basis for review of traffic studies. An initial deposit of \$1,802 is required at the time that a land use application is filed with the Department of Land Use Services. If the review costs exceed the initial deposit, the applicant will be expected to provide additional funds and the review will be suspended until the additional funds are deposited.



## SCOPE FOR TRAFFIC STUDY

<b>Project Name:</b>	General Atomic Hangar
<b>Project Number:</b>	

### 9. Contact Information:

*Please submit a signed copy of this scope for approval by the Traffic Division. Draft scopes may be sent electronically. Final scope with signature should be submitted in person or by US Mail to:*

San Bernardino County  
Dept. of Public Works, Traffic Division  
825 E. 3<sup>rd</sup> Street, Rm 115  
San Bernardino, CA 92415-0835

Phone: 909-387-8186

Fax: 909-387-7809

Email: [Eric.Valencia@dpw.sbcounty.gov](mailto:Eric.Valencia@dpw.sbcounty.gov) or [Osvaldo.Roque@dpw.sbcounty.gov](mailto:Osvaldo.Roque@dpw.sbcounty.gov)

#### PROJECT DESCRIPTION:

The approximately 19-acre project site (APN 0457-041-02) is located at 73 El Mirage Airport Road in unincorporated El Mirage in the County of San Bernardino, California. The project site is currently vacant and zoned Institutional (IN).

The proposed project involves 140,000 square feet development of several new structures to support airport operations. The new structures include an aircraft hangar (for occupancy, not repair) and stockroom which include fully enclosed and air conditioned with support spaces, offices, classrooms, operations theater, observation deck in addition to exterior shade structures. Site improvements include pre-engineered metal buildings on concrete slab on grade, concrete pads for equipment and asphalt paving for parking lot. Vehicle access for the project site is proposed via primary access on El Mirage Airport Road.

General Atomics operates a flex-hour work schedule to reduce employee trips during the peak hours. This project is anticipated to have 150 new employees who work from 6:00 AM to 3:00 PM or from 10:00 AM to 7:00 PM to avoid adding traffic to the roadway network.

#### PROJECT SCREENING:

The project has been screened for both level of service (LOS) and vehicle miles traveled (VMT) analysis using the established criteria as specified in the County of San Bernardino Transportation Impact Study Guidelines (July 2019).

The proposed project is forecast to generate more than 100 peak hour trips: therefore, the project warrants preparation of a transportation impact study with LOS analysis based on the County-established screening criteria. Attachment A contains the Scoping Agreement for LOS Traffic Study tables and figures.

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. Therefore, the project satisfies the County-established screening criteria for projects located in a low VMT area and the project's VMT impact would be less than significant. Attachment B contains the SBCTA VMT Screening Tool results for the project site.

This Scoping Agreement provides a preliminary review of the proposed project's trip generation and study parameters for LOS analysis and document the project's VMT screening assessment.

## **ATTACHMENT A**

### **SCOPING AGREEMENT TABLE AND FIGURES**

**Table 1**  
**Project Trip Generation**

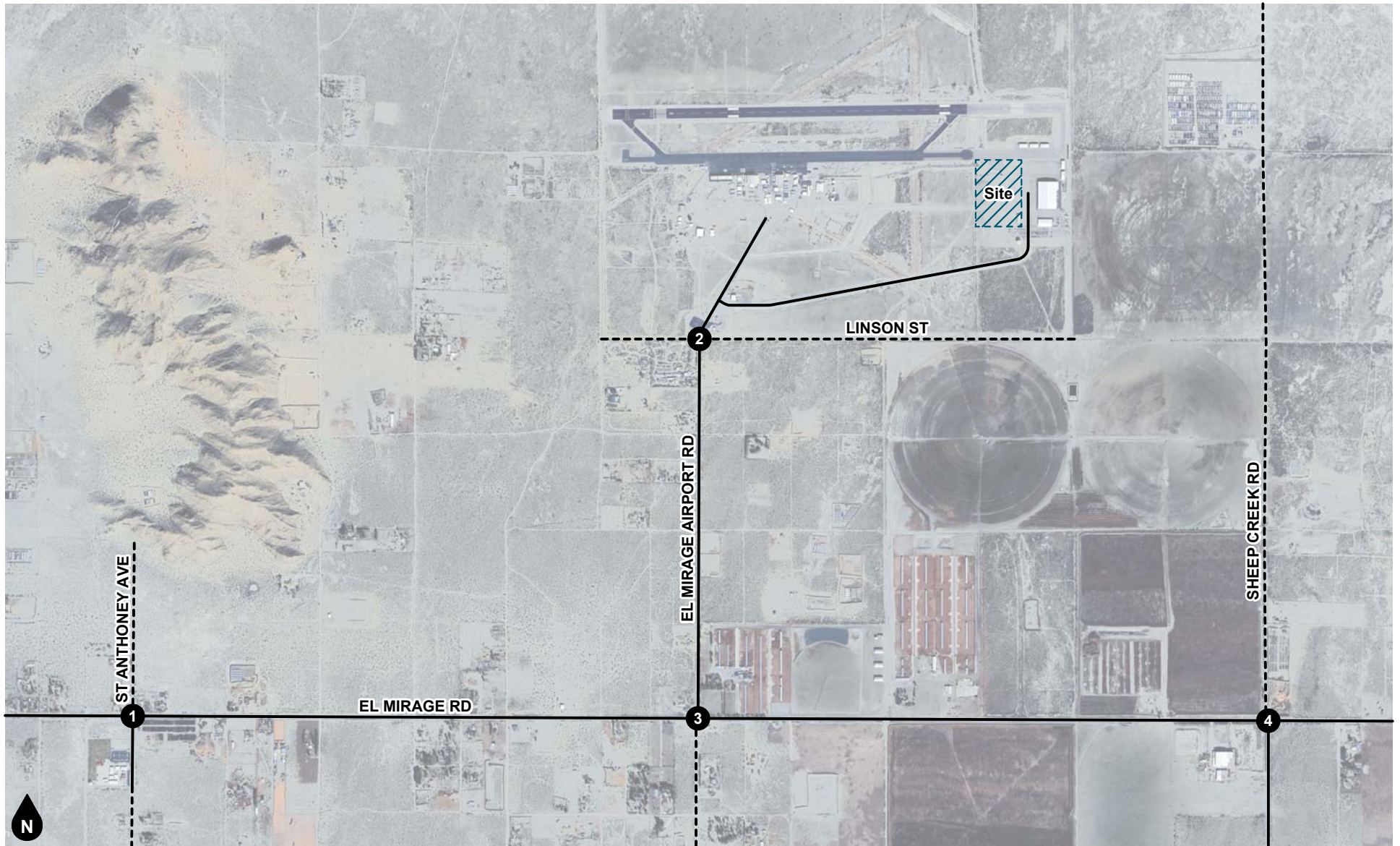
Trip Generation Rates									
Land Use	Source <sup>1</sup>	Land Use Variable <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily Rate <sup>3</sup>
			% In	% Out	Rate	% In	% Out	Rate	
General Aviation Airport	SANDAG	TSF	70%	30%	0.63	50%	50%	1.05	7.00

Trips Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Aviation Airport	SANDAG	140,000 TSF	62	26	88	74	73	147	980

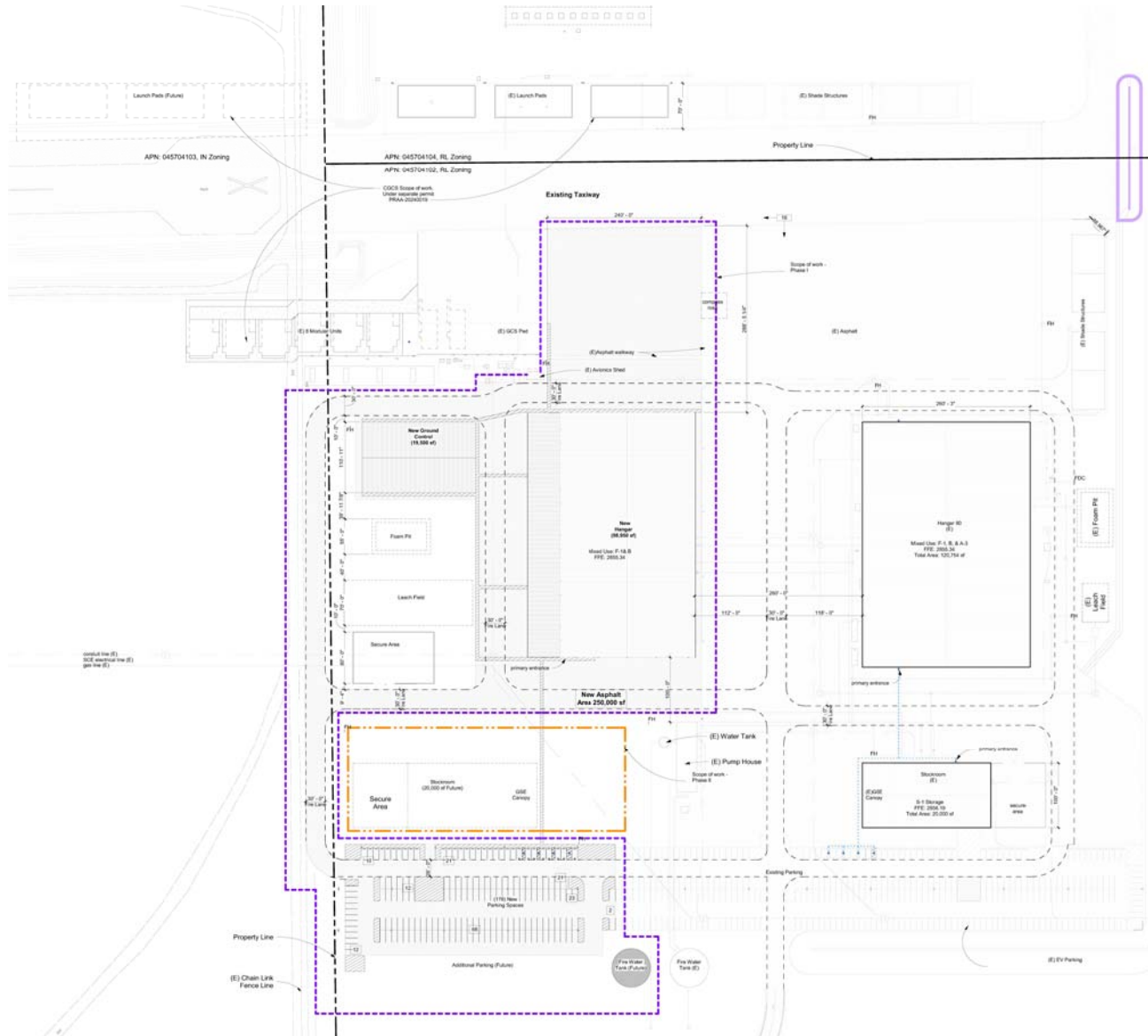
Notes:

1. SANDAG = San Diego Association of Governments (SANDAG) Vehicular Traffic Generation Rates (April 2002).
2. TSF = Thousand Square Feet.
3. The daily trip generation rate for General Aviation is approximately one-tenth of the rate for Commercial Aviation per SANDAG (6 trips per AC versus 60 trips per AC). Therefore, with the Commercial Aviation daily rate of 70 trips per TSF, the General Aviation daily rate is estimated as 7 daily trips per TSF.

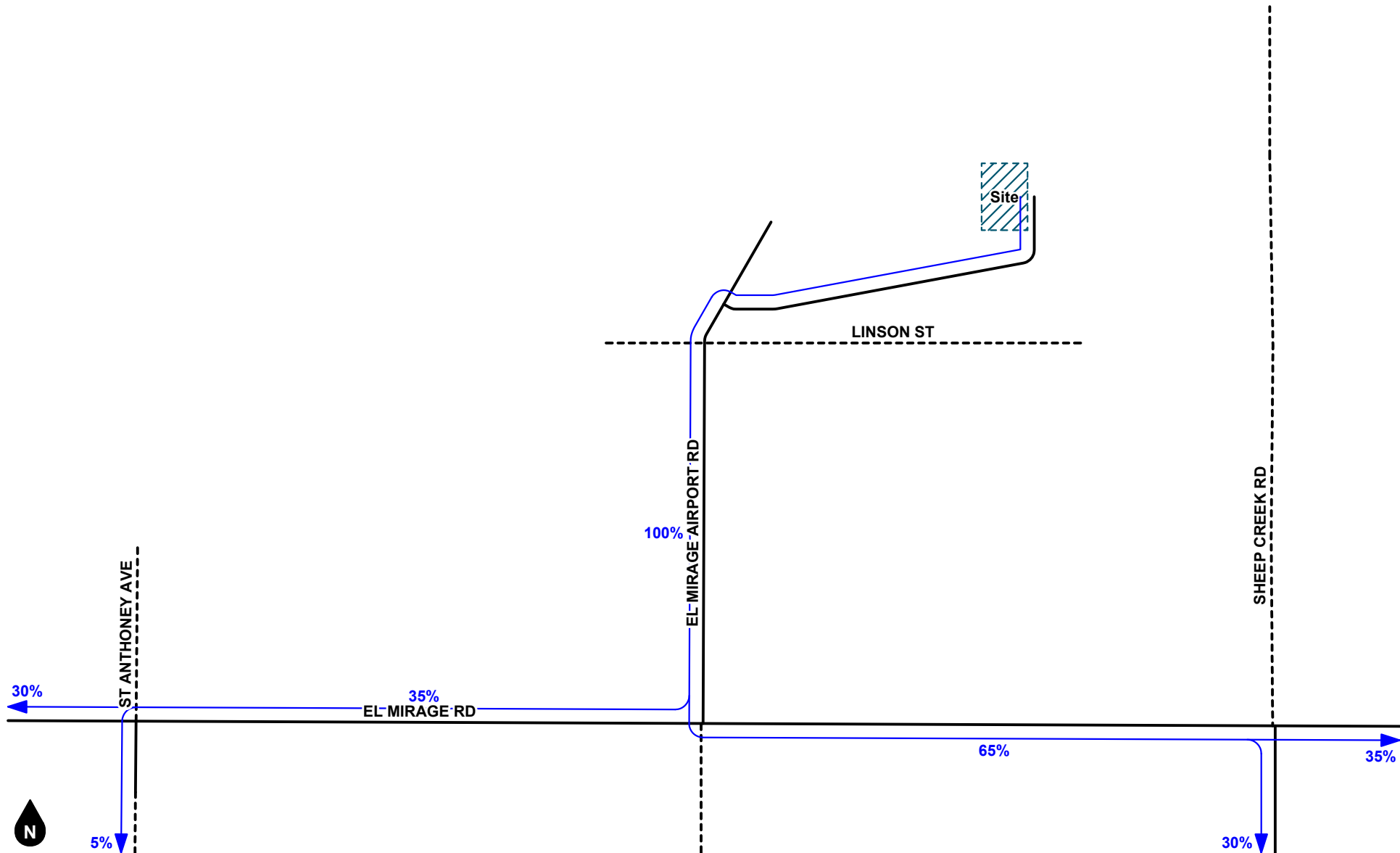




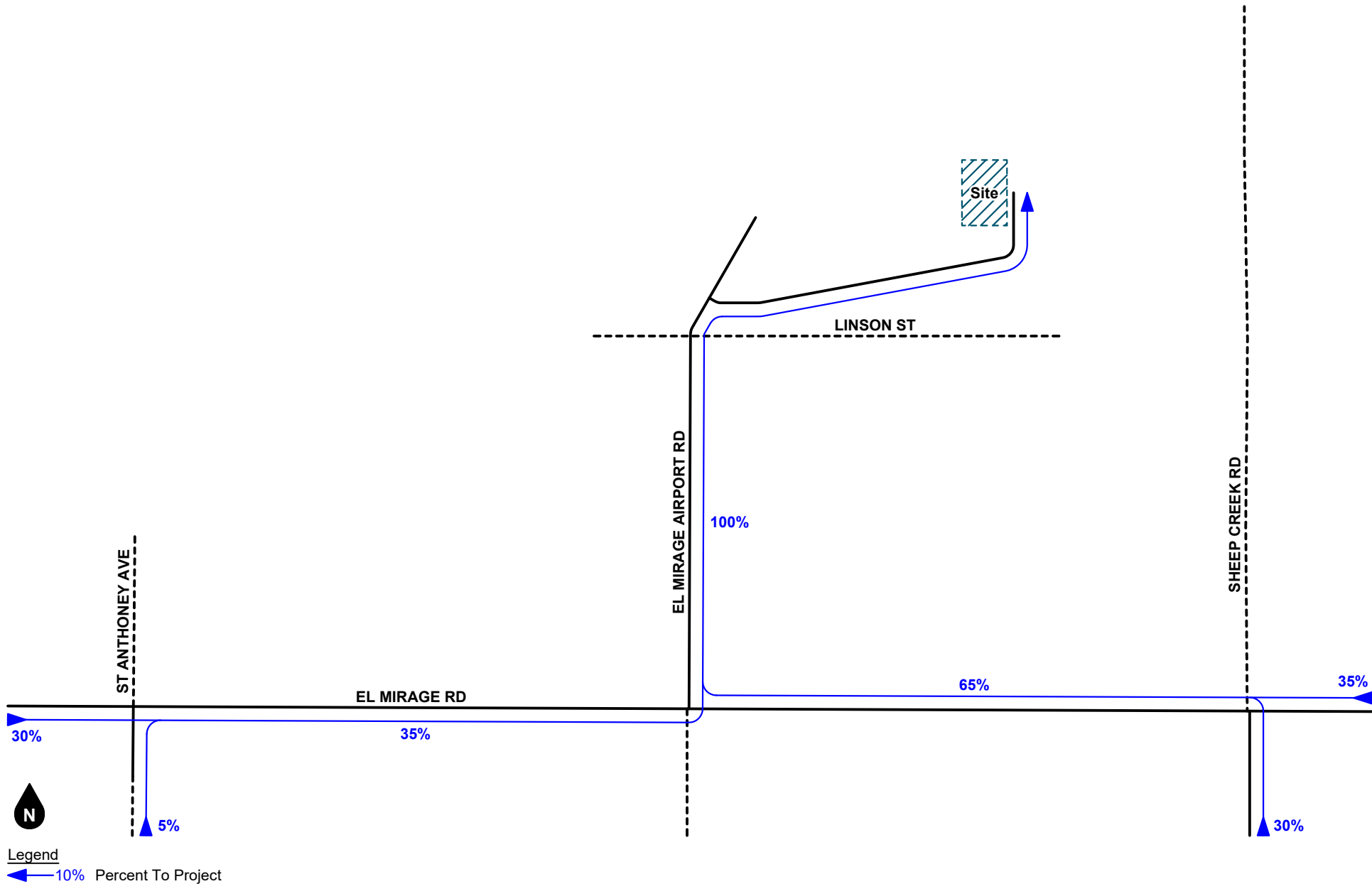
**Figure 1**  
**Project Location Map**



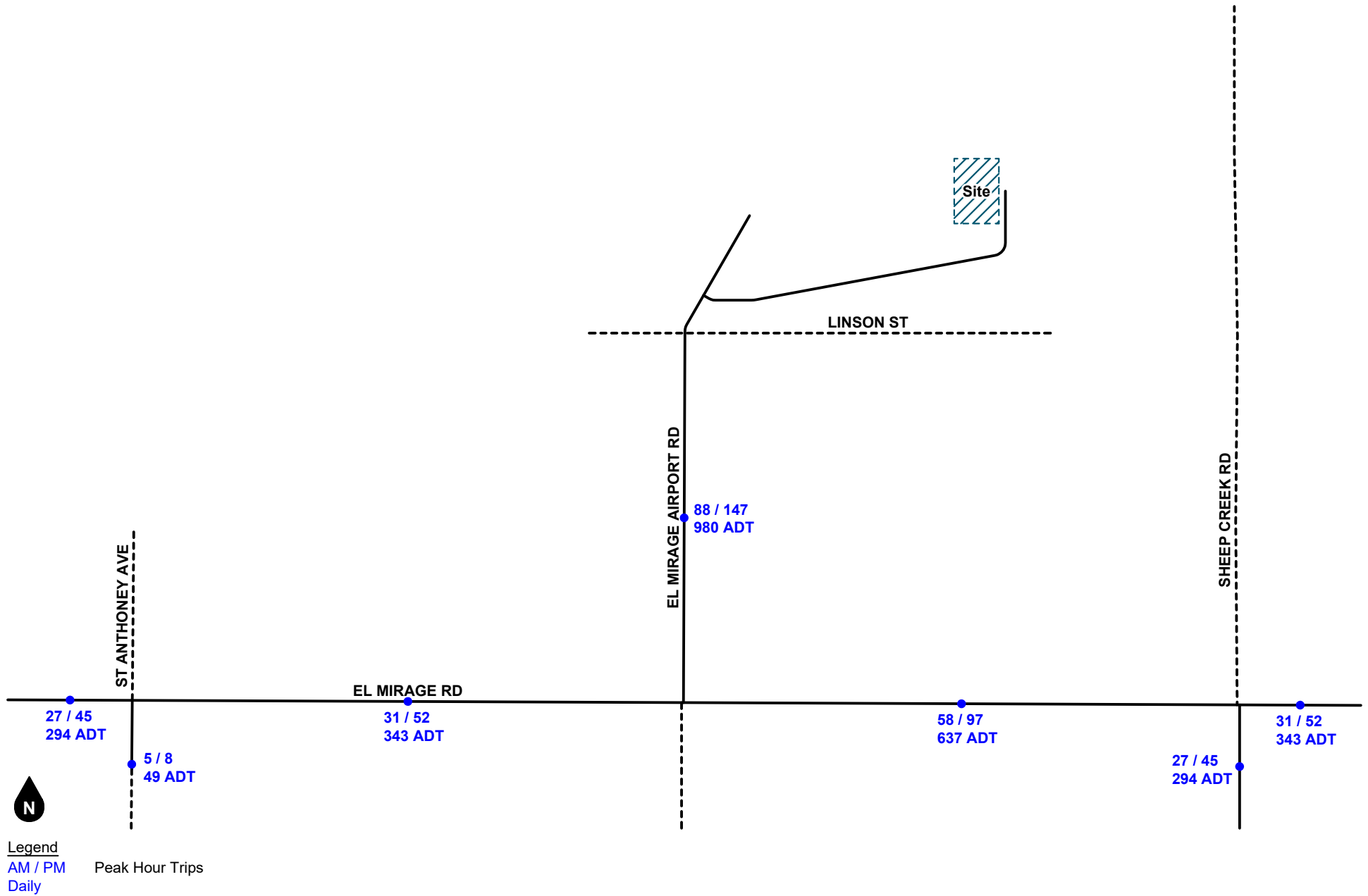
**Figure 2**  
**Site Plan**



**Figure 3**  
**Project Trip Distribution (Outbound)**



**Figure 4**  
**Project Trip Distribution (Inbound)**



**Figure 5**  
**Project Trip Assignment**

## **ATTACHMENT B**

### **SITE VMT SCREENING TOOL RESULTS**

El Mirage Airfield El Mirage, Ca

X

**Complete #1-4, Then Click 'Run'**

VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.\*\*\*\*\*

PA VMT Per Worker
-------------------

#3. Select the Baseline Year. The years available for analysis are from 2019 to 2050.\*\*\*\*\*

2025
------

#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.\*\*\*\*\*

Below County Baseline (0%)
----------------------------

[Help](#)

OBJECTID	1
Assessor Parcel Number (APN)	045704102
Traffic Analysis Zone (TAZ)	53891102
Community Region	
Inside a Transit Priority Area (TPA)	No
TAZ VMT	13.8
Jurisdiction VMT	23
% Difference	-39.97%
VMT Metric	PA VMT Per Worker
Threshold	23
Community Zoom to	0